

Northampton County Reporter

(USPS 395-280)

VOL. LIX

EASTON, PA March 3, 2016

NO. 9

Phyllis M. Ziello, Plaintiff v. Diane Brennan and Kerri Gleason, Defendants

**Hannah Doucette, Plaintiff v. Erie Insurance Exchange d/b/a
Erie Insurance Company, Defendant**

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INSERT: Blue: 1. NCBA Foundation Planning Committee

2. 2016 Calendar

3. BarBuddies

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Green: 1. Quarterly Association Meeting

2. "On Your Feet!"

3. "Heroin Addiction and the Role of Problem Solving Courts"

4. 2016 Bench Bar Conference

Cream: 1. Revised 2016 Court Calendar

NOTICE TO THE BAR...

U.S.D.C. – Eastern District of Pennsylvania

Public Announcement for Reappointment of an Incumbent Magistrate

Judge – See page 30.

* * * * *

Quarterly Association Meeting – March 10, 2016

Registration form inside.

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

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Edward P. Shaughnessy, Esquire
Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

2016 Committees

Committee Preference Forms were mailed to members in December. Please complete and return your form to the NCBA Office. Committees are forming and will be scheduling committee meetings soon. If we do not receive the 2016 form you will not be included on the committee.

Save the Dates

“On Your Feet!” – Broadway in NY
Saturday, May 7, 2016
Registration form inside.

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

It was one of those March days when the sun shines hot and the wind blows cold; when it is summer in the light, and winter in the shade. ~ Charles Dickens

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

**BORLODAN, JOHN F. a/k/a
JOHN F. BORLODAN, JR.,**
dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: Michael G. Borlodan
c/o April L. Cordts, Esquire, 391
Nazareth Pike, Bethlehem, PA
18020

Attorney: April L. Cordts,
Esquire, 391 Nazareth Pike,
Bethlehem, PA 18020

ELMO, JENNIE V., dec'd.

Late of Williams Township,
Northampton County, PA

Executrix: Staccia M. Pugliese
c/o Ralph J. Bellafatto, Esquire,
4480 William Penn Highway,
Easton, PA 18045

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

**FARLEIGH, MARTHA a/k/a
MARTHA A. FARLEIGH,** dec'd.

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

Executrix: Judy Rotzell 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

**KOSTELNICK, JOSEPH J. a/k/a
JOSEPH J. KOSTELNICK, JR.,**
dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Maryanne West c/o
Donald H. Lipson, Esquire,
Norris, McLaughlin & Marcus,
P.A., 515 W. Hamilton St., Suite
502, Allentown, PA 18101

Attorneys: Donald H. Lipson,
Esquire, Norris, McLaughlin &
Marcus, P.A., 515 W. Hamilton
St., Suite 502, Allentown, PA
18101

MUGAVERO, ROSALYN A., dec'd.
Late of Roseto, Northampton
County, PA

Executrix: Lisa Colgan, 32 Miele
Pl., Summit, NJ 07901

Attorney: Steven B. Molder,
Esquire, 904 Lehigh Street,
Easton, PA 18042

**STARK, MARTHA ANN a/k/a
MARTHA A. STARK-BOSWELL
a/k/a MARTHA STARK-
BOSWELL,** dec'd.

Late of Bethlehem, Northampton
County, PA

Executor: William Weiss c/o
Sally L. Schoffstall, Esquire,
Schoffstall Elder Law, 2987
Corporate Court, Suite 200,
Orefield, PA 18069

Attorneys: Sally L. Schoffstall,
Esquire, Schoffstall Elder Law,
2987 Corporate Court, Suite
200, Orefield, PA 18069

SECOND PUBLICATION**ABAHAZY, PAUL J.,** dec'd.

Late of Hellertown, Northampton County, PA

Trustee: Paul Abahazy, 1880 North Delaware Dr., Easton, PA 18040

Attorney: William S. Ravenell, Esquire, 166 Allendale Road, King of Prussia, PA 19406

BLUM, CHARLES J., dec'd.

Late of Moore Township, Northampton County, PA

Administrator: Harry Newman, 1834 Pennsylvania Avenue, Allentown, PA 18109

Attorney: Harry Newman, Esquire, 1834 Pennsylvania Avenue, Allentown, PA 18109

BOBINTA, MARY H., dec'd.

Late of 3047 Eisenhower Drive, Northampton, Northampton County, PA

Personal Representative: Peter J. Bobinta c/o Michael J. Piosa, Esquire, 33 South 7th Street, Allentown, PA 18101

Attorney: Michael J. Piosa, Esquire, 33 S. 7th Street, Allentown, PA 18101

CHOMA, HELEN, dec'd.

Late of Bethlehem, Northampton County, PA

Executrices: Carol E. Berger and Natalie C. Plantier c/o Nicholas E. Englessen, Esquire, 740 Main Street, Bethlehem, PA 18018

Attorney: Nicholas E. Englessen, Esquire, 740 Main Street, Bethlehem, PA 18018

DACUNZA, CAROLYN M. a/k/a CAROLYN DACUNZA, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Administrator: Joseph Dacunza c/o Littner, Deschler & Littner,

512 North New Street, Bethlehem, PA 18018

Attorneys: Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018

GUZZO, MARGARET E. a/k/a MICHELINA GUZZO, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Richard Norris c/o Robert H. Jacobs, Esquire, 400 Northampton St., Suite 408, Easton, PA 18042-3546

Attorney: Robert H. Jacobs, Esquire, 400 Northampton St., Suite 408, Easton, PA 18042-3546

HARDING, BARBARA V., dec'd.

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

Co-Executors: Dana L. Apgar and Valerie L. Viglione, 406 East Laurel Avenue, Pen Argyl, PA 18072

LEYKO, ROBERT, dec'd.

Late of Easton, Northampton County, PA

Executrix: Shirley Trinchere c/o Richard H. Yetter, III, Esquire, 4480 William Penn Highway, Easton, PA 18045

Attorney: Richard H. Yetter, III, Esquire, 4480 William Penn Highway, Easton, PA 18045

MALONEY, THOMAS J., dec'd.

Late of Bethlehem, Northampton County, PA

Executors: Thomas K. Maloney and Denise M. Force, 901 West Lehigh Street, P.O. Box 1279, Bethlehem, PA 18016-1279

MORRIS, GERTRUDE, dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executrix: Patricia Morris c/o Harry Newman, Esquire, 1834

Pennsylvania Avenue, Allentown, PA 18109

Attorney: Harry Newman, Esquire, 1834 Pennsylvania Avenue, Allentown, PA 18109

PATTERSON, MARIE A., dec'd.

Late of the Borough of Wilson, Northampton County, PA

Executors: Steven J. Parkansky, Jr., 1015 Cornwallis Drive, Easton, PA 18040 and David C. Parkansky, 4075 Allen Street, Bethlehem, PA 18020

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

ROGERS, SHIRLEY K. a/k/a SHIRLEY M. ROGERS a/k/a SHIRLEY M. KUEBLER, dec'd.

Late of the City of Easton, Northampton County, PA

Co-Executrices: Lynn M. Rogers, 535 W. Lincoln Street, Easton, PA 18042 and Lisa Rogers, P.O. Box 730, Blakeslee, PA 18610

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

SAUERZOPF, ROBERT, dec'd.

Late of Nazareth, Northampton County, PA

Administratrix: Audrey Sauerzopf c/o David M. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

Attorneys: David M. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

SCHAFER, EVE S. a/k/a EVE STRUSS SCHAFER, dec'd.

Late of 3376 S. 2nd Street, Whitehall, Lehigh County, PA

Co-Executors: Richard P. Schaffer, Jr., 4955 Meadowview Drive, Macungie, PA 17040 and

Stephen H. Schaffer, 3376 S. 2nd Street, Whitehall, PA 18052

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

SHOOK, JOAN R., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Co-Executrices: Constance J. Donchez and Susan E. Shook 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

WEISS, CHRISTINE S. a/k/a CHRISTINE WEISS, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Carol S. Keller c/o Alfred S. Pierce, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

Attorneys: Alfred S. Pierce, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

YOUNG, GEORGE R., SR., dec'd.

Late of Catasauqua, Northampton County, PA

Administratrix: Alma M. Young c/o Robert B. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

Attorneys: Robert B. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

THIRD PUBLICATION

BALTZ, STERLING C., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Susan L. Reichel c/o Alfred S. Pierce, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

Attorneys: Alfred S. Pierce, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

BUSHNER, EDWARD F., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Deborah Ruhf

Attorney: George R. Hludzik, Esquire, 67 West Butler Drive, Drums, PA 18222

CHADWICK, TIMOTHY D. a/k/a TIMOTHY CHADWICK, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Shawn Bauser c/o Nicholas E. Englessen, Esquire, 740 Main Street, Bethlehem, PA 18018

Attorney: Nicholas E. Englessen, Esquire, 740 Main Street, Bethlehem, PA 18018

CHAVAR, DOLORES F., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Co-Administrators: Maryann R. Liles and Frank J. Chavar, Jr. 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

MILISITS, JOSEPH J., dec'd.

Late of Nazareth, Northampton County, PA

Co-Executrices: Salina Kocher and Patrice Markulics c/o Lisa A. Pereira, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018

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

MORRELL, DAMON LOUIS, JR., dec'd.

Late of Nazareth, Northampton County, PA

Executrix: Elizabeth A. Morrell c/o Ralph J. Bellafatto, Esquire, 4480 William Penn Highway, Easton, PA 18045

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

WAGNER, WILLIAM, dec'd.

Late of the Township of Upper Mt. Bethel, Northampton County, PA

Executor: John T. Smoke, Sr. 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

WECKESSER, M. JACQUELINE a / k / a JACQUELINE WECKESSER, dec'd.

Late of Forks Township, Northampton County, PA

Executor: Paul M. Weckesser, Jr., 2704 Bethlehem Fields Way, Bethlehem, PA 18015

Attorney: Steven B. Molder, Esquire, 904 Lehigh Street, Easton, PA 18042

**NOTICES OF INCORPORATION
L.E.G.I.T. INC.**

hereby gives notice that articles of incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L.

1444, No. 177, effective October 1, 1989, as amended. The purpose for which the corporation is to be organized is for youth ministry training.

Mar. 3

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on February 5, 2016, for the purpose of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended (15 Pa. C.S. §1306).

The name of the proposed corporation is:

**NICHOLAS REEDER
DESIGN INC.**

Steven N. Goudsouzian, Esquire
2925 William Penn Highway
Suite 301
Easton, PA 18045-5283
(610) 253-9171

Mar. 3

NOTICE OF WITHDRAWAL

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Section 4129/6129 of the Pennsylvania (PA) Bus. Corp. Law of 1988, **O.K.I. Supply Co.**, a corporation incorporated under the laws of the State of Ohio with its principal office located at One Parkway North Blvd., Ste. 100, Deerfield, IL 60015 and a registered office in PA at 2146 City Line Rd., Bethlehem, PA 18017, Northampton County, which on April 26, 1971, was granted a Certificate of Authority to transact business in the Commonwealth of PA, intends to file an Application for Termination of Authority with the Dept. of State.

Mar. 3

**IN THE NORTHAMPTON COUNTY
COURT OF COMMON PLEAS
ORPHANS' COURT DIVISION**

The following Executors, Administrators, Guardians & Trustees have filed Accounts in the Office of the Orphans' Court:

ESTATE; Accountant

JOHN VINCENT LUNSFORD;

Robert P. Lunsford, Administrator

CHARLES MACSEK; Matthew P. Macsek, Executor

AUDIT NOTICE

All parties interested are notified that an audit list will be made up of all Accounts and the said list will be called for audit at the Northampton County Government Center, Easton, PA on: FRIDAY, MARCH 18, 2016 AT 9:00 A.M. IN COURTROOM #1.

Gina X. Gibbs

Clerk of Orphans' Court

Mar. 3, 10

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

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
PNC BANK,

NATIONAL ASSOCIATION,
Plaintiff

vs.

CLIFFORD P. KOHLER a/k/a

CLIFFORD PATRICK KOHLER,

ADMINISTRATOR OF THE ESTATE

OF BETTY M. KOHLER a/k/a

BETTY MARIE KOHLER a/k/a

BETTY G. KOHLER,

Defendants

C-48-CV-2015-11771

To Whom It May Concern:

You are hereby notified that on December 21, 2015, PNC Bank, National Association filed a Mortgage Foreclosure Complaint against the above Defendant at the above number.

Property Subject to Foreclosure:
35 S. 13th Street, Easton, PA 18042.

NOTICE

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 OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

BRETT A. SOLOMON, ESQUIRE
Pa. I.D. #83746

TUCKER ARENSBERG, P.C.
Attorneys for Plaintiff

1500 One PPG Place
Pittsburgh, PA 15222
(412) 566-1212

Mar. 3

OFFICE SPACE FOR RENT

539 Center Street. Charming older building in downtown Bethlehem. Please call Anne for more information (610) 861-7737.

Feb. 18, 25; Mar. 3, 10

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on March 11, 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-2015-00432**

Location:

2656 Eldridge Avenue, Easton, PA 18045

Parcel ID:

L8NE4 9 10 0324

Reputed Owners:

Ronald G. Shaw and Tonya L. Shaw

ALL that certain messuage or tenement and lot or piece of land situate in the Township of Palmer, County of Northampton and State of Pennsylvania, marked and designated on a map or plan of lots entitled "Parkwood" Section C, Portion 2, dated February 1, 1950, entered of record in the Office of the Recording of Deeds, etc., at Easton, Pennsylvania, in and for the County of Northampton, in Plan Book Volume 12, page 40, as Lot No. 93.

Fee Simple Title Vested in Ronald G. Shaw and Tonya L. Shaw by deed from Ronald G. Shaw and Tonya L. Shaw, formerly known as Tonya L. Taylor, dated May 23, 2008, recorded June 10, 2008, in the Northampton County Recorder of Deeds Office in Deed Book 2008-1, Page 171782, as Instrument No. 2008023237.

Improvements:

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

Attorney:

M. Troy Freedman, Esquire

No. 3

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-10321**

Location:

9771 N. Delaware Drive, Bangor,
PA 18013

Parcel ID:

F10 13 1E-24 0117

Reputed Owners:

Glen Marshall and Helen Marshall
ALL THAT CERTAIN lot, piece or
parcel of land situated in the Township
of Lower Mt. Bethel County of
Northampton, State of Pennsylvania,
shown on Lot No. 23A in the Berry
Hollow Resubdivision, Drawing No.
C-1002, as prepared by Duane M.
Policelli, Registered Surveyor.

BEING the same property
conveyed to Glenn Marshall and
Helen Marshall, from Franklin C.
Butz and Nancy Butz, by Deed dated
September 16, 1993, and recorded
on September 21, 1993, in Book 909,
Page 628, among the Land Records
of Northampton County, Pennsylvania.

Improvements:

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

Attorney:

Matthew K. Fissel, Esquire

No. 4

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-07557**

Location:

140 S. 18th Street, Easton, PA
18042

Parcel ID:

L9SW2D 18 8 0837

Reputed Owner:

Joseph Mazza

ALL THOSE CERTAIN lots of land
located on the east side of Eighteenth
Street, known as "Fairview Park
Tract," Borough of Wilson, City of
Easton, County of Northampton, and
Commonwealth of Pennsylvania.

Title to said premises is vested in
Joseph Mazza by deed from PETER
L. KLENK, ESQ., AS ADMINISTRATOR
D.B.N.C.T.A., OF THE ESTATE
OF THERESA P. ONORATA (A.K.A.
THERESA ONORATA), AND JOSEPH
MAZZA BENEFICIARY OF THE
ESTATE OF THERESA P. ONORATA,
DECEASED dated April 25, 2008 and
recorded April 28, 2008 in Deed Book
2008-1, Page 122578 Instrument
Number 2008015849.

Improvements:

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

Attorney:

Brian T. LaManna, Esquire

No. 5

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-09070**

Location:

916 Vernon Street, Bethlehem, PA
18015

Parcel ID:

P6SW3B 21 2 0204

Reputed Owners:

George Patterson and Deidre
Patterson

All that certain messuage or
tenement and lot or piece of ground
situate in the City of Bethlehem,
Northampton County, Pennsylvania,
known and designated as 916 Vernon
Street, according to present city
numbering.

Title to said Premises vested in George Patterson and Deidre Patterson, his wife, as tenants by the entirety by Deed from Deidre Patterson dated 04/08/2004 and recorded 04/15/2004 in the Northampton County Recorder of Deeds in Book 2004-1, Page 140757.

Improvements:

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

Attorney:

Robert W. Williams, Esquire

No. 6

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-12578**

Location:

577 Rutt Road, Bangor, PA 18013

Parcel ID:

E10 1 5 0134

Reputed Owners:

John R. Laubach and Skie A. Laubach

ALL THAT CERTAIN message, tenement and tract or piece of ground in the Township of Washington, County of Northampton and Commonwealth of Pennsylvania, known as Lot No. 1, Subdivision of Lands of Harlan J. Remaley.

TITLE TO SAID PREMISES IS VESTED IN John R. Laubach And Skie A. Laubach, H/W their heirs and assigns, given by Christopher J. West And Heidi J. West, dated 12/01/2008, and recorded 12/5/2008 in Book 2008-1 Page 319127 Instrument# 2008045717.

Improvements:

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

Attorney:

Matthew Brushwood, Esquire

No. 7

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-07747**

Location:

1803 Mitman Road, Easton, PA 18040

Parcel ID:

K9SW2 16 6 0311

Reputed Owners:

Michele D. Graziadei and James A. Graziadei

ALL THAT CERTAIN lot or parcel of land situate in the Township of Forks, County of Northampton, and State of Pennsylvania, being known as Lot No. 2 as shown on the Plot Plan of the Violet DeWalt Estate Subdivision, which plan is recorded in the office for the Recording of Deeds, at Easton, Pennsylvania, in and for the County of Northampton, in Plan Book 83 page 143.

Title to said premises is vested in Michele D. Graziadei and James A. Graziadei, husband and wife, by deed from George T. Ferguson and Jo Ellen Ferguson, husband and wife, dated April 30, 2004 and recorded May 12, 2004 in Instrument Number 2004-1/178692.

Improvements:

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

Attorney:

Brian T. LaManna, Esquire

No. 8

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-08562**

Location:

57 Olde Penn Drive, Easton, PA 18045

Parcel ID:

K9 28 5 0324

Reputed Owners:

Gordon R. Crowell and Jill L. Sisko-Crowell aka Jill L. Crowell

ALL THAT CERTAIN messuage, tenement, and lot or parcel of land situate in the Township of Palmer, Northampton County, Pennsylvania, designated as Lot No. 66 on the Plan of Penn's Grant, Phase 4, as said Plan is recorded in the Recorder of Deeds Office in and for Northampton County, Pennsylvania in Plan Book Vol 1997-5, pages 75-78 et seq.,

TITLE TO SAID PREMISES IS VESTED IN Gordon R. Crowell and Jill L. Crowell, husband and wife, as tenants by the entirety given by Penn's Grant Associates, a Pennsylvania limited partnership, dated 8/28/1998 and recorded 9/1/1998 in Volume 1998-1 Page 117910 Instrument # 1998036019.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 9**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-06197*****Location:***

2019 Washington Boulevard,
Easton, PA 18042

Parcel ID:

L9SW4B 3 9 0837

Reputed Owners:

Brian M. Monahan and John D. Lenehan

All that certain lot or piece of land with the dwelling house erected thereon, situate in the Borough of Wilson, County of Northampton and Commonwealth of Pennsylvania, being designated upon a certain map of the extension of Fairview Park, filed

in the Office of the Recorder of Deeds at Easton, Pennsylvania, in and for the said County, in Map Book No. 2, Pages 64 and 65, as Lots Nos. 791 and a part of 792.

BEING the same premises which Kristine L. Clollins, by Deed dated July 10, 2006 and recorded in and for Northampton County, Pennsylvania in Instrument Number 2006041559, granted and conveyed unto Brian M. Monahan and John D. Lehman.

Improvements:

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

Attorney:

Kimberly A. Bonner, Esquire

No. 10**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-06018*****Location:***

25 S. 16th Street, Easton, PA
18042

Parcel ID:

L9SW2D 7 6 0837

Reputed Owner:

Lonnie N. Parker

ALL THAT CERTAIN lot, piece, or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Borough of Wilson, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Jennifer B. Napoli, by Deed dated April 25, 2000 and recorded April 27, 2000 in the Recorder of Deeds Office in and for Northampton County, Pennsylvania, in Deed Book 2000-1, Page 18020, granted and conveyed unto Lonnie N. Parker, as sole owner.

Improvements:

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

Attorney:

Agnes Mombrun, Esquire

No. 11**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06770****Location:**

508 Pennsylvania Avenue, Bangor,
PA 18013

Parcel ID:

E9NE1B 13 6 0102

Reputed Owner:

Daniel G. Seeger

ALL THAT CERTAIN message and tenement, tract, piece or parcel of land situated in the Fourth Ward of the Borough of Bangor, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Daniel G. Seeger, by Deed from Leroy R. Steele and Mary Lou Steele, h/w, dated 02/17/2006, recorded 02/22/2006 in Book 2006-1, Page 72870.

Improvements:

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

Attorney:

Jonathan Lobb, Esquire

No. 12**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06756****Location:**

180 Raubsville Road, Easton, PA
18042

Parcel IDs:

N10SW1 1 24A 0836 and N10SW1
1 25 0836

Reputed Owners:

Kenneth H. Weidner and Barbara Anne Weidner aka Barbara A. Weidner, Trustees of the Kenneth H. Weidner and Barbara Anne Weidner Revocable Living Trust.

ALL THAT CERTAIN lot or parcel of land with improvements thereon situate on the northerly side of Raubsville Road in the Township of Williams, County of Northampton, Commonwealth of Pennsylvania, indicated as lot 1A on the plan entitled 'Final Plan Lot Line Adjustment between lands now or formerly of Kenneth H. and Barbara A. Weidner and Emma E Weidner' dated February 15, 2000, last revised April 4, 2000 as prepared by Keystone Consulting Engineers, Inc.

TITLE TO SAID PREMISES IS VESTED IN Kenneth H. Weidner and Barbara Anne Weidner, trustees of the Kenneth H. Weidner and Barbara Anne Weidner Revocable Living Trust, dated August 18, 2005, by Deed from Kenneth H. Weidner and Barbara Anne Weidner, aka, Barbara A. Weidner, h/w, dated 08/18/2005, recorded 09/08/2005 in Book 2005-1, Page 347565. Kenneth H. Weidner and Barbara Anne Weidner, trustees of the Kenneth H. Weidner and Barbara Anne Weidner Revocable Living Trust, dated Aug 18, 2005, by Deed from Kenneth H. Weidner and Barbara Anne Weidner, aka, Barbara A. Weidner, h/w, dated 08/18/2005, recorded 09/08/2005 in Book 2005-1, Page 347557.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 13
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06071

Location:

3075 Westminster Road,
Bethlehem, PA 18017

Parcel ID:

M7SW3 2 1 0204

Reputed Owner:

Michelle N. Gibbs

ALL THAT CERTAIN dwelling house, together with the lot or piece of ground upon which the same is erected, being known as No. 3075 Westminster Road situate in the City of Bethlehem, County of Northampton and State of Pennsylvania, being known as Lot No. 127, as shown on the Plan of "East Hills," Section No. 6, said map of plan being recorded in Map Book Vol., 13, page 48, Northampton County Records, and a portion of Lot No. 52, as shown on the Plan of "East Hills," Section No. 3, said Map or plan being recorded in Map Book Vol. 13, page 42, Northampton County Records.

Title to said premises is vested in Michelle N. Gibbs by deed from Anna C. Schneck dated February 8, 2010 and recorded February 11, 2010 in Deed Book 2010-1, Page 27081 Instrument Number 2010004087.

Improvements:

Thereon being erected a split-level single style dwelling with brick and shingle siding and shingle roof.

Attorney:

Jacob M. Ottley, Esquire

No. 14
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-09337

Location:

1635 9th Street, Bethlehem, PA
18020

Parcel ID:

N7SE1 7 2A-1 0205

Reputed Owners:

Shareese Ahorlu and Patrick K. Ahorlu

ALL THOSE CERTAIN lots or pieces of ground situate along the Westerly side of Ninth Street in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania and known as Lots Nos. 554, 555, 557 and 558, on a certain map or plan entitled Eastboro, said plan being recorded in the Office for the Recording of Deeds in and for the County of Northampton at Easton, Pennsylvania in Map Book 10, Page 18.

BEING the same premises which Patrick K. Ahorlu, joined by his wife Shareese Ahorlu, by Deed dated 3/3/2008 and recorded 10/6/2008 in the Office for the Recording of Deeds, in and for the County of Northampton, in Deed Book 2008-1 page 274070 granted and conveyed unto Patrick K. Ahorlu and Shareese Ahorlu, husband and wife.

Improvements:

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

Attorney:

Crystal Espanol, Esquire

No. 15
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06771

Location:

139 Madison Street, Freemansburg, PA 18017

Parcel ID:

N7SW3C 17 2 0212

Reputed Owners:

Joseph A. Warminsky, II and Sherri L. Warminsky

ALL THAT CERTAIN lot or piece of land situate in the Borough of Freemansburg, County of Northampton, Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Joseph A. Warminsky, II, by Deed dated 1/25/08 and recorded 1/28/08 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2008-1, Page 24434, Instrument #200800-3381, granted and conveyed unto Joseph A. Warminsky, II and Sherri L. Warminsky, husband and wife, in fee.

Improvements:

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

Attorney:

Leslie J. Rase, Esquire

No. 16

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-07687**

Location:

423 West George Street, Pen Argyl, PA 18072

Parcel ID:

E8NE2D 14 19 0625

Reputed Owners:

Mary E. Lazaro and Michael F. Lazaro

ALL THAT CERTAIN LOT OR PIECE of ground with the messuage or tenement thereon erected situate in the Borough of Pen Argyl, County of Northampton and State of Pennsylvania.

Being the same premises that Vincent A. Ferraro and Monica M. Ferraro by deed dated April 26, 1998 and recorded on April 27, 1998 in the office of Recorder of Deeds in and for Northampton County, at Book 1998-1 and Page 050926, and Instrument No. 1998015761, conveyed unto Michael F. Lazaro, Grantee herein.

Improvements:

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

aluminum and asbestos shingle siding and shingle roof.

Attorney:

Bradley J. Osborne, Esquire

No. 17

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-12277**

Location:

515 Daniels Road, Nazareth, PA 18064

Parcel ID:

K7 19 15 0418

Reputed Owners:

Iderle Monplaisir-Wade and Mark Anthony Wade

ALL THAT CERTAIN property situated in the Township of Lower Nazareth, in the County of Northampton and Commonwealth of Pennsylvania, being more fully described in a fee simple deed dated 04/27/2006 and recorded 06/16/2006, among the land records of the County and State set forth above, in Volume 2006-1, Page 242243.

BEING THE SAME PREMISES vested in Mark Anthony Wade and Iderle Monplaisir-Wade, by deed from Rafael S. Figueroa, married, dated 4/27/2006 and recorded 6/16/2006 in Book 2006-1, Page 242243.

Improvements:

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

Attorney:

Matthew K. Fissel, Esquire

No. 18

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-09351**

Location:

3038 Swanson Street, Easton, PA 18045

Parcel ID:

L8 8A 11L 0324

Reputed Owners:

Jessica Cabrera and Roger Cabrera

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN PALMER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA.

BEING THE SAME PREMISES GRANTED AND CONVEYED UNTO ROGER CABRERA AND JESSICA CABRERA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY BY DEED FROM ANTONIAS K. BOULOS DATED 03/30/2007 AND RECORDED 04/02/2007 IN BOOK 2007-1 AND PAGE 119132.

Improvements:

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

Attorney:

Victoria W. Chen, Esquire

No. 19**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-08033*****Location:***

32 South 14th Street aka 32 14th Street, Easton, PA 18042

Parcel ID:

L9SW2C 5 16 0310

Reputed Owners:

Miguel Amaro and Jacqueline Amaro

ALL THAT CERTAIN house and lot of land situated on the east side of Fourteenth Street, in the City of Easton, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Miguel Amaro and Jacqueline Amaro, h/w, by Deed from Lewis S. McDuffie and Sheila R. McDuffie, h/w dated 02/02/2006, recorded 02/09/2006 in Book 2006-1, Page 56187.

Improvements:

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

Attorney:

Matthew Brushwood, Esquire

No. 20**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-05392*****Location:***

121 Lenape Trail, Mount Bethel, PA 18343

Parcel ID:

D12 8 2T 0131

Reputed Owners:

Juan E. Serrano and Ivette Serrano aka Ivette Matos-Serrano aka Ivette M. Serrano

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 No. 14 on Map of Portion of Land owned by Lutheran Brethren Conference Center, 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 43 page 51.

TITLE TO SAID PREMISES IS VESTED IN Juan E. Serrano and Ivette Matos-Serrano, h/w, by Deed from Ingebjorg Agedal, trustee of the Agedal Revocable Living trust, under agreement dated July 13, 1994 and Ingebjorg Agedal, individually, dated 07/26/2002, recorded 08/01/2002 in Book 2002-1, Page 199919.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 21**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-12010****Location:**4046 Nicholas Street, Easton, PA
18045**Parcel ID:**

M8NE4 13 1 0324

Reputed Owners:Stephanie A. Phillips and Eleanor
L. Stull

ALL THOSE CERTAIN lots or pieces of ground situate in Prospect Park, Palmer Township, County of Northampton, State of Pennsylvania, and known and designated as Lots Nos. 158, 159 and 160 on the Plan of Town Lots as laid out by Anthony E. Miller, said plan being recorded in the office for the Recording of Deeds at Easton, Pennsylvania, in Map Book 6, Page 33.

BEING THE SAME PREMISES: Stephanie A. Phillips and Eleanor L. Stull, as tenants in common, by Deed from Eugene R. Castiglia and Dale R. Phillips and Wayne P. Dietz, successor Co-Trustees of the Eugene R. Castiglia, Sr. Trust, dated 08/21/2002, recorded 08/21/2002 in Book 2002-1, Page 221268.

Improvements:

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

Attorney:

Heather Riloff, Esquire

No. 22**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-12006****Location:**303 North Robinson Avenue, Pen
Argyl, PA 18072**Parcel ID:**

E8NE2A 12 4 0625

Reputed Owners:Paul L. Peacock and Valerie C.
Peacock

ALL THAT CERTAIN lot or piece of land situate in the Borough of Pen Argyl, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Virginia Woods, an unmarried woman, by Deed dated July 27, 2010 and recorded August 12, 2010 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2010-1, Page 158583, granted and conveyed unto PAUL L. PEACOCK and VALERIE C. PEACOCK, husband/wife.

Improvements:

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

Attorney:

Amanda L. Rauer, Esquire

No. 23**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-02716****Location:**213 Beechwood Lane, Bath, PA
18014**Parcel ID:**

J6 11 10-21 0520

Reputed Owners:Matthew Zechman and Billie Jo
Zechman aka Billie J. Zechman

ALL THAT CERTAIN lot or parcel of land situate in the Township of Moore, County of Northampton, Commonwealth of Pennsylvania, and being designated as Lot No. 42, Section 2, "Plan of Evanwood Acres."

Current/Prior Deed Reference: Deed from Robert F. Ketter and Lois M. Ketter, h/w to Matthew Zechman and Billie Jo Zechman, h/w dated 7/26/2001, recorded 7/27/2001 at DBV 2001-1, Page 145831.

Improvements:

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

Attorney:

Victoria W. Chen, Esquire

No. 25

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-05370**

Location:

633 Broadway, Bangor, PA 18013

Parcel ID:

E9NE1C 2 19 0102

Reputed Owners:

Jennifer Steele and Jeffrey Steele
aka Jeff Steele

All that certain message and tract of land situate in the Borough of Bangor, County of Northampton and Commonwealth of Pennsylvania known as 633 Broadway, Bangor, PA, as more particularly described in accordance with the late R.W. Jones and Mrs. Barbara Gulick's map of plan of lots which is recorded in Deed Book E, Volume No. 12, page 703.

BEING THE SAME PREMESIS granted and conveyed unto Jeff Steele, single by deed from Lorraine Handlelong, Executrix of the Estate of Emma Raph, deceased, dated 10/22/1998 and recorded 10/29/1998 in Book 1998-1 Page 148515.

Improvements:

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

Attorney:

Matthew K. Fissel, Esquire

No. 26

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06055**

Location:

1180 Bangor Road, Nazareth, PA 18064

Parcel ID:

G9 4 1A 0626

Reputed Owner:

Gerald M. Jones, Jr.

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

BEING THE SAME PREMISES granted and conveyed unto Gerald M. Jones, Jr., unmarried by deed from Gerald M. Jones and Clara M. Jones, husband and wife, dated 2/21/2006 and recorded 4/6/2006 in Book 2006-1 page 138333.

Improvements:

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

Attorney:

Matthew K. Fissel, Esquire

No. 27

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-02609**

Location:

242 10th Street, Easton, PA 18042

Parcel ID:

L9SW3D 5 12 0835

Reputed Owners:

Sean O'Dowd and Andrea N. Kulp
and United States of America

ALL THOSE TWO CERTAIN lots or pieces of ground situate in the Borough of West Easton, County of Northampton, and Commonwealth of Pennsylvania.

BEING IN THE SAME PREMISES which Michael D. Weston and Catherine F. Weston, husband and wife, by Deed dated 5/31/06 and recorded 6/2/06 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2006-1, Page 219852 and Instrument #2006033250, granted and conveyed unto Sean O'Dowd and Andrea N. Kulp, in fee.

Improvements:

Thereon being erected a cape cod single style dwelling with vinyl siding and shingle roof; detached one-car garage, in-ground pool.

Attorney:

Leslie J. Rase, Esquire

No. 28**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-07395****Location:**

1555 Siegfried Street, Bethlehem, PA 18017

Parcel ID:

N7SW1C 4 12 0204

Reputed Owners:

Kerry A. Korpics, Jr. and Jennifer Korpics

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the 15th Ward of the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, and being known as Lot #107A on Plan of Bayard Park Section Number 1 made by Charles D. Remaly, Registered Surveyor, Bethlehem, Pennsylvania, dated 3/13/1954, revised last on 7/27/1954, and recorded in the Office for the Recording of Deeds in Map Book 13, page 33.

BEING THE SAME PREMISES which Richard S. Sarley, Executor of the Estate of Florence R. Sarley, deceased, by Deed dated 10/19/06 and recorded 10/27/06 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2006-1, Page 445659, and Instrument #2006062911, granted and conveyed unto Kerry A. Korpics, Jr. and Jennifer Korpics, husband and wife, in fee.

Improvements:

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

Attorney:

Leslie J. Rase, Esquire

No. 30**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-07406****Location:**

1213 Mine Lane Road, Easton, PA 18045

Parcel ID:

M8SE2 11 4 0324

Reputed Owners:

Scott T. Gregory, Jr. and Lynnda D. Murray (Administratrix of the Estate of Kathleen A. Gregory)

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon erected, known as 1213 Mine Lane Road, situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania, being known as Lot No. 3 as shown on the Plan of Wilden Acres, said Map being recorded in Map Book 12, Page 53, Northampton County Records.

TITLE TO SAID PREMISES IS VESTED IN Scott T. Gregory, Jr., by Deed from Lynnda D. Murray, Administrator of the Estate of Kathleen A. Gregory, late dated 04/16/2010, recorded 04/22/2010 in Deed Book 2010-1, Page 74282.

Improvements:

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

Attorney:

Nicole LaBletta, Esquire

No. 31**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-10890****Location:**

541 Goepp Circle, Bethlehem, PA 18018

Parcel ID:

P6NE2A 5 3 0204

Reputed Owners:

Jennifer E. Hiestand and Jeffrey Hiestand

All that certain lot or piece of ground situate in Ward 9, Block 15-A, being #541 Goepp Circle, Bethlehem City, Northampton County, State of Pennsylvania.

BEING the same property conveyed to Jeffrey Heistand and Jeenifer Heistand, husband and wife who acquired title by virtue of a deed from Erika A. Farleigh, also known as Erika A. Farleigh-Sandt,, dated August 20, 2008, recorded September 9, 2008, at Deed Book 2008-1, Page 255152, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Kimberly A. Bonner, Esquire

No. 32

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-10685**

Location:

1434 Easton Avenue, Bethlehem, PA 18018

Parcel ID:

N6SE3A 9 22 0204

Reputed Owners:

Mary Jane Trembley and Thomas B. Trembley

ALL THAT CERTAIN messuage or tenement and lot of land situate on the easterly side of Easton Avenue in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, being Lot 131 according to Plan of Park Side recorded in Northampton County Map Book 7, Page 25, known as 1434 Easton

Avenue according to present city numbering.

Title to said premises is vested in Mary Jane Trembley and Thomas B. Trembley, husband and wife, by deed from Kraul Martinez and Rosella Martinez, husband and wife dated November 15, 1991 and recorded November 18, 1991 in Deed Book 847, page 383.

Improvements:

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

Attorney:

Jacob M. Ottley, Esquire

No. 33

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06656**

Location:

3235 Center Road, Northampton, PA 18067

Parcel ID:

L3NE2 5 4 0501

Reputed Owners:

Eric Medernach and Lisa Medernach

ALL THAT CERTAIN tract or lot of land known as 3235 Center Road, being part of the Subdivision known as Northampton Heights along Cherryville Road, prepared by Martin H. Schuler Co., surveying engineers, situated in Allen Township, Northampton County, Pennsylvania, (recorded In Plan Book 24, Page 21).

Title to said premises is vested in Eric Medernach and Lisa Medernach, husband and wife, by deed from Georgene A. Cser, Trustee of the Georgene A. Cser Living Trust dated April 10, 2009 and recorded April 15, 2009 in Deed Book 2009-1, Page 84552 Instrument Number 2009011841.

Improvements:

Thereon being erected a ranch single style dwelling with brick

exterior and shingle roof; attached two-car garage.

Attorney:

Margaret Gairo, Esquire

No. 35

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-07128**

Location:

729 East 4th Street, Bethlehem,
PA 18015

Parcel ID:

P6SE2A 10 20 0204

Reputed Owner:

Sydney Phillips

All That Certain messuage, tenement and lot or parcel of land situate on the north line of East Fourth Street between Buchanan Street and Monroe Street in the City of Bethlehem, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Sydney Phillips, single man, by Deed from Sydney Phillips and Joylyn P. Phillips, h/w, dated 11/13/2006, recorded 12/12/2006 in Book 2006-1, Page 510336.

Improvements:

Thereon being erected an apartment building with brick exterior and flat roof.

Attorney:

Jonathan Lobb, Esquire

No. 36

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-07203**

Location:

2625 Cherryville Road, Northampton, PA 18067

Parcel ID:

L4NW4D 3 26 0522

Reputed Owner:

Candida Cruz

ALL THAT CERTAIN tract of land with the building and improvements

erected thereon, situate on the easterly side of Cherryville Road in the Borough of Northampton, Northampton County, Pennsylvania, bounded and described according to a survey by Ecker and Malone, Inc., of Sellersville, Pennsylvania, dated July 9, 1971.

TITLE TO SAID PREMISES IS VESTED IN Tomas Cruz and Candida Cruz, h/w, by Deed from Thomas J. Fronheiser and Patricia A. Fronheiser, h/w, dated 04/12/2002, recorded 04/16/2002 in Book 2002-1, Page 98009.

By virtue of Tomas Cruz's death on 08/29/2013, Candida Cruz became the sole owner of the premises as the surviving tenant by the entireties.

Improvements:

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

Attorney:

Jonathan Lobb, Esquire

No. 37

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06070**

Location:

280 Oak Road, Bangor, PA 18013

Parcel ID:

E9SE4 2 4 0134

Reputed Owners:

Casey Ciufu and Gerald Ciufu, in Their Capacity as Co-Administrators and Heirs of The Estate of Jerry Ciufu and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jerry Ciufu, Deceased

ALL THOSE TWO CERTAIN MESSUAGES, tenements, tracts, parcels or pieces of land lying and

being in the Township of Washington, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Jerry Ciufio, by Deed from Walter J. Lupachino and Kim D. Lupachino, h/w, dated 06/26/2003, recorded 07/16/2003 in Book 2003-1, Page 275176. Mortgagor JERRY CIUFO died on 04/24/2013, and CASEY CIUFO and GERALD CIUFO were appointed Co-Administrators of his estate. Letters of Administration were granted to them on 05/10/2013 by the Register of Wills of Northampton County, No. 2013-0679. Decedent's surviving heir(s) at law and next-of-kin is/are CASEY CIUFO and GERALD CIUFO.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 38

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-05975**

Location:

208 West Fairview Street aka 208 Fairview Street, Bethlehem, PA 18018

Parcel ID:

N6SW3C 16 3 0204

Reputed Owners:

Stephen T. Fahringer and Rebecca E. Fahringer

ALL THAT CERTAIN lot, messuage, tenement and tract or piece of land situate on the north side of Fairview Street, in the City of Bethlehem, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Rebecca E. Fahringer and Stephen T. Fahringer, her husband by Deed from Janet A. Hitcho and Rebecca E. Hitcho, now known as,

Rebecca E. Fahringer, mother and Daughter as joint tenants with the right of survivorship, dated 02/17/1995, recorded 03/07/1995 in Book 1995-1, Page 19284.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 39

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-11064**

Location:

1325 1st Avenue #1 #12500, Hellertown, PA 18055

Parcel IDs:

Q7NW3A 13 7 0715 and Q7NW3A 13 8 0715

Reputed Owners:

Jeffrey P. Gall and Joette A. Gall
TRACT NO. 1: All That Certain Lot, parcel or piece of ground, situate in the Borough of Hellertown, County of Northampton and State of Pennsylvania, known as lot No. 104, on the Plan of Lots of O.E. Roth and Quintus Wagner.

TRACT NO. 2: ALL THAT CERTAIN lot, parcel or ground, situate in the Borough of Hellertown, County of Northampton and State of Pennsylvania, known as the southern half of Lot No. 105, in the Plan of Lots of O.E. Roth and Quintus Wagner.

TITLE TO SAID PREMISES IS VESTED IN Kheir Investment, LLC., by Deed from Ronald Stauffer, dated 04/01/2014, recorded 04/03/2014 in Book 2014-1, Page 52538.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 40**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-07673****Location:**330 Johnsonville Road, Bangor,
PA 18013**Parcel ID:**

C10 20 6A 0131

Reputed Owner:

Michael J. Barna

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

BEING THE SAME PREMISES which Freddie Mac aka Federal Home Loan Mortgage Corporation, by its Attorney-In-Fact, Udren Law Offices, P.C. (Power of Attorney recorded 12/4/2013 in Bk 2013-1 Pg. 311537), by Deed dated 5/12/14 and recorded 5/23/14 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2014-1, Page 82557 and Instrument #2014011972, granted and conveyed unto Michael J. Barna, in fee.

Improvements:

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

Attorney:

Leslie J. Rase, Esquire

No. 41**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-00785****Location:**337 Juniata Street, Bethlehem, PA
18017**Parcel ID:**

N7SW3D 4 2 0212

Reputed Owners:

Carmelo Rivera and Gary Rivera

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Freemansburg, Northampton County, Pennsylvania, known as 337 Juniata Street according to the present borough numbering,

TITLE TO SAID PREMISES IS VESTED IN Carmelo Rivera and Gary Rivera, father and son, as joint tenants with the right of survivorship, by Deed from Carmelo Rivera, Dated 07/20/2011, Recorded 07/21/2011, in Book 2011-1, Page 150990.

Improvements:

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

Attorney:

Matthew Brushwood, Esquire

No. 42**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-04917****Location:**13 Mount Vernon Avenue,
Nazareth, PA 18064**Parcel ID:**

J8SW4 18 7 0432

Reputed Owner:

Jill Carol Shive

Land situated in the Township of Upper Nazareth and County of Northampton, Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Michael P. Shive and Jill Carol Shive, his wife, by Deed from Edward C. Shive and Agnes B. Shive, his wife, dated 10/17/1995, recorded 10/20/1995 in Book 1995-1, Page 99466.

By virtue of the death of Michael P. Shive on or about December 16, 2014, Carol Shive became the sole owner of the premises as surviving tenant by the entireties.

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. 43

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-07172**

Location:

612 Cherokee Street, Bethlehem, PA 18015

Parcel ID:

P6SW2C 6 5 0204

Reputed Owner:

Stavros Kiprizlis

ALL THAT CERTAIN tract of land situate on the Northwestern side of Cherokee Street, in the City of Bethlehem, County of Northampton and State of Pennsylvania.

BEING the same premises which by Deed dated October 31, 2005 and recorded in the Office of the Recorder of Deeds of Northampton County on November 2, 2005 in Instrument Number 20051-436463, granted and conveyed unto Stavros Kiprizlis.

Improvements:

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

Attorney:

Jason J. Leininger, Esquire

No. 44

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-01278**

Location:

859 Washington Boulevard, Bangor, PA 18013

Parcel ID:

F9 8 1J 0134

Reputed Owner:

Eric K. Hilbert aka Eric Hilbert

ALL THAT CERTAIN tract, piece or parcel of land situate in the Township of Washington, County of Northampton and State of Pennsylvania.

BEING the same property conveyed to Eric K. Hilbert who acquired title by virtue of a deed from Gary P. Pysher and Mary Ann Pysher, husband and wife, dated June 24, 2008, recorded July 8, 2008, at Deed Book 2008-1, Page 200820, Northampton County, Pennsylvania records.

Improvements:

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

Attorney:

Kimberly A. Bonner, Esquire

No. 45

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06749**

Location:

4861 Coatbridge Lane, Walnutport, PA 18088

Parcel ID:

J2 18 20-16 0516

Reputed Owners:

Leonard M. Berger and Sharon L. Berger

ALL THAT CERTAIN lot or piece of ground situate in the Township of Lehigh, County of Northampton, Commonwealth of Pennsylvania, bounded and described according to a Final Plan, Geometry Plan for a Major Subdivision Entitled: Hills at Greenock, made by Lehigh Engineering Associated, Inc., Walnutport, Pennsylvania, dated May 31, 2005, and last revised September 6, 2005.

Being the same premises that Bid Sky Ventures, LLC, an Arizona

Limited Liability Company by deed dated February 7, 2007 and recorded on February 15, 2007 in the office of Recorder of Deeds in and for Northampton County, at Book 2007-1 and Page 61777, and Instrument No. 2007007980, conveyed unto Leonard M. Berger and Sharon L. Berger, husband and wife, Grantees herein.

Improvements:

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

Attorney:

Bradley J. Osborne, Esquire

No. 47

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-00537**

Location:

2478 Main Street, Northampton, PA 18067

Parcel ID:

L4NW4D 5 8 0522

Reputed Owners:

Evelyn L. Billy and Mark C. Billy

ALL THAT CERTAIN messuage or tenement and lot or piece of ground situate on the West side of Main Street, between 24th and 25th Streets in the First Ward of the Borough of Northampton, County of Northampton and State of Pennsylvania.

BEING the same premises which Mary Billy, widow, by Deed dated August 12, 1994 and recorded August 26, 1994 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book/Page or Instrument #1994037169, granted and conveyed unto Mark C. Billy and Evelyn L. Billy, husband and wife, as tenants by the entireties.

Improvements:

Thereon being erected a two-story single style dwelling with asbestos

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

Attorney:

M. Troy Freedman, Esquire

No. 48

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-05179**

Location:

3229 West Scenic Drive, Danielsville, PA 18038

Parcel ID:

H4 8 9 0520

Reputed Owners:

Michael Prendergast and Savannah Prendergast aka Savannah Landin

ALL THAT CERTAIN tract of land with the improvements erected thereon located in the Township of Moore, County of Northampton and Commonwealth of Pennsylvania, (as shown on a minor subdivision plan entitled Barry Manor, Inc., recorded in Northampton County Map Book Volume 93, page 118).

TITLE TO SAID PREMISES IS VESTED IN Savannah Landin given by Michael Prendergast, single Dated: August 16, 2012 Recorded: August 21, 2012 Bk/Pg or Inst#: 2012-1/195701.

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. 50

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-08995**

Location:

1021 Upper Pennsylvania Avenue, Bangor, PA 18013

Parcel ID:

E9NE1A 2 9 0102

Reputed Owners:

Cynthia J. Freilich and Edward A. Freilich, Jr.

ALL THAT CERTAIN tract, parcel, or piece of land lying and being situate in the Borough of Bangor, County of Northampton, and Commonwealth of Pennsylvania, bounded and described in accordance with a survey of Robert L. Collura, Registered Professional Engineer, dated January 2, 1979.

BEING the same property which Edward A. Freilich, Jr., and Cynthia J. Freilich, by Deed dated February 13, 2015 and recorded on February 18, 2015 with the Recorder of Deeds Office of Northampton County in Deed Book Volume 2015-1, page 24964, granted and conveyed unto Cynthia J. Freilich.

Improvements:

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

Attorney:

Lauren Berschler Karl, Esquire

No. 51

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-00278**

Location:

28 West Union Boulevard,
Bethlehem, PA 18018

Parcel ID:

P6NE1A 14 16 0204

Reputed Owner:

James E. Higgins, III

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

Title to said premises is vested in James E. Higgins, III by deed from Anthony G. Stellar dated January 11, 2012 and recorded January 17, 2012 in Deed Book 2012-1, Page 12404.

Improvements:

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

Attorney:

Margaret Gairo, Esquire

No. 52

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-08256**

Location:

2619 Seip Avenue, Easton, PA
18045

Parcel ID:

L8NE4 13 25 0324

Reputed Owners:

Camillus M. Mays and Yvonne M. Mays

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Township of Palmer, Northampton County, Pennsylvania, Being known as Lot No. 10 on revised Plan of Parkwood Estates prepared by A. L. Wiesenberger Associates, Consulting Engineers dated February 5, 1960 and recorded in Map Book 14, page 48, Northampton County Records.

TITLE TO SAID PREMISES IS VESTED IN Camillus M. Mays and Yvonne M. Mays, h/w, by Deed from Bill Lee and Hiep Van Le, as tenants in Common, dated 08/26/2003, recorded 09/03/2003 in Book 2003-1, Page 360540.

Improvements:

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

Attorney:

Heather Riloff, Esquire

No. 53

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-10746**

Location:

1021 Howertown Road, Catasauqua, PA 18032

Parcel ID:

M4SE4B 33 10 0923

Reputed Owner:

George S. Lindenmuth, Jr. a/k/a
George Lindenmuth, Jr.

ALL THAT CERTAIN message,
tenement and lot or piece of ground,
situate in the Borough of North
Catasauqua, Northampton County,
Pennsylvania and known as No. 1021
Howertown Road.

TITLE TO SAID PREMISES IS
VESTED IN George S. Lindenmuth,
Jr., tenants by the entirety his heirs
and assigns, by Deed from George S.
Lindenmuth, Jr. and George S.
Lindenmuth, Sr., son and father,
dated 06/21/2007, recorded
07/06/2007 in Book 2007-1, Page
248930.

Improvements:

Thereon being erected a two-story
half-of-double style dwelling with
vinyl siding and T-111 wood exterior
and shingle roof.

Attorney:

Adam H. Davis, Esquire

No. 54

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-05264**

Location:

204 Lincoln Avenue, Stockertown,
PA 18083

Parcel ID:

J8 6C 2 0429

Reputed Owner:

Danielle M. McGuigan

ALL THAT CERTAIN message,
tenement tract or parcel of land
situate in the Borough of Stocker-
town, County of Northampton, and
Commonwealth of Pennsylvania,
being all of Lot No.2 as shown on
“Minor Subdivision Plat—Lands of
Evelyn Fry”, prepared by Louis A.
Ferrone, P.E., L.S., and recorded in
the Office of the Recorder of Deeds In
and for Northampton County, at

Easton, Pennsylvania, in Plan Book
Volume 85, page 187.

BEING THE SAME PREMISES
which Albert C. Fry, Cheryl K. Hahn,
Larry B. Fry, and Randy J. Fry,
Executors under the Last Will and
Testament of Evelyn J. Fry, deceased,
by Deed dated 4/23/09 and recorded
5/22/09 in the Office of the Recorder
of Deeds in and for the County of
Northampton, in Deed Book 2009-1
Page 123924, and Instrument
#2009017237, granted and conveyed
unto Danielle M. McGuigan, in fee.

Improvements:

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

Attorney:

Leslie J. Rase, Esquire

No. 55

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06632**

Location:

2021 Riverside Drive, Bethlehem,
PA 18015

Parcel ID:

P7 4 6 0719

Reputed Owners:

Amity L. Johnson-Vetere and Paul
M. Vetere and The Secretary of
Housing and Urban Development

ALL THAT CERTAIN house and lot
of ground situate in the Township of
Lower Saucon, Northampton County,
Commonwealth of Pennsylvania.

BEING THE SAME PREMISES
WHICH Alexandra Sladek, by Deed
dated 10/30/07 and recorded
11/06/07 in Northampton County
Record Book 2007-1, Page 404832,
granted and conveyed unto Paul M.
Vetere and Amity L. Johnson-Vetere,
husband and wife.

Improvements:

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

Attorney:

Leon P. Haller, Esquire

No. 56

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-09327**

Location:

709 Ferry Street, Easton, PA 18042

Parcel ID:

L9SE1B 28 17 0310

Reputed Owner:

Steven Fullwood

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Easton, County of Northampton State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Steven Fullwood, by Deed from Donald J. Featherman and Carol M. Featherman, h/w, dated 12/13/2005, recorded 12/20/2005 in Book 2005-1, Page 514403.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 57

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-01749**

Location:

1006 Lincoln Street, Freemansburg, PA 18017

Parcel ID:

P7NW1B 9 20 0212

Reputed Owner:

Clint Moore

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected located in the

Borough of Freemansburg, Northampton County, Pennsylvania.

BEING the same premises which Jose Carlos, married and Jayne Carlos, his wife, by deed dated January 27, 2003 and recorded February 3, 2003, in Record Book 2003-1, Page 040008, granted and conveyed unto Lisa Sheldon. Being the same premises which Joel M. Sheldon and Lisa L. Sheldon, married, by deed dated June 30, 2005 and recorded July 1, 2005 in the Office of Recording of Deeds, in and for the County of Northampton, aforesaid, in Deed Book 2005-1, page 246825, granted and conveyed unto Clint Moore.

Improvements:

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

Attorney:

Alicia M. Sandoval, Esquire

No. 58

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-11828**

Location:

1770 Meadows Road, Hellertown, PA 18055

Parcel ID:

R7 10 2 0719

Reputed Owners:

L&P Real Estate Holdings, LLC and Kasey Lynn's Restaurant, Inc. and Thomas L. Polak and Russel P. Lebkuecher

ALL THAT CERTAIN tract of land together with the buildings and improvements located thereon situated in Lower Saucon Township, Northampton County, Pennsylvania, as surveyed and shown upon a certain Map dated June 8, 1949, prepared by Daniel R. Cahill, Registered Professional Engineer of Bethlehem, Pennsylvania.

BEING the same premises which Russell P. Lebkuecher and Thomas

L. Polak, Sr., Partners, by deed recorded 3/4/04, in the Office of the Recorder of Deeds in and for Northampton County, in Book 2004-1, Page 80919, granted and conveyed unto L&P Real Estate Holdings, LLC and Russell Lebkuecher, in fee.

Improvements:

Thereon being erected a ranch single style dwelling with stucco exterior and shingle roof; several buildings on grounds.

Attorney:

Mark Pfeiffer, Esquire

No. 59

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-04194**

Location:

4566 Fourth Terrace, Bangor, PA 18013

Parcel ID:

H11 NW4 9 2 0317

Reputed Owners:

Richard A. Koch and Sheryl L. Koch

ALL THAT CERTAIN lot or piece of land situate in the Township of Lower Mount Bethel, County of Northampton and State of Pennsylvania, being Lot No. 310 as shown on Plan of Lots of Hillendale on the Delaware, Section No. 2, recorded in the Office for the Recording of Deeds, at Easton, Pennsylvania, in and for the County of Northampton, in Plan Book 30, Page 1.

Title to said premises is vested in Richard A. Koch, Jr. and Sheryl L. Koch, husband and wife, by deed from Howard G Otinsky Jr, SINGLE dated August 29, 2007 and recorded August 31, 2007 in Deed Book 2007-1, Page 322941 Instrument Number 2007039939.

Improvements:

Thereon being erected a bi-level single style dwelling with aluminum and brick exterior and shingle roof;

attached two-car garage, detached shed.

Attorney:

Christine L. Graham, Esquire

No. 61

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-01752**

Location:

877 Million Dollar Highway, Bangor, PA 18013

Parcel ID:

C10 3 1 0131

Reputed Owners:

All Known and Unknown Heirs of Doris A. Steinke

All that certain messuage, tract or piece of land situate in the Township of Upper Mount Bethel, County of Northampton and Commonwealth of Pennsylvania.

Being the same property which Emil Steinke and Doris Steinke, his wife, granted and conveyed unto Emil Steinke and Doris Steinke, his wife by deed dated February 18, 1977 and recorded February 22, 1977 in the Recorder's Office of said County in Deed Book Volume 560 Page 258.

Improvements:

Thereon being erected a ranch single style dwelling with stucco exterior and shingle roof.

Attorney:

Michael C. Mazack, 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

Feb. 18, 25; Mar. 3

**UNITED STATES DISTRICT COURT FOR THE
EASTERN DISTRICT OF PENNSYLVANIA
PUBLIC NOTICE FOR REAPPOINTMENT OF
AN INCUMBENT MAGISTRATE JUDGE**

The current term of office of United States Magistrate Judge Linda K. Caracappa at Philadelphia, Pennsylvania is due to expire on November 16, 2016. The United States District Court is required by law to establish a panel of citizens to consider the reappointment of the Magistrate Judge to a new eight-year term.

The duties of a Magistrate Judge in this court include the following: (1) conduct of most preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pretrial matters and evidentiary proceedings on delegation from a district judge; and (4) trial and disposition of civil cases upon consent of the litigants.

Comments from members of the bar and the public are invited as to whether the incumbent magistrate judge should be recommended by the panel for reappointment by the court and should be directed to:

Michael E. Kunz, Clerk of Court
2609 United States Courthouse
601 Market Street
Philadelphia, PA 19106

***ATTN.: Human Resources Department
Magistrate Judge Reappointment***

Comments must be received by (45 days): Monday, March 28, 2016.

Petrese B. Tucker
Chief Judge

Feb. 25; Mar. 3

**PHYLLIS M. ZIELLO, Plaintiff v. DIANE BRENNAN and
KERRI GLEASON, Defendants**

Summary Judgment—Slip and Fall—Hills and Ridges.

Defendant's Petition to Strike Judgment was denied where no defect appeared on the face of the record. However, in consideration of her Petition for Leave to File Appeal *Nunc Pro Tunc*, the Court found that equity required granting Defendant an opportunity to file an appeal in the Court of Common Pleas *nunc pro tunc*. While Plaintiff's notice to Defendant of the magistrate hearing was technically in compliance with the rules, Plaintiff knew or had reason to know that Defendant would not receive actual notice when served at the address used.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—No. C-48-CV-2015-6743.

ZACHARY ZAWARSKI, ESQUIRE, for Plaintiff.

CHAD DEFELICE, ESQUIRE, for Defendants.

Order of the Court entered on September 29, 2015 by ROSCIOLI, J.

ORDER

AND NOW, this 29th day of September 2015, upon consideration of Defendant Diane Brennan's Petition to Strike Judgment/Petition for Leave to File Appeal *Nunc Pro Tunc*, and Plaintiff's response thereto, it is hereby ORDERED that Defendant's Petition to Strike Judgment is DENIED. It is further ordered that Defendant's Petition for Leave to File Appeal *Nunc Pro Tunc* is GRANTED. Defendant shall file her Notice of Appeal within fourteen (14) days of the date of this Order. No further extension of time will be granted.

STATEMENT OF REASONS

This matter has come before the Court on Defendant Diane Brennan's Petition to Strike Judgment/Petition for Leave to File Appeal *Nunc Pro Tunc*. The underlying action in this case was a claim for outstanding rent heard by Magisterial District Judge Jacqueline Taschner at case no. MJ-3209-LT-20-2015. Plaintiff's complaint therefor was filed April 21, 2015. Defendant Diane Brennan (Defendant) failed to appear at the hearing in that matter on May 4, 2015, and judgment was entered against the defendants jointly and severally on that date in the amount of \$4,502.50. On July 31, 2015, Plaintiff filed a Praecipe for Entry of Judgment and Praecipe for Notice of Intent to Attach Wages with respect to Defendant in this Court, based upon the judgment entered by the Magistrate. The garnishment proceedings initiated on this date were stayed, upon motion, by Order of Court on August 26, 2015, pending disposition of the within petition.

On August 25, 2015, Defendant filed the petitions that are now before this Court, asserting that she was not properly served with notice of the proceedings in the Magisterial District Court. In support of this contention, Defendant avers that she did not have notice of the May 4, 2015 hearing because she did not reside at the leased premises, where the notice was sent, which residence was occupied by her daughter, Kerri Gleason, and grandchildren—Defendant states that she signed the lease for them as a favor, paying the security deposit and first month's rent. Defendant contends that Plaintiff knew that Defendant did not reside at the leased premises, which is evidenced by the fact that Plaintiff served Defendant with a 10-day Notice to Pay Rent or Quit at her home at 363 South Broad Street, Nazareth, Pennsylvania just two weeks prior to filing the complaint before the Magisterial District Court. Despite having sent this 10-day notice to Defendant's Nazareth address, Plaintiff sent notice of the original complaint to Defendant at the leased premises, 31 Freedom Terrace, Easton, Pennsylvania. Notice of the default judgment was also given to Defendant at the leased premises, on May 15, 2015 by leaving a copy with Kerri Gleason at the leased premises. Notice of the materials filed by Plaintiff in this Court on July 31, 2015 were served upon Defendant at her Nazareth home, which address was listed by Plaintiff's counsel in his affidavit as Defendant's last known address.

I. Defendant's Petition to Strike Judgment

In the first portion of her Petition, Defendant asks the Court to strike the default judgment entered on May 4, 2015. In order to strike a default judgment, we must examine the record at the time judgment was entered and determine whether the record, and the record alone, supported the judgment. If a fatal defect appears on the face of the record, the judgment must be stricken. *Wells Fargo Bank, N.A. v. Lupori*, 8 A.3d 919, 920 (Pa. Super. 2010). If such a defect is not self-evident from an examination of the record on its face, we may not strike the judgment. Defendant herein contends that the record was defective insofar as she did not receive actual notice of the proceedings that took place on May 4, 2015.

Having examined the record provided in this case, we are unable to conclude that the Magistrate's record at the time of judgment did not support that judgment, and accordingly it may not be stricken. Pursuant to Pa. R.C.P.M.D.J. No. 506, service of a complaint for possession of real property is to be made by first-class mail to the defendant's last known address, *as well as* by personal service or service by posting at the premises. The Magisterial District Court's record has not been provided by Defendant for this Court to review it for compliance with the Rule. However, the parties agree that, as reflected in the address listed for Defendant on the Landlord and Tenant Complaint, notice of the original complaint was sent to Defendant at 31 Freedom Terrace, Easton. As reflected on the lease agreement,

31 Freedom Terrace was the residence of Defendant. Furthermore, the lease contains a clause providing that “[a]ny notice required or permitted under this Lease Agreement or under state law shall be deemed sufficiently given or serviced if sent by United States certified mail, return receipt requested, addressed” to Defendant at 31 Freedom Terrace, Easton. (Lease Agreement, ¶28.) Moreover, Defendant acknowledges that there was, by Plaintiff, “technical adherence to the aforementioned [R]ule.” (Defendant’s Petition, ¶41.) The cases cited in support of Defendant’s argument that Plaintiff was required to make additional efforts to serve Defendant are inapposite, as they bear upon whether a plaintiff’s claim should be stricken for his failure to adhere to the technical requirements of the Rules of Civil Procedure in serving a defendant when actual notice has been given to that defendant.

II. Defendant’s Petition for Leave to File Appeal *Nunc Pro Tunc*

In the latter portion of her petition, Defendant asks this Court, in the alternative, for leave to file an appeal *nunc pro tunc* from the May 4, 2015 entry of judgment given the facts set forth above with respect to the want of actual notice. Pennsylvania Rule of Civil Procedure for Magisterial District Judges No. 1002 provides that an appeal is to be filed in the Court of Common Pleas within thirty days of the entry of judgment, but provides that the prothonotary could accept an appeal beyond this time upon “leave of court and upon good cause shown.” Our case law further provides that an appeal of this nature may be filed *nunc pro tunc*

where the appellant proves that: (1) the appellant’s notice of appeal was filed late as a result of non-negligent circumstances, either as they relate to the appellant or the appellant’s counsel; (2) the appellant filed the notice of appeal shortly after the expiration date; and (3) the appellee was not prejudiced by the delay.

Amicone v. Rok, 839 A.2d 1109, 1113 (Pa. Super. 2003), citing *Bass v. Commonwealth Bureau of Corrections*, 485 Pa. 256, 401 A.2d 1133 (1979).

In this case, Defendant contends that she did not receive actual notice of the May 4, 2015 hearing or the judgment that was entered on that date, for the reasons discussed above, and that she did not become aware of the proceedings until she was served after July 31, 2015 with the materials that Plaintiff filed in this Court.¹ Defendant’s petition was filed on August 25, 2015. We deem this to be a reasonable period of time. Furthermore, we find that Defendant was tardy in her attempt to appeal the May 4, 2015 judgment as a result of non-negligent circumstances. Given that Plaintiff knew or had

¹ Plaintiff contends in her response to Defendant’s petition that any defect in service was waived because Defendant was represented by Kerri Gleason, co-defendant, at the hearing on May 4, 2015. While Pa. R.C.P.M.D.J. No. 507(B) provides that an “appearance of a defendant in person or by representative [...] shall be deemed a waiver of any defect in service,” there is no evidence to suggest that Ms. Gleason was acting as Defendant’s representative on that date, and in fact the two would appear to be adversaries in this case.

reason to know that Defendant would not receive notice of the proceedings or judgment at 31 Freedom Terrace, evidenced by Plaintiff's service of all other materials to Plaintiff at her Nazareth home, we find that equity requires permitting Defendant to file her appeal. As to the third requirement, Plaintiff has contended that it would be prejudiced thereby only insofar as "Plaintiff has served a Notice of Intent to Attach Wages and a Writ of Attachment may be entered by the [C]ourt in the immediate future if Defendant's [m]otion is denied." (Plaintiff's Response, ¶70.) We can discern no actual prejudice based upon this circumstance alone.

**HANNAH DOUCETTE, Plaintiff v. ERIE INSURANCE
EXCHANGE d/b/a ERIE INSURANCE COMPANY, Defendant**

Preliminary Objections—Demurrer—Bad Faith.

Plaintiff filed an action against her automobile insurer (“Defendant”) in Philadelphia County, asserting claims for breach of contract and bad faith. Defendant filed preliminary objections asserting improper venue and a demurrer to the bad faith claim. The Philadelphia Court of Common Pleas sustained the venue objection and transferred the case to Northampton County. The case came before the Court on Defendant’s outstanding demurrer to Plaintiff’s bad faith claim, which was premised on Plaintiff’s failure to aver any facts in support of the same.

Upon review of the Complaint, the Court found the averments therein insufficient as a matter of law to support a claim for bad faith. Accordingly, the Court sustained the demurrer and struck the claim without prejudice to Plaintiff’s right to file an amended pleading within twenty (20) days.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—No. C-0048-CV-2015-3443.

RHONDA HILL WILSON, ESQUIRE, for Plaintiff.

BRUCE MORRISON, ESQUIRE, for Defendant.

Order of Court entered on July 31, 2015 by DALLY, J.

ORDER

AND NOW, this 31st day of July, 2015, the preliminary objections of Defendant Erie Insurance Exchange d/b/a Erie Insurance Company are hereby SUSTAINED, and Count II of Plaintiff’s claim is hereby STRICKEN WITHOUT PREJUDICE. Accordingly, Plaintiff may file an amended pleading within twenty (20) days from the date of this Order. The rationale for this ruling is set forth in the following Statement of Reasons.

STATEMENT OF REASONS

Procedural History

This action originated in the Philadelphia County Court of Common Pleas on November 21, 2014, when Plaintiff Hannah Doucette filed a Complaint setting forth claims for breach of contract and statutory bad faith against Defendant Erie Insurance Exchange d/b/a Erie Insurance Company relative to their handling of Plaintiff’s claim for Underinsured Motorist Benefits attendant with an automobile accident that occurred on or about January 21, 2012 in Springfield Township, Bucks County. Defendant filed preliminary objections to the Complaint on December 29, 2014, asserting improper venue in Philadelphia County and demurring to Plaintiff’s bad faith claim.

By an Order entered on March 18, 2015, the Honorable Idee C. Fox sustained Defendant's preliminary objection to venue and directed that the matter be transferred to the jurisdiction of the Northampton County Court of Common Pleas.¹ Attendant with the transfer of venue, Judge Fox declined to reach the merits of Defendant's demurrer to Plaintiff's bad faith claim.

The matter was transferred to this Court on or about April 22, 2015. On July 8, 2015, Defendant filed preliminary objections reasserting their demurrer to Plaintiff's bad faith claim, and a brief in support of the same. Plaintiff filed a responsive brief on July 20, 2015, and the matter came before the undersigned for argument on July 28, 2015. Argument having been heard and briefs having been received, the matter is now ready for disposition.

Standard of Law

Pennsylvania Rule of Civil Procedure 1028 provides that "any party to any pleading" may file preliminary objections thereto. Pa. R.C.P. 1028(a). Such objections shall be limited to an assertion as to the lack of personal or subject matter jurisdiction; failure of a pleading to conform to rule of law of court; the inclusion of scandalous or impertinent matter; insufficient specificity of the pleading; the legal insufficiency of the pleading; lack of capacity to sue; failure to adhere to joinder rules; failure to exhaust statutory remedies; availability of non-statutory remedies and the pendency of a separate action or an alternative resolution to the dispute. Pa. R.C.P. 1028(a)(1)-(8).

"It is well-established that in the review of preliminary objections, the facts that are well-pleaded, material, and relevant will be considered as true, together with such reasonable inferences as may be drawn from such facts." *Mellon Bank, N.A. v. Fabinyi*, 437 Pa. Super. 559, 567, 650 A.2d 895, 899 (1994). Where the disposition of preliminary objections could result in the dismissal of a claim, they should only be sustained in cases that are "cases that are clear and free from doubt." *Bower v. Bower*, 531 Pa. 54, 57, 611 A.2d 181, 182 (1992) (citation omitted). A case is clear and free from doubt where it is plain from "all of the facts pleaded that the pleader will be unable to prove facts legally sufficient to establish his right to relief." *Id.* (citation omitted).

Discussion

Pennsylvania is a fact-pleading state. Accordingly, the Rules of Civil Procedure provide that "[t]he material facts on which a cause of action or defense is based shall be stated in a concise and summary form." Pa. R.C.P. 1019(a). However, given the imprecise nature of this standard, the courts have broad discretion to determine the amount of detail that must be

¹ Plaintiff is a resident of Northampton County.

averred. 2 Goodrich Amram 2d §1019(a):9. At a minimum, “a pleader must set forth concisely the facts upon which his cause of action is based. ... The complaint must not only apprise the defendant of the claim being asserted, but it must also summarize the essential facts to support the claim.” *McShea v. City of Philadelphia*, 606 Pa. 88, 96, 995 A.2d 334, 339 (2010) (citations omitted).

As to the pleading requirements relative to a bad faith claim, bad faith exists where the insurer did not have a reasonable basis for denying benefits under the policy and that the insurer knew of or recklessly disregarded its lack of reasonable basis in denying the claim ... Bad faith conduct also includes lack of good faith investigation into facts, and failure to communicate with the claimant.

...

In order for a party to succeed on a statutory claim of bad faith, that party must fulfill a two-prong test, *i.e.*, [t]o prove bad faith, a plaintiff must show by clear and convincing evidence that the insurer (1) did not have a reasonable basis for denying benefits under the policy and (2) knew or recklessly disregarded its lack of a reasonable basis in denying the claim. [Additionally,] ... a party must show that the insurer breached its duty of good faith through some motive of self-interest or ill-will.

Greene v. United Services Automobile Association, 936 A.2d 1178, 1188-89 (Pa. Super. 2007) (internal quotations and citation omitted).

In her Complaint, Plaintiff avers that after settling with the driver involved in the 2012 collision, she made a demand of Defendant for UIM benefits in the policy limit amount of One Hundred Thousand Dollars (\$100,000.00) on or about April 10, 2014. She further avers that Defendant refused her demand, offering her only Fifteen Thousand Dollars (\$15,000.00) on or about November 21, 2014. On these averments, Plaintiff alleges Defendant’s bad faith for failing to investigate Plaintiff’s claim or investigating it in bad faith, and for “refusing to offer any or all coverage” under the policy.²

Defendant’s demurrer is premised on the assertion of Plaintiff’s failure to allege any facts in support of her claim, which Defendant alleges, is comprised of nothing more than legal conclusions. In opposition to the demurrer, Plaintiff asserts that her claims are sufficiently pled. In furtherance of that assertion, she relies on Paragraph Forty (40) of the Complaint,

² Throughout the Complaint, Plaintiff simultaneously avers Defendant’s unreasonable offer of Fifteen Thousand Dollars (\$15,000.00) to settle the claim, and that Defendant has made no offer at all to date. At argument, Plaintiff’s counsel conceded that averments of Defendant’s failure to make Plaintiff any offer at all are inaccurate, and she requested an opportunity to plead these averments over.

stating that “Defendant did not investigate the claim and/or has investigated the claim in bad faith.” Plaintiff expounds on that averment in her brief, arguing that “Defendant Erie did not conduct an investigation of Plaintiff’s underinsured motorist claims, delayed in providing an offer, did not state the basis for their offer” and failed to “communicate their analysis to the Plaintiff.” and that “Defendant, at no time prior to suit, requested a Statement under Oath of the Plaintiff,” nor did Defendant “ask Plaintiff ... to submit to a ... medical examination as part of their claim.” Memorandum of Law in Support of Plaintiff’s Answer to Defendant[] Erie Insurance Company[’s] Preliminary Objections at 4, 6. Additionally, Plaintiff’s brief sets forth allegations of Defendant’s bad faith in their investigation and offer for their failure to interview her, to consider her medical records, to consider an expert report detailing her economic loss in coming to their offer of settlement, or to provide any reason for their offer of settlement. *Id.* at 8, 9.

A demurrer being a challenge to the sufficiency of a complaint, a court must restrict its consideration to the allegations contained therein, together with the documents appended thereto. *Beaver v. Coatesville Area School District*, 845 A.2d 955, 958 (Pa. Commw. 2004). Upon examination of the instant Complaint, the Court agrees with Defendant that the allegations contained therein are insufficient as a matter of law to sustain Plaintiff’s cause of action. Specifically, Plaintiff incorrectly avers Defendant’s failure to make any offer of settlement, and her contentions of their failure to provide any reason for the amount of their offer are unsupported by the averment of any facts to demonstrate self-interest or bad faith. *See Brown v. Progressive Insurance Company*, 860 A.2d 493, 501 (Pa. Super. 2004) (“[M]ere negligence or bad judgment is not bad faith. To support a finding of bad faith, the insurer’s conduct must be such as to import a dishonest purpose.”) (citation and quotation omitted). Moreover, Plaintiff fails to allege any facts in support of her assertion of Defendant’s failure to investigate her claim,³ or her assertion of delay in bad faith.⁴

As such, Defendant’s demurrer to Count II of Plaintiff’s Complaint is hereby SUSTAINED and the count is STRICKEN WITHOUT PREJUDICE to Plaintiff’s right to file an Amended Complaint pursuant to the attached Order of Court. *See Hill v. Ofalt*, 85 A.3d 540, 557 (Pa. Super. 2014), quoting *In re Estate of Luongo*, 823 A.2d 942, 946 (Pa. Super. 2003) (“In the event a demurrer is sustained because a complaint is defective in stating a cause of action, if it is evident that the pleading can be cured by amendment, a court may not enter a final judgment, but must give the pleader an opportunity to file an amended pleading.”).

³ To the extent that Plaintiff’s brief sets forth facts in support of this claim, the Court cannot consider them.

⁴ While Plaintiff avers that seven (7) months passed between the time that she made her UIM demand and the time that Defendant made its offer of Fifteen Thousand Dollars (\$15,000.00), she fails to aver any facts to demonstrate a showing of bad faith in this regard.





PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, March 7, 2016**