

Northampton County Reporter

(USPS 395-280)

VOL. LIX

EASTON, PA February 18, 2016

NO. 7

Sarah Edwards, Plaintiff v. Donald Steinmetz and Chezada Sportelli, Defendants

Commonwealth of Pennsylvania v. Tricia Mezzacappa, Defendant

**Tammy Parasco, Plaintiff v. Recycle Your Fashions, LLC and Carlos and
Rahmieneh Ortiz, Defendants**

CONTENTS

Amended Codified Ordinances.....	9	Limited Liability Company Notice	9
Bar News	3	Notice of Annual Meeting.....	8
Corporate Fictitious Name Registration Notice	9	Office Space for Rent.....	9
Estate and Trust Notices	4	Seeking Candidates for Two Counsel Level Positions.....	10
Fictitious Name Registration Notice	8	Sheriff's Sales.....	10

INSERT: Yellow: 1. "On Your Feet!"
2. 2016 Calendar
3. Quarterly Association Meeting
4. 2016 Bench Bar Conference

NOTICE TO THE BAR...

Quarterly Association Meeting – March 10, 2016
Registration form inside.

* * * * *

Due to various changes to the 2016 Court Calendar, the calendar has been revised and reprinted. New calendars are available in the Court Administrator's Office.

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

**NORTHAMPTON COUNTY BAR ASSOCIATION
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Northampton County Reporter
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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

Worry is the interest paid by those who borrow trouble. ~ George Washington

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**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. Englesson, Esquire,

740 Main Street, Bethlehem, PA 18018

Attorney: Nicholas E. Englesson, 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 J A C Q U E L I N E
WECKESSER**, dec'd.

Late of Forks Township, North-
ampton 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

SECOND PUBLICATION

DICKERT, HELEN E., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executrix: Shannon L. Eby 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

**LEWIS, THOMAS J. a/k/a
THOMAS JOSEPH LEWIS
a/k/a THOMAS J. LEWIS, SR.**,
dec'd.

Late of Bethlehem, Northampton
County, PA

Executor: Joseph A. Lewis 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

LYNN, DAVID G., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: David J. Lynn c/o
Kevin F. Danyi, Esquire, JD,
LLM, Danyi Law Offices, P.C.,
133 East Broad Street,
Bethlehem, PA 18018

Attorneys: Kevin F. Danyi,
Esquire, JD, LLM, Danyi Law
Offices, P.C., 133 East Broad
Street, Bethlehem, PA 18018

**MANARINO, EMILIO a/k/a
EMILIO J. MANARINO**, dec'd.

Late of Northampton County, PA
Executrix: Martha Manarino c/o
Stephen M. Mowrey, Esquire,
4501 Bath Pike, Bethlehem, PA
18017

Attorney: Stephen M. Mowrey,
Esquire, 4501 Bath Pike,
Bethlehem, PA 18017

PHARO, DONALD N., dec'd.

Late of Nazareth, Northampton
County, PA

Executor: Donald A. Pharo c/o
Paul A. Florenz, Esquire, Kolb,
Vasiliadis and Florenz, LLC, 60
West Broad Street, Ste. 303,
Bethlehem, PA 18018-5721

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

SCHAFER, ROBERT B., dec'd.

Late of the Township of Allen,
Northampton County, PA

Executor: James R. Schaffer 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

STROHL, NANCY E., dec'd.

Late of the Township of Williams,
Northampton County, PA

Co-Executrices: Margaret S.
Grube a/k/a Margaret S.
Guadagnino and Mary E. Vogt
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

TIGNER, JOYCE A., dec'd.

Late of Bethlehem Township,
Northampton County, PA

Executrix: Fenella Tigner, 1703
Cliff St., Apt. 1L, Union City, NJ
07087

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

VOIT, RALPH W., dec'd.

Late of the Township of Moore,
Northampton County, PA

Executrix: Kathleen R. Giordano
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

THIRD PUBLICATION

**AMORE, VIRGINIA E. a/k/a
VIRGINIA ELAINE AMORE,**
dec'd.

Late of East Allen Township,
Northampton County, PA

Executors: Gregg S. Amore, 6821
Steuben Road, Nazareth, PA
18064-9755, Donna Cherie
Amore Shuman, 1808 Cherry
Avenue, Easton, PA 18040-8150
and Melanie K. Rummerfield,
546 Barrymore Street, Phillips-
burg, NJ 08865-1418

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

BALL, LEON RUSSELL, dec'd.

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

Executrix: Susan M. Miller 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

**BARBARO, ANTHONY V., SR.
a/k/a ANTHONY BARBARO,**
dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Administratrix: Ginamarie
Bysher, 505 Lansford Courts,
Lansford, PA 18232

Attorney: Joseph J. Velitsky,
Esquire, 49 East Ludlow Street,
Summit Hill, PA 18250

BICKLEY, JOSEPH R., dec'd.

Late of Nazareth, Northampton
County, PA

Executrix: Mrs. Mary Ann
Bickley

Attorneys: John D. Lychak,
Esquire, Law Offices of John D.
Lychak, P.C., 60 W. Broad Street,
Suite 98, Bethlehem, PA 18018

BREHM, MARY JANE, dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executrices: Mary Ellen Brehm
Raposa and Maureen Elizabeth
Brehm c/o Vaughn A. Terrinoni,
Esquire, 3976 Township Line
Road, Bethlehem, PA 18020

Attorney: Vaughn A. Terrinoni,
Esquire, 3976 Township Line
Road, Bethlehem, PA 18020

**BREY, DORIS G. a/k/a DORIS
BREY,** dec'd.

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

Executrix: Kathleen M. Hinton
a/k/a Kathleen Hinton, 630

Washington Street, Wind Gap,
PA 18091

Attorneys: Ronold J. Karasek,
Esquire, Karasek Law Offices,
LLC, 641 Market Street, Bangor,
PA 18013

D'ERRICO, VINCENT B., dec'd.

Late of the Township of Bushkill,
Northampton County, PA

Executors: Dominique Zadok
and Don Zadok 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

FINKBEINER, WALTER O., dec'd.

Late of the Borough of Heller-
town, Northampton County, PA
Co-Executors: Walter E.
Finkbeiner and Wayne J.
Finkbeiner 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

FRANKENFIELD, EDNA J., dec'd.

Late of Bethlehem, Northampton
County, PA

Trustee: Beverly A. Clause, 3515
Gun Club Road, Nazareth, PA
18064

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

GLOVAS, STEPHEN M., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Co-Executors: Geralyn M. Miller
a/k/a Geralyn M. Kasman-
Miller and Gregory S. Glovas 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

**HRKACH, NANCY J. a/k/a NANCY
JEAN HRKACH,** dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Susan J. Gradney 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

KENNEDY, KATHRYN I., dec'd.

Late of the Township of Wash-
ington, Northampton County, PA
Executor: William R. Kennedy
c/o Dionysios C. Pappas,
Esquire, Vasiliadis & Associates,
2551 Baglyos Circle, Suite A-14,
Bethlehem, PA 18020

Attorneys: Dionysios C. Pappas,
Esquire, Vasiliadis & Associates,
2551 Baglyos Circle, Suite A-14,
Bethlehem, PA 18020

**MARINO, FRANK P. a/k/a FRANK
PAUL MARINO a/k/a FRANK
MARINO,** dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Janine L. Kish c/o
Michael E. Riskin, Esquire,
Riskin and Riskin, 18 E. Market
St., P.O. Box 1446, Bethlehem,
PA 18016-1446

Attorneys: Michael E. Riskin,
Esquire, Riskin and Riskin, 18
East Market Street, P.O. Box
1446, Bethlehem, PA 18016-
1446

NAGEL, HARRIET, dec'd.

Late of the City of Easton,
Northampton County, PA
Administrator: Michael D.
Recchiuti, Esquire, 1502 Center
Street, Suite 202, Bethlehem, PA
18018

Attorney: Michael D. Recchiuti,
Esquire, 1502 Center Street,
Suite 202, Bethlehem, PA 18018

**ROBERT, MIRIAM GIBERT a/k/a
MIRIAM G. ROBERT**, dec'd.

Late of Bethlehem, Northampton
County, PA

Executor: Maury G. Robert c/o
Sarah M. Andrew, Esquire,
Schoffstall Elder Law, 2987
Corporate Court, Suite 200,
Orefield, PA 18069

Attorneys: Sarah M. Andrew,
Esquire, Schoffstall Elder Law,
2987 Corporate Court, Suite
200, Orefield, PA 18069

SEPULVEDA, DIANA J., dec'd.

Late of Easton, Northampton
County, PA

Administratrix: Michelle D.
Rodas c/o Jamie L. Zadra,
Esquire, Duffy & Partners, 1650
Market St., 55th Fl., Philadel-
phia, PA 19103

Attorneys: Jamie L. Zadra,
Esquire, Duffy & Partners, 1650
Market St., 55th Fl., Philadel-
phia, PA 19103

STANA, JOHN S., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executors: John J. Stana and
Annette Maurer c/o Theresa
Hogan, Esquire, Attorney-at-
Law, 340 Spring Garden Street,
Easton, PA 18042

Attorney: Theresa Hogan,
Esquire, Attorney-at-Law, 340

Spring Garden Street, Easton,
PA 18042

STUDENT, ANTHONY, dec'd.

Late of Northampton, Northamp-
ton County, PA

Administratrix: Janet Student,
187 West 28th Street, Northamp-
ton, PA 18067

Attorney: Joseph R. Baranko,
Jr., Esquire, 67 North Church
Street, Hazleton, PA 18201

**WARGO, BETTY JEAN a/k/a
BETTY J. WARGO**, dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: Perry H. Wargo c/o
Richard J. Haber, Esquire, 150
West Macada Road, Bethlehem,
PA 18017

Attorney: Richard J. Haber,
Esquire, 150 West Macada Road,
Bethlehem, PA 18017

NOTICE OF ANNUAL MEETING

NOTICE IS HEREBY GIVEN that
the Annual Meeting of the members
of Nazareth Mutual Insurance
Company will be held at the office of
the Company, 114 South Main Street,
Nazareth, Pennsylvania, on Saturday,
March 12, 2016 at ten o'clock a.m.,
local time, for:

1. Election of four directors, each
to serve for a three-year term; and
2. The transaction of such other
business as may properly come before
the meeting.

3. Proxy ballots are available, may
be obtained from the company by
policyholder request and submitted
prior to the above date.

John G. Abbott
Chairman
Feb. 4, 11, 18

**FICTITIOUS NAME
REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN,
pursuant to the provisions of Act 295
of 1982, as amended, of intention to

file, or the filing of, in the Office of the Secretary of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Pennsylvania, under the assumed or fictitious name, style or designation of:

PHOENIX DISCS

with its principal place of business at: 849 Washington St., Walnutport, PA 18088. The name of the person owning or interested in said business is: Andrew Felker. The certificate was filed on February 8, 2016.

Feb. 18

**CORPORATE FICTITIOUS NAME
REGISTRATION NOTICE**

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

MISTER LEE'S NOODLES

with its principal place of business at: 325 Northampton Street, Northampton County, Pennsylvania 18042.

The name and address of the entity owning or interested in said business is: ColCash, LLC, 1740 Seidersville Road, Bethlehem, Lehigh County, Pennsylvania 18015.

NORRIS McLAUGHLIN & MARCUS
515 W. Hamilton Street
Suite 502

Allentown, PA 18101

Telephone: (610) 391-1800

Feb. 18

**LIMITED LIABILITY COMPANY
NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company

has been filed with the Department of State of the Commonwealth of Pennsylvania on February 1, 2016, at Harrisburg, Pennsylvania for the purposes of obtaining a Certificate of Organization of a proposed Domestic Limited Liability Company to be organized under the provisions of the Pennsylvania Limited Liability Company Law of 1994, 15 Pa. C.S. §8901, et seq., and any successor statute as amended from time to time.

The name of the Limited Liability Company is:

NEW DAY COUNSELING, LLC

Christopher T. Spadoni, Esquire
Pa. I.D. No. 24817

1413 Easton Avenue

P.O. Box 522

Bethlehem, PA 18016-1409

Feb. 18

**AMENDED CODIFIED
ORDINANCES**

The City of Bethlehem Codified Ordinances have been amended and updated from January 1, 2015 through December 31, 2015. Amended articles are available in electronic and paper formats. Amended articles in paper format cost \$25.00. All Codified Ordinances, including monthly updates in electronic format, are available at the city's website www.bethlehem-pa.gov. Click the about tab/scroll to ordinances. The entire Codified Ordinance Book in paper format, including the most recent amendments through December 31, 2015, is available at the cost of \$150. Checks should be made payable to City of Bethlehem. Contact: Louise M. Kelchner, City Clerk, 10 E. Church St., Bethlehem, PA 18018, (610) 865-7130 or cityclerk@bethlehem-pa.gov.

Feb. 18

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

**SEEKING CANDIDATES
FOR TWO COUNSEL
LEVEL POSITIONS**

The Office of General Counsel for PPL Corporation is seeking candidates for two Counsel level positions: Commercial Counsel and Litigation Counsel. The successful candidate for the Commercial Counsel position is expected to support the business in commercial transactions, including drafting and negotiating contracts relating to engineering, procurement and construction, construction management, and the purchase and sale of goods and services. Additionally, this position will consult directly with supply-chain professionals to support a variety of procurement transactions. The successful candidate for the Litigation Counsel position is expected to spend most of his/her time supporting the business with respect to both commercial and tort litigation. This includes advising various client groups from a litigation perspective regarding commercial disputes as well as potential tort claims; managing outside counsel with respect to tort and commercial litigation; and proactively advising PPL companies on liability risks associated with policies, procedures and work practices. Experience in drafting commercial contracts and handling commercial matters is also preferred.

Both positions require a minimum of 5 years of experience in the applicable practice area(s). The candidate must be a member in good standing of the Pennsylvania bar or be able to become a member within one year and have excellent academic credentials. The successful candidate must have the ability to effectively commu-

nicate and interact with clients at all levels of the organization, including senior management, and become a trusted advisor. He/she must be able to work independently, efficiently, and with attention to detail, under time pressures and deadlines in a fast-paced environment. He/she must work with a sense of professional pride, possess a strong work ethic, be proactive, enthusiastic and flexible, and have business and personal integrity. For more information and to apply, please visit www.pplweb.com/careers and refer to job IDs 2513BR and 2535BR.

Feb. 18

**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 messuage,
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 Subdivi-
sion, 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 messuage 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, Freemans-
burg, 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 Free-
mansburg, 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 Penn-
sylvania.

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 Instru-
ment 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 Northamp-
ton and Commonwealth of Pennsyl-
vania, 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, Pennsylv-

ania, 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. 29

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06459**

Location:

152 North Eighth Street, Bangor, PA 18013

Parcel ID:

E9NE1A 5 7 0102

Reputed Owners:

Barbara Noguerol and Mario Noguerol

ALL THAT CERTAIN messuage 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.

IT BEING THE SAME PREMISES which Tri-Gap Developers, Inc., a Pennsylvania Corporation, did by its deed dated of even date herewith, grant and convey unto Mario Noguerol and Barbara Noguerol, his wife, said deed being dated 07/21/1997 and recorded 07/25/1997 contempora-

neously herewith in the Office for the Recording of Deeds in and for Northampton County at Easton, Pennsylvania.

Improvements:

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

Attorney:

Crystal Espanol, 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 Jenifer 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 message, 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 Ciuffo and Gerald Ciuffo, in Their Capacity as Co-Administrators and Heirs of The Estate of Jerry Ciuffo and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or

Interest From or Under Jerry Ciuffo, 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 Ciuffo, 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 CIUFFO died on 04/24/2013, and CASEY CIUFFO and GERALD CIUFFO 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 CIUFFO and GERALD CIUFFO.

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. 46

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-08994**

Location:

7796 Martins Creek-Belvidere Highway, Bangor, PA 18013

Parcel ID:

F12 1 5D 0117

Reputed Owners:

Patricia Prata and John Prata

ALL THAT CERTAIN TRACT OR PARCEL OR LAND SITUATE IN THE TOWNSHIP OF LOWER MT. BETHEL, COUNTY OF NORTHAMPTON, AND STATE OF PENNSYLVANIA.

BEING the same property conveyed to John Prata and Patricia Prata, husband and wife, as tenants by the entireties who acquired title by virtue of a deed from Michael J. Bittner, dated April 3, 2006, recorded April 6, 2006, at Deed Book 2006-1, Page 136358, Northampton County, Pennsylvania records.

Improvements:

Thereon being erected a bi-level single style dwelling with vinyl and

brick exterior and shingle roof; attached two-car garage.

Attorney:

Kimberly A. Bonner, 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 messuage, 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 messuage, 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 Stockertown, 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. Lebkeuecher

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. Lebkeuecher 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 Lebkeuecher, 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

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,
call the LCL Administrative Office (1-800-335-2572)**

or

the Confidential Lawyers' Helpline (1 - 888 - 999 -1941) .

**SARAH EDWARDS, Plaintiff v. DONALD STEINMETZ and
CHEZADA SPORTELLI, Defendants**

Summary Judgment—Slip and Fall—Hills and Ridges.

Defendants' Motion for Summary Judgment was denied where the evidence of record would support a finding that snow and ice had accumulated on the sidewalk in such ridges or elevations as to constitute a danger to pedestrians, that the property owner had notice, either actual or constructive, of the existence of such condition, and that said condition caused Plaintiff to slip and fall at the subject property.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—No. C-48-CV-2014-1878.

LEONARD K. HILL, ESQUIRE, for Plaintiffs.

JOHN A. LIVINGOOD, JR., ESQUIRE, for Defendants.

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

ORDER

AND NOW, this 24th day of September 2015, upon consideration of Defendants' Motion for Summary Judgment, and Plaintiff's response thereto, it is hereby ORDERED that the motion is DENIED.

STATEMENT OF REASONS

Plaintiff Sarah Edwards has brought a claim against Defendants in this matter for negligence, based upon her slip and fall on snow and ice in front of Defendants' laundromat business at 527 Northampton Street, Easton, Pennsylvania on February 3, 2014. Following the completion of discovery, Defendants have filed the instant Motion for Summary Judgment, in which they contend that there are no genuine issues of material fact in this case for determination by a trier of fact, and that they are entitled to summary judgment as a matter of law because Plaintiff has failed to produce evidence to support each of the elements of the hills and ridges doctrine. That doctrine

provides that an owner or occupier of land is not liable for general slippery conditions, for to require that one's walks be always free of ice and snow would be to impose an impossible burden in view of the climatic conditions in this hemisphere. Snow and ice upon a pavement create merely transient danger, and the only duty upon the property owner or tenant is to act within a reasonable time after notice to remove it when it is in a dangerous condition.

Gilligan v. Villanova University, 401 Pa. Super. 113, 116, 584 A.2d 1005, 1007 (1991).

We agree that this doctrine is clearly applicable to the case herein. Accordingly, in order to be entitled to recover in this case, Plaintiff must prove, by a preponderance of the evidence

- (1) that snow and ice had accumulated on the sidewalk in ridges or elevations of such size and character as to unreasonably obstruct travel and constitute a danger to pedestrians travelling thereon; (2) that the property owner had notice, either actual or constructive, of the existence of such condition; [and]
- (3) that it was the dangerous accumulation of snow and ice which caused the plaintiff to fall.

Giosa v. School District of Philadelphia, 127 Pa. Commonwealth Ct. 537, 540-41, 562 A.2d 411, 413 (1989).

In their Motion for Summary Judgment, Defendants contend that Plaintiff has failed to produce sufficient evidence to support a finding in her favor on even one of these elements. In making this statement, Defendants are of course viewing the evidence of record in the light most favorable to themselves. In ruling upon their motion, however, the Court must evaluate the evidence of record while viewing it in the light most favorable to Plaintiff as the non-moving party, and we must resolve any doubts with regard to the granting of summary judgment in Plaintiff's favor. *Shoats v. Commissioner, Pennsylvania Department of Corrections*, 139 Pa. Commonwealth Ct. 607, 591 A.2d 326 (1991). Summary judgment must not be granted where reasonable minds could find in favor of the non-moving party. *Wright v. Eastman*, 63 A.3d 281 (Pa. Super. 2013).

Having reviewed the record in this case, we have concluded that Plaintiff has presented sufficient evidence to withstand Defendants' summary judgment motion. With respect to the first element of the hills and ridges doctrine, the record reflects that, while a snow event was ongoing at the time of Plaintiff's slip and fall, the area where Plaintiff slipped and fell in front of Defendants' premises featured some amount of ice, upon which Plaintiff slipped, covered by a significant amount of snow. There is testimony from both Plaintiff and her daughter on this point, which is corroborated by Defendants' own expert report, in which John R. Scala, PhD, CCM opines that it would be "reasonable to conclude the snow [on February 3, 2014] accumulated rapidly on a wet surface containing a mixture of residual snow and ice, as well as additional liquid water from melting on February 2" and that "[t]he accumulation of new snow atop residual snow and ice in the presence of sub-freezing temperatures would have introduced a slippery and uneven interface when encountered by a pedestrian traversing the sidewalk." (Scala Report, p. 6.)

With respect to the second element of the hills and ridges doctrine, the record reflects that the laundromat, which is not a 24-hour business and which is staffed by Defendants or their agents at all times during opening hours, was open at the time that Plaintiff slipped and fell. The record further

reflects that snow had fallen and ice had accumulated in the Easton area in the several days prior to the fall. Taken together, this evidence could support a conclusion that Defendants had constructive notice of the conditions on the sidewalk as they are alleged to have been. Whether they did have such notice is a question to be presented to a finder of fact, not one which may be resolved upon a motion for summary judgment.

Finally, with respect to the third element of the hills and ridges doctrine, Plaintiff has presented evidence by way of deposition testimony that she slipped on ice that was underneath an accumulation of snow on the sidewalk. While it is true that there is also evidence that Plaintiff had poor eyesight and had fallen on prior occasions, those issues are the subject of cross-examination, and not an indication that she cannot, as a matter of law, establish that she in fact slipped on the snow and ice as she contends on the occasion in question.

Taken together, the record in this case clearly requires that summary judgment be denied.

**COMMONWEALTH of PENNSYLVANIA v.
TRICIA MEZZACAPPA, Defendant**

Motion to Quash Information—Defect—Selective Prosecution.

Defendant was charged with one count of Defrauding Secured Creditors (18 Pa. C.S.A. §4110) in connection with her failure to turn over her motor vehicle attendant with the issuance of a levy to satisfy a civil judgment. Thereafter, Defendant filed a motion to quash the information. As the basis for her motion, Defendant asserted the dearth of cases in which the charge against her had been used in an attempt to collect a debt for a private citizen in a civil action, and she further asserted that charges were only brought against her because she and the other party to the civil action are of some local renown. Noting that a motion to quash must set forth some allegation of defect on the face of the information, and further noting Defendant's failure to allege any defect, the Court denied the motion on those grounds. The Court then considered whether Defendant's motion set forth a claim for selective prosecution and found that it did not. The motion was denied in its entirety.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Criminal Division—No. C-0048-CR-842-2015.

TRAVIS WEBBER, ESQUIRE, for Commonwealth.

JAMES CONNELL, ESQUIRE, for Defendant.

Order of the Court entered on June 19, 2015 by DALLY, J.

ORDER

AND NOW, this 19th day of June 2015, Defendant Tricia Mezzacappa's Motion to Quash the Information is hereby DENIED, as set forth more fully in the attached Statement of Reasons.

STATEMENT OF REASONS

Procedural History

On February 4, 2015, Defendant Tricia Mezzacappa was charged with one count of Defrauding Secured Creditors (18 Pa. C.S.A. §4110).¹ On or about December 4, 2014, a levy was issued against her personal vehicle in anticipation of a Sheriff's Sale to satisfy a civil judgment entered against her as Defendant and in favor of Bernard O'Hare as Plaintiff, docketed at C-0048-CV-2012-3442. Upon service of the levy by the Northampton County Sheriff's Office, Defendant failed to turn over the vehicle, and she continued to fail to do so even after the vehicle was sold to Mr. O'Hare at Sheriff's Sale on January 23, 2015.

¹ The statute provides that "[a] person commits a misdemeanor of the second degree if he destroys, removes, conceals, encumbers, transfers or otherwise deals with property subject to a security interest or after a levy has been made thereon with intent to hinder enforcement of such interest." 18 Pa. C.S.A. §4110.

Subsequent to her arrest, Defendant was released on unsecured bail. Defense counsel filed a Request for Informal Discovery and Inspection on March 18, 2015, and an Omnibus Pretrial Motion on May 14, 2015. The only pretrial motion for disposition by the Court is a motion to quash. After a conference before the Court and brief argument on June 12, 2015, the motion is now ready for disposition.

Discussion

Defendant's Motion to Quash, set forth in three paragraphs of her Omnibus Pretrial Motion, states as follows:

...

5. In over 36 years of practicing law in Northampton County, counsel for the Defendant has never observed the Commonwealth attempt to collect a debt for a private citizen by using the Statute charged against the Defendant, *i.e.*, defrauding secured creditors, 18 Pa. C.S.A. Section 4110.

6. But for the identities of the parties to the civil action, that is, Bernard O'Hare and the Defendant, it is the opinion of counsel for the defense that this matter would have remained in the civil division and not be 'transferred' to the criminal division.

7. This was and remains a civil dispute which, parenthetically, is currently on appeal with the [Appellate] Courts of Pennsylvania.

Omnibus Pretrial Motion, ¶¶5-7.

In ruling on the instant motion to quash, the Court is guided by the notion that:

[a] motion to quash is an appropriate means for raising defects apparent on the face of the information or other defects which would prevent prosecution. ... It is neither a guilt determining procedure nor a pre-trial means for determining the sufficiency of the Commonwealth's evidence. Neither the adequacy nor competency of the Commonwealth's evidence can be tested by a motion to quash the information. ...

Commonwealth v. Shaffer, 384 Pa. Super. 182, 183-84, 557 A.2d 1106, 1106-1107 (1989) (citations omitted). Notably, Defendant's motion does not allege a defect on the face of the information.² Rather, it is styled as a selective prosecution claim.

² Even if Defendant were alleging a defect on the face of the information, it is clear that the information is legally sufficient. The Rules of Criminal Procedure provide that:

(A) After the defendant has been held for court following a preliminary hearing or an indictment, the attorney for the Commonwealth shall proceed by preparing an information and filing it with the court of common pleas.

In order to establish a *prima facie* case of selective prosecution, Appellant must establish, first, that others similarly situated were not prosecuted for similar conduct, and, second, that the Commonwealth's discriminatory prosecutorial selection was based on impermissible grounds such as race, religion, the exercise of some constitutional right, or any other such arbitrary classification.

Commonwealth v. Childress, 799 A.2d 805, 811 (Pa. Super. 2002) (citation omitted).

Defendant appears to be asserting that she is being prosecuted under 18 Pa. C.S.A. §4110 solely because she and Mr. O'Hare are of some local renown. However, that assertion does not amount to a claim that she is being selectively prosecuted based on some arbitrary classification, and she makes no assertion that others in similar circumstances have not been prosecuted under the statute.³

Thus, upon review of the information filed against Defendant, and in consideration of the parties' arguments, Defendant's motion to quash the information is hereby DENIED.

(B) The information shall be signed by the attorney for the Commonwealth and shall be valid and sufficient in law if it contains:

- (1) a caption showing that the prosecution is carried on in the name of and by the authority of the Commonwealth of Pennsylvania;
- (2) the name of the defendant, or if the defendant is unknown, a description of the defendant as nearly as may be;
- (3) the date when the offense is alleged to have been committed if the precise date is known, and the day of the week if it is an essential element of the offense charged, provided that if the precise date is not known or if the offense is a continuing one, an allegation that it was committed on or about any date within the period fixed by the statute of limitations shall be sufficient;
- (4) the county where the offense is alleged to have been committed;
- (5) a plain and concise statement of the essential elements of the offense substantially the same as or cognate to the offense alleged in the complaint; and
- (6) a concluding statement that 'all of which is against the Act of Assembly and the peace and dignity of the Commonwealth.'

Pa. R.Crim.P. 560. Upon review, the Court finds that the information filed against Defendant meets all of these requisites, and the facts averred squarely address each element of the offense charged.

³ Notwithstanding Defendant's failure to establish grounds for a motion to quash or a selective prosecution claim, Commonwealth's "Exhibit A," appended to their response to Defendant's motion, demonstrates that the Northampton County District Attorney's Office has prosecuted individuals under 18 Pa. C.S.A. §4110 a total of twelve (12) times over the last several years.

**TAMMY PARASCO, Plaintiff v. RECYCLE YOUR FASHIONS,
LLC and CARLOS and RAHMIENEH ORTIZ, Defendants**

Preliminary Objections—Demurrer—Corporate Veil Theory.

Plaintiff filed an action against a corporation and its owners, setting forth a breach of contract claim against the corporation, and claims for replevin, unjust enrichment, fraud and injunctive relief against all Defendants. Defendants filed preliminary objections demurring to the claims against the Individual Defendants pursuant to the well-settled principle of corporate law that generally, an officer may not be held liable for the acts of a corporation. By way of response, Plaintiff asserted that her claims were adequately pled against the Individual Defendants pursuant to corporate veil theory. Upon review of the Complaint, the Court found that Plaintiff had adequately pled the liability of the Individual Defendants pursuant to corporate veil theory, and the preliminary objections were overruled in their entirety.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—No. C-0048-CV-2014-4541.

PETER M. GOOD, ESQUIRE, for Plaintiff.

RICHARD W. SHAFFER, ESQUIRE, for Defendant.

Order of the Court entered on June 26, 2015 by DALLY, J.

ORDER

AND NOW, this 26th day of June 2015, Defendant's Preliminary Objections to Plaintiff's Amended Complaint are hereby OVERRULED, as set forth more fully in the following Statement of Reasons.

STATEMENT OF REASONS

Procedural History

This matter commenced with the filing of a Complaint on May 16, 2014, followed by an Amended Complaint on August 12, 2014. By the Amended Complaint, Plaintiff Tammy Parasco brings claims for breach of contract and violation of the Pennsylvania Unfair Trade Practices and Consumer Protection Law ("UTPCPL") against Defendant Recycle Your Fashions, LLC ("RYF"), and claims for replevin, unjust enrichment, fraud and injunctive relief against Defendant Recycle Your Fashions, LLC, and Defendants Carlos and Rahmieneh Ortiz ("Individual Defendants"), as the principal officers and shareholders of Recycle Your Fashions, LLC.

In support of her claims, Plaintiff avers that Defendant RYF operates "as an online seller of consignment goods," and that she entered into a contract with the company for the sale of certain items in or about October 2010. Amended Complaint, ¶¶4, 5. She further avers that beginning in April 2012, RYF stopped "mak[ing] timely payments due under the contract" and as of May 1, 2014, her online access to track the sale of her consigned items was terminated. Amended Complaint, ¶¶7, 8. Finally, Plaintiff avers

that to date, despite repeated demands, Defendants owe her Twenty-Five Thousand Dollars (\$25,000.00) from the sale of her consigned items, and they retain certain items of unsold property belonging to her, valued at approximately Sixty-Four Thousand Dollars (\$64,000.00). Amended Complaint, ¶¶9-11.

Defendants filed preliminary objections to the Amended Complaint and a brief in support thereof on September 12, 2014, which Plaintiff answered on September 30, 2014. Other proceedings between the parties intervened the listing of the preliminary objections, which finally came before the Court on May 26, 2015, at which time they were designated to the undersigned for disposition on the parties' briefs.

Applicable 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 "clear and free from doubt." *Bower v. Bower*, 531 Pa. 54, 57, 611 A.2d 181, 182 (1992). 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.*

Discussion

Defendants' preliminary objections are in the form of demurrers to Plaintiff's claims against the Individual Defendants, sounding in replevin, unjust enrichment, fraud and injunctive relief. At Paragraphs Eighteen (18), Twenty-Four (24) and Twenty-Seven (27) of her Amended Complaint that her claims are premised on breach of her contract with the Corporate Defendant, and as such, the Defendants urge that the claims against the Individual Defendants are barred by the general principle of corporate law that "[o]fficers of a corporation generally are not liable for the corporation's contracts and debts and are no more to be held liable for the debts or un-

dertakings of the corporation than any other agent for the acts and debts of his or her principal.” 13 Summ. Pa. Jur. 2d Business Relationships §8:96 (2d ed.) (April 2015).

By way of opposition, Plaintiff urges that her claims against the Ortiz Defendants are sufficiently pled under corporate veil theory, which allows courts to pierce through the shield of protection provided by the corporate form and hold the owner of a corporation liable for its acts on the basis that the corporation is nothing more than a shell, or a mechanism for the acts of the individual. *The Village at Camelback Property Owners Assn. Inc. v. Carr*, 371 Pa. Super. 452, 461, 538 A.2d 528, 533 (1988).

When deciding whether to pierce the corporate veil, the courts examine a number of factors inclusive of “undercapitalization, failure to adhere to corporate formalities, substantial intermingling of corporate and personal affairs and use of the corporate form to perpetrate a fraud.” *Lumax Industries, Inc. v. Aultman*, 543 Pa. 38, 42, 669 A.2d 893, 895 (1995) citing *Department of Environmental Resources v. Peggs Run Coal Co.*, 55 Pa. Commonwealth Ct. 312, 423 A.2d 765 (1980). A court’s evaluation as to the sufficiency of a pleading premised on corporate veil theory is guided by the same factors. With this in mind, the Court turns to a review of the Amended Complaint.

At Paragraph Thirteen (13) of the pleading, Plaintiff avers that:

Upon information and belief, the Ortizes have intentionally used the corporate entity of RYF for their personal use and have intentionally undercapitalized RYF so that it is unable to pay its corporate debts to Tammy Parasco.

Amended Complaint, ¶13. At the pleading stage, this averment is clearly sufficient to support Plaintiff’s claims of liability against the Individual Defendants under corporate veil theory. Accordingly, the Court moves to a review of the legal sufficiency against each claim against the Individual Defendants.

Plaintiff’s replevin claim is pled at Count II of the Amended Complaint. To state a claim for replevin, a pleader must aver their ownership and exclusive possessory right to certain property, defendant’s possession of the property, and the defendant’s refusal to turn the property over to the plaintiff. *Gensbiger v. Shawley*, 162 Pa Super. 642, 60 A.2d 360 (1948). Plaintiff pleads these elements at Paragraphs Ten (10), Eleven (11) and Eighteen (18) of her Amended Complaint.

At Count III, Plaintiff pleads a claim for unjust enrichment.

‘Unjust enrichment’ is essentially an equitable doctrine.

... Where unjust enrichment is found, the law implies a contract, which requires the defendant to pay to the plaintiff the value of the benefit conferred. ... The elements necessary to prove unjust enrichment are:

(1) benefits conferred on defendant by plaintiff; (2) appreciation of such benefits by defendant; and (3) acceptance and retention

of such benefits under such circumstances that it would be inequitable for defendant to retain the benefit without payment of value.

Mitchell v. Moore, 729 A.2d 1200, 1203 (Pa. Super. 1999) (internal citation omitted).

At Paragraphs Five (5) and Six (6), Plaintiff describes her contractual relationship with the Corporate Defendant. Amended Complaint, ¶¶5-6. At Paragraphs Ten (10), Eleven (11), Twenty-Four (24) and Twenty-Five (25) of the pleading, Plaintiff avers Defendants' unlawful and unjustified retention of items and the proceeds from the sales of certain items in violation of the contract. Amended Complaint, ¶¶10-11, 24-25. Taken together, the Court finds these allegations, together with the Plaintiff's averment of the Corporate Defendant's undercapitalization at Paragraph Thirteen (13), sufficient to sustain the claim against the Individual Defendants.

Count IV of Plaintiff's Amended Complaint sets forth a fraud claim against the Individual Defendants.

The essential elements of a cause of action for fraud or deceit are misrepresentation, a fraudulent utterance thereof, an intention to induce action thereby, justifiable reliance thereon and damage as a proximate result. To be actionable, a misrepresentation need not be in the form of a positive assertion but is any artifice by which a person is deceived to his disadvantage and may be by false or misleading allegations or by concealment of that which should have been disclosed, which deceives or is intended to deceive another to act upon it to his detriment.

V-Tech Services, Inc. v. Street, 72 A.3d 270, 275 (Pa. Super. 2013) citing *Wilson v. Donegal Mutual Insurance Company*, 410 Pa. Super. 31, 598 A.2d 1310, 1315 (1991). Notably,

Pennsylvania Rule of Civil Procedure 1019(b) requires that a complaint aver fraud with particularity. In determining whether the complaint avers fraud with sufficient specificity, this Court must look to the complaint as a whole¹ and ascertain whether it adequately explains the nature of the claim to the defendants so that they may prepare a defense, and whether it is sufficiently specific to convince the court that the averments therein are not merely a subterfuge. ... However, a plaintiff is not required to plead evidence in his or her complaint, and therefore, need not allege all of the factual details underlying the claim of fraud.

Maleski by Taylor v. DP Realty Trust, 653 A.2d 54, 65 (Pa. Commw. 1994) (internal citation omitted) (footnote omitted). As the basis of her claim against the Individual Defendants, Plaintiff initially avers that they "solicited [her] business ... by advertising their consignment sales services and representing that they would adhere to the terms of the Contract which they

drafted and provided” to her. Amended Complaint, ¶27. Plaintiff then avers that: Defendants made knowingly false representations to induce her to contract with the Corporate Defendant; she justifiably relied on these false representations; and she has suffered damages as a direct and proximate result. Amended Complaint, ¶¶28-30. Taken together with Plaintiff’s averment at Paragraph Thirteen (13), the Court finds Count IV of the Amended Complaint sufficiently pled.

Finally, Plaintiff pleads a claim for injunctive relief against the Individual Defendants at Count VI of the Amended Complaint, whereby she seeks entry of an Order of Court preventing Defendants from selling or offering for sale the items of her personalty in their possession. Here, Plaintiff’s request for injunctive relief is premised on allegations of their illegal retention of her property despite her demands for return of the same.

Defendants’ demurrer to the claim is based on Plaintiff’s alleged failure to “plead any compelling fact why injunctive relief is required beyond RYF.” Defendant’s Preliminary Objections to Plaintiff’s Amended Complaint, ¶¶6(iv), 14(iv). However, upon review of the Amended Complaint, the Court finds the averments therein sufficiently pled to support Plaintiff’s injunctive relief claim against the Individual Defendants. As previously noted, the pleading sets forth allegations that Plaintiff turned certain items over to RYF, that the items have been retained by Defendants, and have not been returned to her despite demand. Amended Complaint, ¶¶6, 10, 11, 18, 20, 37. Taken together with Plaintiff’s averment that the Individual Defendants used RYF to perpetrate a fraud against Plaintiff, these allegations clearly set forth a basis for injunctive relief against the Individual Defendants. Amended Complaint, ¶13. As such, Defendants’ demurrer to the claim on behalf of the Individual Defendants is hereby OVERRULED.



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, February 22, 2016**