

Northampton County Reporter

(USPS 395-280)

VOL. LIX

EASTON, PA January 21, 2016

NO. 3

Midland Funding LLC, Plaintiff v. Phillip Frank, Defendant

**Juanito Suaner, Plaintiff v. Gary Strausser Individually and in His Capacity As Owner
and/or Principal of Strausser Enterprises, Inc. and Strausser Enterprises, Inc., Defendants**

**Alchemy Ironwork, LLC, Plaintiff v. Orwig Properties, Inc. and
Bruce Orwig, Individually, Defendants**

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INSERT: Goldenrod: 1. 2016 Bench Bar Conference

2. 2016 Calendar

3. "Employment Law Updates and Hot Topics"

4. NCBA/Miller Keystone Blood Center Blood Bank Program

NOTICE TO THE BAR...

Save the Date

Quarterly Association Meeting – March 10, 2016

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Northampton County Reporter
Attorney Referral & Information Service
155 South Ninth Street, P.O. Box 4733
Easton, PA 18042
Phone (610) 258-6333 Fax (610) 258-8715
E-mail: ncba@norcobar.org
PBA (800) 932-0311—PBI (800) 932-4637
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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 Member Directories – Information Deadline February 15, 2016

The deadline to submit contact information for the 2016 Directories is February 15, 2016. Any information submitted after that date will not be included in the new directory.

Dues Invoices

Dues invoices were mailed to members in December. If you have not received your invoice please contact the NCBA Office at 610-258-6333. Reminder: full payment or the first partial payment is due by January 29, 2016.

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

2016 Bench Bar Conference

October 6-8, 2016
Hyatt Regency, Chesapeake Bay Golf Resort, Spa and Marina
Cambridge, Maryland

It is the poetry of Nature that lifts the spirit within us. ~ John Ruskin

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**CERINO, CATHERINE, dec'd.**

Late of the Borough of Bangor, Northampton County, PA

Executrix: Grace Cozzubbo a/k/a Grace M. Cozzubbo 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

CHOCENSKY, GEORGE, dec'd.

Late of Easton, Northampton County, PA

Executrix: Michelle D. Ward c/o Karl H. Kline, Esquire, Fitzpatrick, Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219

Attorneys: Karl H. Kline, Esquire, Fitzpatrick, Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219

CHOCENSKY, OLGA, dec'd.

Late of Easton, Northampton County, PA

Executrix: Michelle D. Ward c/o Karl H. Kline, Esquire, Fitzpatrick, Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219

Attorneys: Karl H. Kline, Esquire, Fitzpatrick, Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219

COURSSEN, JEANNE L., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Lewis E. Coursen c/o Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018

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

GARDNER, STANLEY R., SR. a/k/a STANLEY R. GARDNER a/k/a STANLEY GARDNER, dec'd.

Late of the Township of Hanover, Northampton County, PA

Co-Executors: David A. Gardner and Stanley R. Gardner, 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

GERHARD, TIMOTHY D., dec'd.

Late of the Township of Plainfield, Northampton County, PA

Administratrix: Terri L. Gerhard c/o Brian M. Monahan, Esquire, 701 Washington Street, Easton, PA 18042

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

HOWARD, ROBERT DEAN a/k/a

ROBERT HOWARD, dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: Daniel R. Howard

Attorneys: Edward J. Andres,
Esquire, Corriere and Andres,
LLC, 433 East Broad Street, P.O.
Box 1217, Bethlehem, PA 18016-
1217

ROBERTS, SUSAN K., dec'd.

Late of Bethlehem, Northampton
County, PA

Executrices: Nancy Roberts
Dienel and Katherine Anne
Roberts 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

SCHOBER, IDA S., dec'd.

Late of Lower Nazareth Township,
Northampton County, PA

Executor: David A. Planten c/o
Christopher M. McLean, Esquire,
Zator Law, 4400 Walbert Avenue,
Allentown, PA 18104

Attorneys: Christopher M.
McLean, Esquire, Zator Law,
4400 Walbert Avenue, Allentown,
PA 18104

ZEMAN, GISELE M., dec'd.

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

Executor: Daniel R. Zeman c/o
Theodore R. Lewis, Esquire,
Lewis and Walters, 46 S. 4th

Street, P.O. Box A, Easton, PA
18044-2099

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

SECOND PUBLICATION

BARNA, JULIUS G., dec'd.

Late of the Township of Forks,
Northampton County, PA

Executrix: Cynthia A. Himpler
c/o Robert V. Littner, Esquire,
Littner, Deschler & Littner, 512
North New Street, Bethlehem, PA
18018

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

BENTELSPACHER, ADELAIDE A.,
dec'd.

Late of Hellertown, Northampton
County, PA

Executor: Fred W. Bentelspacher
c/o Fitzpatrick Lentz & Bubba,
P.C., 4001 Schoolhouse Lane,
P.O. Box 219, Center Valley, PA
18034-0219

Attorneys: Fitzpatrick Lentz &
Bubba, P.C., 4001 Schoolhouse
Lane, P.O. Box 219, Center
Valley, PA 18034-0219

HAGEN, JOHN CARL, III a/k/a
JOHN C. HAGEN, dec'd.

Late of Hanover Township,
Northampton County, PA

Co-Administrators: Kimberly
Ann Hagen a/k/a Kimberly
Hagen Weierbach and John C.
Hagen, Jr. c/o Samuel R. Kasick,
Esquire, 523 W. Linden St.,
Allentown, PA 18101-1415

Attorney: Samuel R. Kasick,
Esquire, 523 W. Linden St.,
Allentown, PA 18101-1415

HOBSON, WILLIAM D. a/k/a WILLIAM HOBSON a/k/a BILL HOBSON, dec'd.

Late of Bethlehem, Northampton County, PA

Administrator: Cory G. Hobson
c/o James L. Reich, Esquire,
Reich & Furst, 1227 W. Liberty
Street, Suite 203, Allentown, PA
18102

Attorneys: James L. Reich,
Esquire, Reich & Furst, 1227 W.
Liberty Street, Suite 203,
Allentown, PA 18102

KLECKNER, LEROY W., dec'd.

Late of 1097 Detweiler Ave.,
Hellertown, Northampton
County, PA

Executor: William Kleckner c/o
Zelevichsky Law Office, 527
Hamilton St., Allentown, PA
18101

Attorneys: Zelevichsky Law
Office, 527 Hamilton St.,
Allentown, PA 18101

KRAFT, JOAN A., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executrix: Ellen M. Kraft, 3400
Bath Pike, Suite 311, Bethlehem,
PA 18017-2485

KRCHNAVY, JOHN J., III, dec'd.

Late of the Township of Hanover,
Northampton County, PA

Administratrix: Jessica Ann
Trexler c/o Michael A.
Santanasto, Esquire, 210 E.
Broad Street, Bethlehem, PA
18018

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

LIBERTO, THOMAS M., dec'd.

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

Administratrix: Cynthia A.
Liberto, 435 East Main Street,
Pen Argyl, PA 18072

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

MOYER, MERRITT W., dec'd.

Late of the Township of Lehigh,
Northampton County, PA

Executors: Neal Moyer and
Christina Pritchard c/o Gregory
R. Reed, Esquire, Attorney-at-
Law, 141 South Broad Street,
P.O. Box 299, Nazareth, PA
18064-0299

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

PATERSON, GARY a/k/a GARY L. PATERSON a/k/a GARY LEE PATERSON, dec'd.

Late of the Township of Plain-
field, Northampton County, PA
Executrix: Dorothy Brennan c/o
Theodore R. Lewis, Esquire,
Lewis and Walters, 46 S. 4th
Street, P.O. Box A, Easton, PA
18044-2099

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

POFF, DALLAS T., dec'd.

Late of Easton, Northampton
County, PA

Administratrix: Jennifer L. Poff
c/o Dennis P. Ortwein, Esquire,
5201 William Penn Highway,
Easton, PA 18045

Attorney: Dennis P. Ortwein,
Esquire, 5201 William Penn
Highway, Easton, PA 18045

RINKER, BETTY MAE, dec'd.

Late of the Township of Palmer,
Northampton County, PA

Executrix: Tammie Lynn Rinker
c/o Richard Eugene Santee,
Esquire, Shay, Santee & Kelhart,
44 E. Broad Street, Suite 210,
Bethlehem, PA 18018
Attorneys: Richard Eugene
Santee, Esquire, Shay, Santee &
Kelhart, 44 E. Broad Street, Suite
210, Bethlehem, PA 18018

**RUGGIERO, CARMEN a/k/a
ARMIE RUGGIERO, dec'd.**

Late of the Borough of Wind Gap,
Northampton County, PA
Executrix: Kathleen N. Marinucci
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

SHOOK, NELSON R., dec'd.

Late of the Township of Upper
Mount Bethel, Northampton
County, PA
Administratrix: Sharon M.
Shook, 1100 Mt. Bethel Highway,
Mt. Bethel, PA 18343
Attorneys: Ronald J. Karasek,
Esquire, Karasek Law Offices,
L.L.C., 641 Market Street,
Bangor, PA 18013

SIFF, HARRY H., dec'd.

Late of Easton, Northampton
County, PA
Executrix: Susan Ann Klaas
Assetto, 1409 Independence
Drive, West Lawn, PA 19609
Attorneys: David A. Megay,
Esquire, O'Donnell, Weiss &
Mattei, P.C., 41 East High Street,
Pottstown, PA 19464-5426

SMITH, KYLE P., dec'd.

Late of the Borough of Wind Gap,
Northampton County, PA
Administrators: Jeanette S.
Smith and Lawrence I. Smith c/o

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

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

SPADT, MARVIN R., dec'd.

Late of Walnutport, Northamp-
ton County, PA

Co-Executrices: Tammy Spadt
a/k/a Tammy Spadt Marsh, 320
Oak Street, Apt. E, Walnutport,
PA 18088 and Tina Spadt a/k/a
Tina Spadt Christman, 683 Bark
Drive, Walnutport, PA 18088

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

**WALTER, ALFRED E. a/k/a
ALFRED WALTER, dec'd.**

Late of the Township of Palmer,
Northampton County, PA
Administrator: Mr. Brian D.
Walter, 110 Moorestown Drive,
Bath, PA 18014
Attorneys: Robert A. Nitchkey,
Jr., Esquire, Hemstreet, Nitchkey
& Freidl, 730 Washington Street,
Easton, PA 18042

THIRD PUBLICATION

ALBUS, SUSAN B., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executrix: Rosemary Straub
a/k/a Rosemary V. Straub 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

BENNER, KATHERINE E., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executrix: Deborah Raymond
c/o Harry Newman, Esquire,
1834 Pennsylvania Avenue,
Allentown, PA 18109

Attorneys: Harry Newman,
Esquire, Harry Newman & Asso-
ciates, P.C., 1834 Pennsylvania
Avenue, Allentown, PA 18109

BUSKIRK, LAMONT F., dec'd.

Late of Walnutport, Northamp-
ton County, PA

Administratrix: Donna L.
Buskirk c/o Thomas J. Turczyn,
Esquire, 1711 W. Hamilton
Street, Allentown, PA 18104

Attorney: Thomas J. Turczyn,
Esquire, 1711 W. Hamilton
Street, Allentown, PA 18104

DeCEIA, ISAURA P., dec'd.

Late of Bethlehem, Northampton
County, PA

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

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

**FAUST, CARL E. a/k/a CARL
FAUST,** dec'd.

Late of the Township of Lower
Nazareth, Northampton County,
PA

Executrices: Darlene E. Newhard
and Nadine Smith c/o Richard
P. Kovacs, Esquire, Noel, Kovacs
& McGuire, P.C., 2505 Newburg
Road, Easton, PA 18045

Attorneys: Richard P. Kovacs,
Esquire, Noel, Kovacs & McGuire,
P.C., 2505 Newburg Road,
Easton, PA 18045-1963

**FRITZO, JEFFREY L. a/k/a
JEFFREY LARS FRITZO,** dec'd.

Late of the Township of Palmer,
Northampton County, PA

Executrix: Jill M. Fritzo 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

**HUSTON, RAYMOND F. a/k/a
RAYMOND FRANKLIN
HUSTON a/k/a RAYMOND
HUSTON a/k/a RAYMOND F.
HOUSTON,** dec'd.

Late of the City of Bethlehem,
Northampton County, PA

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

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

PETFIELD, MARY C., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executrix: Mary Kay Helms c/o
Harry Newman, Esquire, Harry
Newman & Associates, P.C.,
1834 Pennsylvania Avenue,
Allentown, PA 18109

Attorneys: Harry Newman,
Esquire, Harry Newman & Asso-
ciates, P.C., 1834 Pennsylvania
Avenue, Allentown, PA 18109

ROTHROCK, STERLING A., dec'd.

Late of the Township of Lehigh,
Northampton County, PA

Executor: David G. Rothrock,
3546 Murphy Road, Walnutport,
PA 18088

Attorneys: James A. Wimmer,
Esquire, Philip & Wimmer, 419
Delaware Avenue, P.O. Box 157,
Palmerton, PA 18071

SEIER, DAWN D., dec'd.

Late of the Township of Lehigh, Northampton County, PA
Executrix: Cynthia L. Graberitz
Attorneys: Joseph J. Piperato, III, Esquire, Benner & Piperato, 2005 City Line Road, Suite 106, Bethlehem, PA 18017

STAMPONE, JUNE M. a/k/a JUNE STAMPONE, dec'd.

Late of the Township of Washington, Northampton County, PA
Executors: Lee R. Stampone and Coy M. Stampone 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

TAYLOR, FRANCES P. a/k/a ETTA FRANCES TAYLOR, dec'd.

Late of the Borough of Nazareth, Northampton County, PA
Executor: Chester Lee Taylor, Jr. c/o Richard Eugene Santee, Esquire, Shay, Santee & Kelhart, 44 E. Broad Street, Suite 210, Bethlehem, PA 18018

Attorneys: Richard Eugene Santee, Esquire, Shay, Santee & Kelhart, 44 E. Broad Street, Suite 210, Bethlehem, PA 18018

WIELINS, RUTH L., dec'd.

Late of Forks Township, Northampton County, PA
Executrix: Ms. Carolyn L. Dagnall 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

WILKINSON, JANICE MARIE a/k/a JANICE M. WILKINSON, dec'd.

Late of Forks Township, Northampton County, PA
Executor: Glen Wightman a/k/a Glenn C. Wightman c/o Timothy J. Duckworth, Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., P.O. Box 20770, Lehigh Valley, PA 18002-0770

Attorneys: Timothy J. Duckworth, Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., P.O. Box 20770, Lehigh Valley, PA 18002-0770

ASSOCIATE ATTORNEY

Well established, prominent Upper Bucks County law firm is seeking an associate attorney for its Corporate and Business Department. Position requires Pennsylvania bar admission and demonstrated ability to be detail oriented, client focused, and a proactive team member. One to two years of experience in taxation, finance, or related practice area and/or LLM or CPA is preferred; recent law school graduate with relevant undergraduate degree and/or prior career experience will also be considered. Position responsibilities will include drafting and negotiating transactional documents and commercial contracts, entity formation and tax planning. Competitive salary, benefit package and 401(k) plan. Please forward resume/salary requirements to dsodano@grimlaw.com or P.O. Box 215, Perkasio, PA 18944.

Jan. 21

LEGAL PUBLIC NOTICE

The Lower Mount Bethel Township Zoning Hearing Board is accepting resumes and letters of interest for the

position of Zoning Hearing Board Solicitor. All candidates must be in good standing with the Pennsylvania Bar Association. The ideal candidate shall have land use experience and familiarity with the Pennsylvania Municipalities Planning Code. Excellent oral and written communication is a must as well as exceptional organizational skills. No later than January 27, 2016, please forward a letter of interest, resume and desired hourly rate to: Lower Mount Bethel Township, Attn.: Lori Stauffer, Secretary/Treasurer, P.O. Box 257, Martins Creek, PA 18063.

Jan. 21

**LEGAL SECRETARY/PARALEGAL/
FULL-TIME POSITION**

Experienced full-time Legal Secretary/Paralegal position is available for the Law Firm of Piperato Law Office, LLC. Excellent phone, typing and organizational skills required of this position. Estate/estate planning, corporate and real estate/title experience a plus. Salary commensurate with experience. Please send resume to Joseph J. Piperato, III, Esquire, 2005 City Line Rd., Suite 106, Bethlehem, PA 18017 or e-mail to piperato@ptd.net.

Jan. 14, 21

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on February 5, 2016, at ten o'clock a.m. in the COUNCIL CHAMBERS, THIRD FLOOR, of the Northampton County Government Center, within the City of Easton, County of Northampton and State of Pennsylvania, to wit:

PLEASE TAKE NOTICE that the sale price will include only the delin-

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

No. 1

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-10358**

Location:

2037 Ferry Street, Easton, PA 18042

Parcel ID:

L9SW1C 7 18 0837

Reputed Owner:

Luanne Rego aka Luanne A. Rego aka Luanne Happel aka Luanne A. Happel

All that certain lot or piece of ground situate in Wilson Borough, County of Northampton, Commonwealth of Pennsylvania.

BEING the same premises which Kevin Rego and Luanne Rego, Husband and Wife, by Deed dated February 16, 2010 and recorded in and for Northampton County, Pennsylvania in Book 2010-1, Page 43860, Instrument # 2010006635, granted and conveyed unto Luanne Rego, married, her heirs and assigns.

Improvements:

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

Attorney:

Kimberly A. Bonner, Esquire

No. 2

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-08134**

Location:

5839 Sullivan Trail, Nazareth, PA 18064

Parcel ID:

H8NW3 4 10 0626

Reputed Owner:

Jeffrey S. Groller

All those certain messuages or tenement and tracts or piece of land situate in the Township of Plainfield, in the Village of Belfast, County of Northampton and State of Pennsylvania.

Title to said Premises vested in Jeffrey S. Groller by Deed from Mark A. Stempien and Donna M. Stempien, husband and wife dated 05/07/2004 and recorded 05/11/2004 in the Northampton County Recorder of Deeds in Book 2004-1, Page 178152.

Improvements:

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

Attorney:

Robert W. Williams, Esquire

No. 3

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-05694**

Location:

429 Washington Boulevard,
Bangor, PA 18013

Parcel ID:

F9 5 10 0134

Reputed Owners:

Earl W. Randolph and Pauline M. Randolph aka Pauline Randolph

ALL THAT CERTAIN lot, piece or parcel of land situate in the township of Washington, county of Northampton and state of Pennsylvania.

BEING the same premises which Alex Nagy and Arlene Nagy, his wife by Deed dated August 30, 1976 and recorded August 31, 1976 in the Office of the Recorder of Deeds in and for Northampton County in Book: 552, Page: 370, granted and conveyed unto Earl W. Randolph and Pauline M. Randolph, his wife, as tenants by the entireties.

Improvements:

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

Attorney:

Andrew J. Marley, Esquire

No. 4

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-01145**

Location:

2572 Penns Ridge Boulevard,
Easton, PA 18040

Parcel ID:

K9 37 163 0311

Reputed Owners:

Wayne A. Samaroo and Shazia N. Samaroo

All that certain parcel of land situated in Township of Forks, Northampton County, Commonwealth of Pennsylvania, being known and designated as Lot 163, Penns Ridge Phase 4, filed in Plat Book 2000-5, Page 306, metes and bounds property.

Title to said Premises vested in Wayne A. Samaroo and Shazia N. Samaroo, husband and wife by Deed from Timothy M. Kildea and Michelle L. Kildea, husband and wife dated 08/29/2005 and recorded 09/19/2005 in the Northampton County Recorder of Deeds in Book 2005-1, Page 360896.

Improvements:

Thereon being erected a three-story condominium with brick exterior and shingle roof; attached one-car garage.

Attorney:

Robert W. Williams, Esquire

No. 5

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04120**

Location:

18 Jefferson Street, Wind Gap, PA
18091

Parcel ID:

E8SW4D 2 2B 0638

Reputed Owners:

Craig C. Fehr and Donna M. Fehr

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Wind Gap, County of Northampton and Commonwealth of Pennsylvania.

Title to said premises is vested in Craig C. Fehr and Donna M. Fehr, husband and wife, by deed from Rodney L. Frable and Joan M. Frable, his wife dated November 25, 1991 and recorded November 26, 1991 in Deed Book 848, Page 150.

Improvements:

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

Attorney:

Terrence J. McCabe, Esquire

No. 6

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-05836**

Location:

704 Main Street, Easton, PA 18040

Parcel ID:

H8SE4 4 6 0429

Reputed Owner:

Alyssa E. Bennett

ALL THAT CERTAIN MESSAGE OR TENEMENT AND LOT OR PIECE OF LAND SITUATE IN THE BOROUGH OF STOCKERTOWN, COUNTY OF NORTHAMPTON AND COMMONWEALTH OF PENNSYLVANIA.

BEING THE SAME PREMISES which Brian P. Jones and Kathleen J. McKelvey-Jones, husband and wife, by Deed dated 12/03/12 and recorded 12/04/12 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 20121 Page 291894 and Instru-

ment #2012039193 granted and conveyed unto Alyssa E. Bennett, unmarried woman, as sole owner, in fee.

Improvements:

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

Attorney:

Leslie J. Rase, Esquire

No. 7

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-10774**

Location:

1120 4th Street, Catasauqua, PA 18032

Parcel ID:

M4SE4A 15 15 0923

Reputed Owner:

Deborah A. Smith

ALL THAT CERTAIN message, tenement and lot or piece of ground situate in the First Ward of North Catasauqua Borough, County of Northampton, Commonwealth of Pennsylvania.

BEING THE SAME PREMISES WHICH Cityline-Hamilton Builders, LLC by deed dated 11/30/2010 and recorded 12/13/2010 in Northampton County Record Book 2010-1, Page 267182, granted and conveyed unto Deborah A. Smith.

Improvements:

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

Attorney:

Leon P. Haller, Esquire

No. 8

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-02964**

Location:

1075 West Lafayette Street aka 1075 Lafayette Street, Easton, PA 18042

Parcel ID:

L9NE1 12 1C 0310

Reputed Owners:

Aneysa Feliciano and Paolo Feliciano

ALL THAT PARCEL of land in the city of Easton, Northampton county, commonwealth of Pennsylvania, as more fully described in deed book 2006-1, page 149726, ID# L9NE1-12-1C, being known and designated as a metes and bounds property.

TITLE TO SAID PREMISES IS VESTED IN Paolo Feliciano and Aneysa Feliciano, by Deed from Mellon Bank, N.A., a corporation organized and existing under and by virtue of the laws of pennsylvania, dated 03/27/2006, recorded 04/17/2006 in Book 2006-1, Page 149726.

Improvements:

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

Attorney:

Matthew Brushwood, Esquire

No. 9

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04373**

Location:

1434 Washington Street, Hellertown, PA 18055

Parcel ID:

Q7NW3A 8 2 0715

Reputed Owner:

Shelby R. Henn

ALL THAT CERTAIN message, tenement and lot or piece of land situate, lying and being in the Borough of Hellertown (formerly Township of Lower Saucon) County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Neil D. Henn and Shelby R. Henn, h/w, by Deed from William

H. Buck and Diane M. Buck, h/w, dated 07/29/1999, recorded 07/29/1999 in Book 1999-1, Page 114490.

Neil D. Henn died on September 2, 2012 vesting interest solely to Shelby R. Henn.

Improvements:

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

Attorney:

Matthew Brushwood, Esquire

No. 10

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-04996**

Location:

2525 Margaret Court, Easton, PA 18040

Parcel ID:

K9 10 6-242 0311

Reputed Owner:

Derick Jennings

ALL THAT CERTAIN message, tenement, and lot or parcel of land situate in the township of Forks, Northampton county, Pennsylvania, designated as lot no. 242 on the plan of Penn's ridge, phase 5,6 and 8, as said plan is recorded in the recorder of deeds office in and for Northampton county, Pennsylvania in plan book volume 2002-5, pages 207-209.

TITLE TO SAID PREMISES IS VESTED IN Michael Jennings and Derick Jennings, Father and Son, by Deed from Susan Squires, nka Susan Squires Donatelli, dated 08/15/2008, recorded 08/20/2008 in Book 2008-1, Page 239670.

By virtue of MICHAEL JENNINGS's death on or about 07/10/2013, his ownership interest was automatically vested in the surviving joint tenant(s).

Improvements:

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

Attorney:

Matthew Brushwood, Esquire

**No. 11
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-04439**

Location:

220 Juniata Street, Freemansburg, PA 18017

Parcel ID:

P7NW2A 3 12 0212

Reputed Owner:

Katherine D. Fisher

ALL THAT CERTAIN MESSAGE, TENEMENT AND LOT OR PIECE OF LAND SITUATE ON CLEARFIELD TERRACE, IN THE BOROUGH OF FREEMANSBURG, COUNTY OF NORTHAMPTON AND STATE OF PENNSYLVANIA.

BEING THE SAME PREMISES GRANTED AND CONVEYED UNTO KATHERINE D. FISHER, WIDOW BY DEED DATED 07/25/2008 AND RECORDED 12/15/2013 FROM KATHERINE D. FISHER, WIDOW IN INSTRUMENT NUMBER 6102829557.

Improvements:

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

Attorney:

Victoria W. Chen, Esquire

**No. 12
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-05028**

Location:

2722 Tamlynn Lane, Easton, PA 18045

Parcel ID:

M8NE2 34 26 0324

Reputed Owner:

Adrienne Reddick-Brown

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania shown as Lot 38 on the Final Plan of Victoria Square II as recorded in Map Book 1994-5, Page 204 in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania.

BEING the same premises which is vested in Adrienne Reddick-Brown by deed from George E. Williams and Carol L. Williams recorded 12/7/2007 as Instrument Number 2007056977 Book 2007-1 Page 437740.

Improvements:

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

Attorney:

Michael McKeever, Esquire

**No. 13
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-05465**

Location:

1734 Memorial Avenue, Bethlehem, PA 18017

Parcel ID:

N6SE1B 6 1 0204

Reputed Owner:

Filio Kondoleon

ALL THAT CERTAIN tract or parcel of land situate in the Fourteenth Ward of the City of Bethlehem, Northampton County, Pennsylvania.

BEING the same premises which by Deed dated June 15, 1982 and recorded in the Office of the Recorder of Deeds of Northampton County on June 16, 1982 in Deed Book Volume 638, Page 669, granted and conveyed unto Filio Kondoleon.

Improvements:

Thereon being erected a two-story single style dwelling with brick and

fieldstone exterior and shingle roof; attached one-car garage.

Attorney:

Jason J. Leninger, Esquire

No. 14

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-00854**

Location:

405 E. Kleinhans Street, Easton,
PA 18042

Parcel ID:

L10SW4D 5 2 0310

Reputed Owner:

Teflorne Fitzgerald, Executrix of
the Estate of Dorothy A. Lang

ALL THAT CERTAIN parcel of
land, with improvements thereon
erected, known as 405 E. Kleinhans
Street, situate in the City of Easton,
County of Northampton and State of
Pennsylvania.

BEING the same premises which
by Deed dated September 23, 1977
and recorded in the Office of the
Recorder of Deeds of Northampton
County on September 26, 1977 in
Deed Book Volume 571, Page 962,
granted and conveyed unto Clifford
E. Lang and Dorothy A. Lang.

Improvements:

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

Attorney:

Jason J. Leninger, Esquire

No. 15

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05949**

Location:

1223 E. 3rd Street, Bethlehem, PA
18015

Parcel ID:

P6NE3C 6 28 0204

Reputed Owner:

Diane C. Petro

ALL THAT CERTAIN messuage, or
one-half of the twin dwelling known
as No. 1223 East Third Street; and
lot or piece of ground situate in Ward
5, City of Bethlehem, County of
Northampton and State of Pennsyl-
vania.

BEING the same premises which
by Deed dated May 31, 1985 and
recorded in the Office of the Recorder
of Deeds of Northampton County on
June 3, 1985 in Deed Book Volume
682, Page 335, granted and conveyed
unto Diane C. Petro.

Improvements:

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

Attorney:

Jason J. Leninger, Esquire

No. 16

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-09223**

Location:

1607 Sixth Street, Bethlehem, PA
18020

Parcel ID:

N7SE1 4 10 0205

Reputed Owner:

David Clarence Keiper

ALL THOSE four certain lots and
pieces of land situate in the Township
of Bethlehem, County of Northamp-
ton and State of Pennsylvania, desig-
nated as Lots Nos. 43, 44, 45 and 46,
Block 18, on plan of lots of Prospect
Heights, which said plan is recorded
in the Office of the Recorder of Deeds,
in and for Northampton County,
Pennsylvania, in Map Book No. 3,
page 16, etc., said lots being located
on the West side of Sixth Street,
bounded and described as follows:—
Each lot containing a width in front
on said Sixth Street of twenty-five (25)
feet, or a total width of One Hundred
(100) feet, and extending of that width

in depth Westwardly One Hundred and ten (110) feet to Chestnut Street. Bounded on the North by Lot No. 42, Block 18, on the South by Lehigh Street, on the East by Sixth Street and on the West by Chestnut Street.

BEING the same premises which by Deed dated November 8, 1995 and recorded in the Office of the Recorder of Deeds of Northampton County on November 8, 1995 in Deed Book Volume 1995-1, Page 106998, granted and conveyed unto David Clarence Keiper.

Improvements:

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

Attorney:

Jason J. Leninger, Esquire

No. 17

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-03599**

Location:

2108 Schwab Avenue, Bethlehem, PA 18015

Parcel ID:

N7SE4 12 5 0719

Reputed Owner:

Matthew Syp aka Matthew D. Syp
ALL THAT CERTAIN parcel of ground situated on the South side of Schwab Avenue, in the tract known as Bethlehem Steel City, in the Township of Lower Saucon, in the County of Northampton and Commonwealth of Pennsylvania, being Lots Nos. 87 and 88, in Block No. 2, of the first Subdivision of Bethlehem Steel City, as surveyed and laid out by A.M. Cawley, C.E., on November 6, 1915, and recorded in the Office for the recording of Deeds at Easton, PA in and for the County of Northampton.

TITLE TO SAID PREMISES IS VESTED IN MATTHEW D. SYP BY

DEED FROM JEFFREY P. WIDA, JR. AND TINA L. WIDA, H/W DATED 10/31/2003 RECORDED 12/03/2003 IN DEED BOOK 2003-1 PAGE 501788.

Improvements:

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

Attorney:

David Neeren, Esquire

No. 18

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-01494**

Location:

1209 Carlisle Street, Bethlehem, PA 18017

Parcel ID:

N6SE3B 18 1 0204

Reputed Owners:

James A. Gensch and Melissa A. Gensch

ALL THAT CERTAIN lot, piece or parcel of land with the improvements thereon erected situate in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, known as 1209 Carlisle Street, and also designated as Lot No. 29, Block No. 2900, on Map of Lots entitled 'United States Housing Corporation of Pennsylvania, Project No. 24, Pembroke Village, Bethlehem, PA, Section', recorded in Northampton County Map Book 9, Page 12.

TITLE TO SAID PREMISES IS VESTED IN James A. Gensch and Melissa A. Gensch, h/w, by Deed from Doris E. Young Coyle, aka, Doris E. Coyle, by her agent, Diane A. Davis, dated 04/30/2004, recorded 05/05/2004 in Book 2004-1, Page 168129.

Improvements:

Thereon being erected a colonial single style dwelling with brick

exterior and shingle roof; detached one-car garage.

Attorney:

Richard J. Nalbandian, III, Esquire

No. 19

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-03109**

Location:

2020 Hay Terrace, Easton, PA 18042

Parcel ID:

L9SW4B 10 5 0837

Reputed Owner:

David N. Oslin

ALL THAT CERTAIN Eastern 1/2 of a double dwelling house and lot of ground situated on the South side of Hay Terrace, Borough of Wilson, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES which Florence R. McCabe, by Deed dated December 4, 2007 and recorded December 5, 2007 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2007-1, Page 435592, granted and conveyed unto David N. Oslin.

Improvements:

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

Attorney:

Sean P. Mays, Esquire

No. 20

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-06027**

Location:

4523 Homestead Drive, Nazareth, PA 18064

Parcel ID:

K7 19 19-25 0418

Reputed Owners:

Fariha Naqvi aka Fariha Bokhari and Syed Hasan Naqvi

All that certain lot or parcel of land situated in the Township of Lower Nazareth, County of Northampton and Commonwealth of Pennsylvania, being Lot No.25 as shown on a plan entitled, 'Final Plan, Record Subdivision Plan for Foxwood Farms', pages 3A, 3B and 3C of 20, dated September 22, 2003 last revised September 3, 2004, prepared by Van Cleef Engineering Associates, Bethlehem, Pa. and recorded October 7, 2004 in Plan Book 2004-5, starting page 670 (5 pages).

TITLE TO SAID PREMISES IS VESTED IN Fariha Bokhari, by Deed from Toll PA, L.P., dated 08/30/2006, recorded 09/07/2006 in Book 2006-1, Page 369289.

Improvements:

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

Attorney:

Matthew Brushwood, Esquire

No. 21

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2008-11618**

Location:

2305 Jamie Court, Easton, PA 18040

Parcel ID:

K9 16 13B-52 0311

Reputed Owner:

Bayyinah Ismail fka Bayyinah Summerville aka Bayyinah J. Summerville

ALL THAT CERTAIN TRACT OF LAND LOCATED IN THE TOWNSHIP OF FORKS, COUNTY OF NORTHAMPTON, AND COMMONWEALTH OF PENNSYLVANIA (AS SHOWN ON A FINAL LAND DEVELOPMENT PLAN FOR A P.R.D. ENTITLED LAFAYETTE PARK, RECORDED IN MAP BOOK VOLUME 2000-5, PAGE 212-214).

TITLE TO SAID PREMISES IS VESTED IN Bayyinah Ismail, a married woman, by Deed from Bayyinah Summerville, nbm, Bayyinah Ismail, dated 08/11/2004, recorded 08/19/2004 in Book 2004-1, Page 325839.

Improvements:

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

Attorney:

Joseph E. DeBarberie, Esquire

No. 22

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-02727**

Location:

2538 Nottingham Road,
Bethlehem, PA 18017

Parcel ID:

N7NW2 27 39 0204

Reputed Owner:

Sandra Royal aka Sandra J. Royal

ALL THAT CERTAIN parcel of land with the improvements thereon erected, known as 2538 Nottingham Road, in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, also known as Lot No. 1, Block J, Section 2 on Plan of Northdale Manor.

TITLE TO SAID PREMISES IS VESTED IN Ellery T. Royal and Sandra J. Royal, his wife, by Deed from Thomas Mott and Marjorie Mott, his wife, dated 06/12/1973, recorded 06/14/1973 in Book 460, Page 393.

The said Ellery T. Royal died on 3/18/1987, vesting sole ownership in Sandra J. Royal as surviving tenant by the entirety.

Improvements:

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

Attorney:

Matthew Brushwood, Esquire

No. 23

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03459**

Location:

481 Savage Road, Northampton,
PA 18067

Parcel ID:

L4SE1 3 9 0501

Reputed Owners:

Dana Shetayh and Samuel Shetayh aka Samuel J. Shetayh aka Samuel Joseph Shetayh

ALL THAT CERTAIN lot or piece of round situate in the township of Allen, county of Northampton and state of Pennsylvania, according to a plan of Paul H. Moyer recorded in the office for the recording of deeds in and for the county of Northampton in map book 92, page 246.

TITLE TO SAID PREMISES IS VESTED IN Samuel Shetayh & Dana Shetayh, h/w, by Deed from Samuel Shetayh, dated 10/26/2005, recorded 11/03/2005 in Deed Book 2005-1, Page 439344.

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. 24

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-05390**

Location:

2195 Gillian Lane, Easton, PA
18040

Parcel ID:

K9 10 6-390 0311

Reputed Owner:

Giovanni Toro

ALL THAT CERTAIN Condominium Unit located in the Township of Forks, Northampton County, Pennsylvania being known and designated as Unit Number B-1 of Penn's Ridge Condominium, according to the Declaration of Condominium of Penn's Ridge Condominium, as recorded in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania.

BEING the same premises which Atlantic Equities Inc., a Pennsylvania Corporation, by Deed dated June 18, 2009 and recorded July 22, 2009 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book/Page 2009-1/187765, granted and conveyed unto Giovanni Toro and Claudia Victoria, joint tenants with right of survivorship both of Elizabeth, New Jersey as joint tenants with right of survivorship.

Improvements:

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

Attorney:

M. Troy Freedman, Esquire

No. 25

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-03108**

Location:

4508 Lenox Drive, Bethlehem, PA 18017

Parcel ID:

M6NW1 9 3 0214

Reputed Owner:

Stephanie L. Hottenstein, in Her Capacity as Administratrix Cta and Devisee of The Estate of Ronald J. Schmidt aka Ronald J. Schmidt

ALL THAT CERTAIN lot or piece of ground with the building and improvements erected thereon, situate in Hanover Township,

Northampton County, Pennsylvania, described according to a Plan of Subdivision of Gwen Mawr, Phase 1, made by CCM Engineering Corporation on May 7, 1990, and recorded in Plan Book No. 90, page 155A.

TITLE TO SAID PREMISES IS VESTED IN Ronald J. Schmidt and Carol D. Schmidt, h/w, by Deed from East Hanover Development Corporation, dated 07/30/1992, recorded 08/04/1992 in Book 870, Page 420.

By virtue of CAROL D. SCHMIDT's death on or about 03/25/2014, her ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor RONALD J. SCHMIDT, SR A/K/A RONALD J. SCHMIDT died on 09/04/2014, leaving a will dated 2/7/2003. Letters of Administration were granted to STEPHANIE L. HOTTENSTEIN on 09/11/2014 by the Register of Wills of NORTHAMPTON COUNTY, No. 2014-1097. Decedent's surviving devisees are STEPHANIE L. HOTTENSTEIN, SHARON E. RICHARDSON, GAYLE D. FRASSENEI, and RONALD J. SCHMIDT, JR.

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. 26

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-04562**

Location:

915 Fernwood Street, Bethlehem, PA 18018

Parcel ID:

N6SE3D 35 10 0204

Reputed Owner:

Sheri L. Ford

ALL THAT CERTAIN LOT OR PIECE OF LAND, WITH THE HALF TWIN FRAME DWELLING NO. 915 FERN WOOD STREET THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF BETHLEHEM, COUNTY OF NORTHAMPTON, AND COMMONWEALTH OF PENNSYLVANIA.

BEING THE SAME PREMISES WHICH TERRY L. SMYSER AND KATHIE M. SMYSER, HUSBAND AND WIFE, GRANTED AND CONVEYED UNTO SHERI L. FORD, BY DEED DATED 7/12/2005 AND RECORDED 8/4/05 IN NORTHAMPTON COUNTY, DEED BOOK 20051, PAGE 296061.

Improvements:

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

Attorney:

Heather Riloff, Esquire

No. 27

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-03200**

Location:

1840 Freemansburg Avenue, Easton, PA 18042

Parcel ID:

L9SW3A 19 16 0837

Reputed Owners:

Jose R. Davila-Guzman and Luz A. Rodriguez-Ortiz

ALL THAT CERTAIN lot or piece of land situate on the south side of Freemansburg Avenue, in the Borough of Wilson, County of Northampton and State of Pennsylvania.

Title to said premises is vested in Jose R. Davila-Guzman and Luz A. Rodriguez-Ortiz by deed from Frank J. Soda, Sr. and Ilda A. Perna dated April 9, 2008 and recorded April 22,

2008 in Instrument Number 2008014687.

Improvements:

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

Attorney:

Jacob M. Ottley, Esquire

No. 28

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-07790**

Location:

3547 Penfield Way, Nazareth, PA 18064

Parcel ID:

K6 5 5C-91 0432

Reputed Owner:

Tina L. Valleau aka Tina L. Sasso

ALL THAT CERTAIN tract of land located in Upper Nazareth Township, County of Northampton, Commonwealth of Pennsylvania as shown on the plan titled 'Penn-Dixie Manor', Project No. 209002 dated June 4, 2002 last revised May 17, 2005 prepared by Benchmark Civil Engineering Services, Inc. as recorded in the Office of Recorder of Deeds in the Northampton County Courthouse, Map Book Volume 2005-5 Page 452, on July 28, 2005.

BEING THE SAME PREMISES which DeLuca Enterprises, Inc., by Deed dated June 30, 2006 and recorded July 7, 2006 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2006-1, Page 276120, granted and conveyed unto Tina L. Valleau.

Improvements:

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

Attorney:

Gregory Javardian, Esquire

No. 29
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-02584

Location:

212 Johnson Road, Bangor, PA
 18013

Parcel ID:

F10 3 9A 0134

Reputed Owner:

Matthew Christie

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Washington, County of Northampton and Commonwealth of Pennsylvania, shown as Lot Number 1 on Drawing 91 D2209, entitled Johnson Subdivision, as prepared by Joseph E. Policelli, Registered Surveyor, and recorded in the Northampton County Recorder of Deeds Office in Map Book 91, at Page 109.

TITLE TO SAID PREMISES IS VESTED IN Matthew Christie, by Deed from Melvin E. Bauman and Anita E. Bauman, h/w, dated 01/31/2007, recorded 02/05/2007 in Book 2007-1, Page 49354.

Improvements:

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

Attorney:

Jonathan Lobb, Esquire

No. 30
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-09451

Location:

1477 Ravena Street, Bethlehem,
 PA 18015

Parcel ID:

Q7NW1C 4 4N 0204

Reputed Owner:

Aasim Saber

ALL THAT CERTAIN piece or parcel of land known as Lot 13,

shown on the subdivision plan entitled Carriage Homes of Saucon Creek, recorded in Map Book Volume 2002-5 Page 4, located in the City of Bethlehem, County of Northampton, and Commonwealth of Pennsylvania.

Title to said premises is vested in Aasim Saber by deed from Jonathan P. Davies and Jennifer D. Davis, husband and wife, dated June 26, 2006 and recorded June 30, 2006 in Deed Book 2006-1, Page 266377.

Improvements:

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

Attorney:

Jacob M. Ottley, Esquire

No. 31
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-03692

Location:

1072 West Berwick Street, Easton,
 PA 18042

Parcel ID:

M9NE1A 5 11 0310

Reputed Owners:

Elba Carbajal aka Elba G. Carbajal and Juan Pinto aka Juan C. Pinto

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the south side of West Berwick Street, in the City of Easton, County of Northampton, Commonwealth of Pennsylvania described and shown on a survey plan prepared by Kenneth R. Hahn, R.E., drawing no. 79-370 dated August 23, 1979, bounded and described as follows: BEGINNING at a point on the south right of way line of West Berwick Street (50 feet wide), said point being located 220.00 feet east of the east right of way line of Packer Street; thence along the south right of way line of West Berwick Street north 90

degrees 00 minutes east (due east) 22.92 feet to a point; thence along the premises of house no. 1068 West Berwick Street south 0 degrees 00 minutes west (due south) 140.00 feet to a point on the north side of Wireback Street, south 90 degrees 00 minutes west (due west) 22.92 feet to a point; thence along the premises of house no. 1074 West Berwick Street, north 0 degrees 00 minutes east (due north) 140.00 feet to a point the place of beginning.

BEING THE SAME PREMISES Juan Pinto and Elba Carbajal, husband and wife by deed from Andres Velasquez, a married individual, dated 10/12/2007 and recorded 10/18/2007 in Book 2007-1 page 383132.

Improvements:

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

Attorney:

Victoria W. Chen, Esquire

No. 32

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06499**

Location:

1086 Smith Gap Road, Bath, PA 18014

Parcel ID:

G5 11 14A 0520

Reputed Owners:

Richard C. Schreib, Jr. aka Richard C. Schreib and Nancy L. Schreib

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the easterly side of Smith Gap Road, Township Road 606, in the Township of Moore. County of Northampton, Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Richard C. Schreib and Nancy L. Schreib, h/w, by Deed from John J. Blimline and Jennifer L. Blimline, h/w dated 05/31/2007, recorded 06/01/2007 in Book 2007-1, Page 201602.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 33

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-05368**

Location:

903 N. New Street, Bethlehem, PA 18018

Parcel ID:

P6NE1A 4 7A 0204

Reputed Owner:

Pedro Jimenez

ALL THAT CERTAIN tract, piece or parcel of land, together with the buildings erected thereon, situate, lying and being in the Eighth Ward, City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, being House Number 903 North New Street.

TITLE TO SAID PREMISES IS VESTED IN BY Pedro Jimenez DEED FROM Albert J. Filaseta and Barbara L. Filaseta, husband and wife DATED 11/22/2004 RECORDED 01/05/2005 IN DEED BOOK 2005-1 PAGE 4041.

Improvements:

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

Attorney:

Nicole LaBletta, Esquire

No. 34**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-09132****Location:**

321 Highlands Boulevard, Easton,
PA 18042

Parcel ID:

M10NW1A 4 34 0310

Reputed Owners:

Darren Schuster aka Darren M.
Schuster and Donna Schuster aka
Donna A. Schuster

ALL THAT CERTAIN TRACT OR
PARCEL OF LAND, WITH IMPROVE-
MENTSTHEREON, KNOWN AS LOT
NO. 244 OF HIGHLANDS SECTION
II, PHASE II, AS SHOWN ON THE
FINAL RECORD PLAN OF SAID
SUBDIVISION PREPARED BY
HANOVER ENGINEERING ASSOCI-
ATES, INC. OF BETHLEHEM, PENN-
SYLVANIA, DATED JUNE 11, 1999,
BEING LOCATED IN THE CITY OF
EASTON, NORTHAMPTON COUNTY,
PENNSYLVANIA, IN RECORD BOOK
VOLUME 2000-5 PAGE 78-80,
BEING KNOWN AND DESIGNATED
AS 321 HIGHLANDS BLVD.
SUBJECT TO EASEMENTS,
COVENANTS AND RESTRICTIONS
WHICH APPEAR IN THE CHAIN OF
TITLE, AS SHOWN ON RECORDED
PLANS AND WHICH PRESENTLY
EXIST. BEING KNOWN AS UNIFORM
PARCEL IDENTIFIER NO.:
M10NW1A-4-34 AS DESCRIBED IN
MORTGAGE BOOK 2006-1 PAGE
343984.

TITLE TO SAID PREMISES IS
VESTED IN DARREN M. SCHUSTER
AND DONNA SCHUSTER, AS
TENANTS BY THE ENTIRETY BY
DEED FROM ROBERT S. HUGHES
AND ANNE P. HUGHES DATED
07/14/2006 RECORDED
07/31/2006 IN DEED BOOK 2006-1
PAGE 307710.

Improvements:

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

Attorney:

Nicole LaBletta, Esquire

No. 35**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-05429****Location:**

516 Blaine Street, Bangor, PA
18013

Parcel ID:

D10SW1 D2 2C 0109

Reputed Owners:

Michael Cline and Tara Cline

ALL THAT CERTAIN parcel of land
situate in the Borough of East Bangor,
County of Northampton, Common-
wealth of Pennsylvania.

BEING THE SAME PREMISES
GRANTED AND CONVEYED UNTO
MICHAEL CLINE AND TARA CLINE,
HUSBAND AND WIFE BY DEED
FROM WAYNET. WELTY AND TENA
N. WELTY, HUSBAND AND WIFE
RECORDED JUNE 9, 2009 AS
INSTRUMENT NUMBER
2009019866, BOOK 2009-1 PAGE
142996, OF OFFICIAL RECORDS.

Improvements:

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

Attorney:

Victoria W. Chen, Esquire

No. 36**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-04171****Location:**

641 Palomino Drive, Catasauqua,
PA 18032

Parcel ID:

M4SE1A 15 1 0923

Reputed Owners:

Stephen Rusyn, Jr. and Marguerite M. Rusyn

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND SITUATE IN THE BOROUGH OF NORTH CATASQUA, COUNTY OF NORTHAMPTON AND COMMONWEALTH OF PENNSYLVANIA.

Title to said premises is vested in Stephen Rusyn, Jr., by deed from Stephen Rusyn, Jr. and Maguerite M. Rusyn, husband and wife, dated July 16, 1998 and recorded August 24, 1998 in Deed Book 1998-1, Page 112580 Instrument Number 1998034133.

Improvements:

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

Attorney:

Brian T. LaManna, Esquire

No. 37

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-04551**

Location:

3213 Fox Hill Road, Easton, PA 18045

Parcel ID:

K8 15 2-65 0324

Reputed Owners:

Michelle Slingland aka Michelle A. Slingland and Western C. Slingland, Jr.

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF PALMER, COUNTY OF NORTHAMPTON AND COMMONWEALTH OF PENNSYLVANIA AS SHOWN ON FINAL PLAN "FOX RUN ESTATES" AS SHOWN AT MAP BOOK 2004-5, PAGE 483. BEING KNOWN AS LOT #65 ON SAID PLAN. BEING TAX PARCEL #KS-15-2-65. AS

DESCRIBED IN MORTGAGE BOOK 2006-1, PAGE 45512.

TITLE TO SAID PREMISES IS VESTED IN WESTERN C. SLINGLAND, JR. AND MICHELLE SLINGLAND, HUSBAND AND WIFE BY DEED FROM NVR, INC., A VIRGINIA CORPORATION TRADING AS RYAN HOMES DATED 10/28/2005 RECORDED 12/08/2005 IN DEED BOOK 2005-1 PAGE 497818 OR AT INSTRUMENT NUMBER .

Improvements:

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

Attorney:

Nicole LaBletta, Esquire

No. 38

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-05369**

Location:

160 Spring Street, Easton, PA 18042

Parcel ID:

L9SW3D 15 1 0835

Reputed Owners:

Barry W. Kutz and Nancy Kutz
ALL THAT CERTAIN tenement and lot or piece of ground situate on the South side of Spring Street in the Borough of West Easton, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES which Walter A. Smith, Jr. and Jean Smith, husband and wife, by Deed dated September 11, 1985 and recorded September 12, 1985 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 686 Page 6, granted and conveyed unto Barry W. Kutz and Nancy Kutz, his wife.

Improvements:

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

Attorney:

Gregory Javardian, Esquire

No. 39**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-00398****Location:**

137 Vista Drive, Easton, PA 18042

Parcel ID:

L10SW4D 13 19 0310

Reputed Owner:

Wladyslaw Kusek

ALL THAT CERTAIN lot or piece of land with the improvements thereon erected situated in the City of Easton, County of Northampton and State of Pennsylvania, known as Lot No. 87 Section 1, of The Highlands, a subdivision situated in the City of Easton, County of Northampton, Pennsylvania, according to the plots thereof recorded in the Office for the Recording of Deeds in and for Northampton County, Pennsylvania, in Map Book 30, Page 23A.

TITLE TO SAID PREMISES IS VESTED IN Wladyslaw Kusek, divorced, by Deed from Jack E. Wilson and Romualda M. Wilson, his wife, dated 12/28/1982, recorded 01/28/1983 in Book 646, Page 164.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 40**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-06180****Location:**

422 Carlton Avenue, Bethlehem, PA 18015

Parcel ID:

P6SW2C 9 11A 0204

Reputed Owners:

Mary Ann Schoenberger aka Maryanne Schoenberger, Rose Anne McCafferty, Jimmy Veanus, Charles R. Veanus, III, Christina Resetar, Crystal Veanus, Chastity Veanus, Morgan Veanus, Raven Veanus, Dakota Veanus, John Veanus, and Austin Veanus, in Their Capacity as Heirs of Helen Veanus, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Helen Veanus, Deceased

ALL THAT CERTAIN messuage or 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 Charles H. Veanus and Helen Veanus, his wife, by deed from Anna A. Orosky, widow, Dated 10/06/1969, Recorded 10/07/1969, in Book 356, Page 472.

By virtue of CHARLES H. VEANUS's death on or about 01/01/1978, her ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor HELEN VEANUS died on 11/28/2012, and upon information and belief, her surviving heirs are MARY ANN SCHOENBERGER, ROSE ANNE MCCAFFERTY, JIMMY VEANUS, CHARLES R. VEANUS, III, and JOHN F. VEANUS.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 41**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-04520****Location:**

5745 Sullivan Trail, Nazareth, PA
18064

Parcel ID:

H8SE1 1 3 0626

Reputed Owners:

Alex Lee Gensch, in Her Capacity as Heir of the Estate of Paul C. Gensch, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Paul C. Gensch, Deceased

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

BEING THE SAME PREMISES which Timothy J. Reed and Tammy L. Reed, husband and wife, husband and wide , by Deed dated July 22, 1998 and recorded August 5, 1998 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 1998-1, Page 102902, granted and conveyed unto PAUL C . GENSCH.

Improvements:

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

Attorney:

Amanda L. Rauer, Esquire

No. 42**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-06223****Location:**

803 Ward Drive, Northampton, PA
18067

Parcel ID:

M4 1 1-90 0501

Reputed Owners:

Robert A. Dieter and Sandra L. Dieter

ALL THAT CERTAIN lot or parcel of land situate in the Township of Allen, County of Northampton, Commonwealth of Pennsylvania, designated as Lot No. 90 on the plat of Penn's Chase, as said plan is recorded in the Recorder of Deeds Office in and for Northampton County, Pennsylvania in Plan Book Vol. 2001-5, Page 323.

Being The Same Premises Which Is Vested In Robert A. Dieter And Sandra L. Dieter, Husband And Wife, By Deed From Joseph H. Venturini, Dated 11/22/2006 And Recorded 12/21/2006 In Book 2006-1 Page 525894, Instrument# 2006073392.

Improvements:

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

Attorney:

Victoria W. Chen, Esquire

No. 43**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-05951****Location:**

317 East High Street, Hellertown,
PA 18055

Parcel ID:

Q7NW3B 3 6 0715

Reputed Owner:

Karen L. Homan

All that certain tract, parcel or piece of land situated in the Borough of Hellertown, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Karen L. Homan, by Deed from James Zawick and Stephanie Olexa, h/w, Dated 02/27/1997, Recorded 03/03/1997, in Book 1997-1, Page 19574.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 44

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-03415**

Location:

2485 Freemansburg Avenue,
Easton, PA 18042

Parcel ID:

M9NW1B 10 16 0837

Reputed Owners:

Robert Madison aka Robert C. Madison and Shannon Dudeck aka Shannon Madison

ALL THAT CERTAIN lot of land with the dwelling thereon erected known as #2485 Freemansburg Avenue, situate, lying and being in the Borough of Wilson, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Robert Madison and Shannon Dudeck, as joint tenants with right of survivorship, by Deed from Mary Lynn Langston, nbm Mary Lynn Wintermute, dated 10/30/1997, recorded 11/05/1997 in Book 1997-1, Page 123000.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 47

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-09035**

Location:

505 North Lobb Avenue, Pen
Argyl, PA 18072

Parcel IDs:

E8NE2A 1 2 0625 and E8NE2A 1
3 0625

Reputed Owners:

Amy E. Bender and Jesse Bender
ALL THAT CERTAIN lot or parcel of ground situate in the Borough of Pen Argyl, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES which Estate of Thelma P. Herd, aka Thelma P. Roberts by Judith Ann Herd, Executrix, by Deed dated 06/30/03 and recorded 07/02/03 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2003-1, Page 248708, granted and conveyed unto AMY E. BENDER and JESSE BENDER.

Improvements:

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

Attorney:

Amanda L. Rauer, Esquire

No. 48

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-12274**

Location:

224 Vista Drive, Easton, PA 18042

Parcel ID:

M10NW1B 1 6 0310

Reputed Owners:

Unkonwn Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Cesar F. Borrero, Deceased

ALL THAT certain lot of piece of land situate in the City of Easton, County of northampton, and Commonwealth of Pennsylvania, being known as lot number 198 as shown on a Plat of a subdivision entitled "The Highlands, final subdivision Plat, Section II ALED Corp." by

C Douglas Cherry and Associates, recorded in the office for the Recording of Deeds in and for Northampton County, Pennsylvania in Plan Book 49, pages 3, 3A, and 3B.

BEING THE SAME PREMISES which Lyubomir Trayanov & Gergana Trayanova, husband and wife, by Deed dated 05/31/06 and recorded 06/05/06 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 20061, Page 220959, granted and conveyed unto CESAR F. BORRERO. And said CESAR F. BORRERO departed this life on 10/17/2010, vesting the title solely in UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER by rights of survivorship.

Improvements:

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

Attorney:

Amanda L. Rauer, Esquire

No. 49

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-06675**

Location:

1172 Middletown Road, Pen Argyl, PA 18072

Parcel ID:

E9 10 2A 0626

Reputed Owners:

Jeffrey W. Pierce and Claudia L. Pierce

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

BEING THE SAME PREMISES which Joseph M. Yurescko and

Helena R. Yurescko, by Deed dated December 17, 2001 and recorded December 19, 2001 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume Instrument # 2001055404, granted and conveyed unto JEFFREY W PIERCE and CLAUDIA L PIERCE.

Improvements:

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

Attorney:

Amanda L. Rauer, Esquire

No. 50

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-05799**

Location:

1843 Lincoln Avenue, Northampton, PA 18067

Parcel ID:

L4SW4B 14 25 0522

Reputed Owners:

Allison Graves and Donna R. George, as Co-Administratrix of The Estate of Nicholas J. George aka Nicholas George, Deceased and Michael A. George, as Co-Administratrix of The Estate of Nicholas J. George aka Nicholas George, Deceased

ALL THAT CERTAIN messuage, tenement and lot or piece of ground known as 1843 Lincoln Avenue, in the First Ward of the Borough of Northampton, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Jason M. Silverman, married, by Deed dated 12/20/06 and recorded 12/27/06 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2006-1, Page 530875, granted and conveyed unto ALLISON GRAVES and NICHOLAS J. GEORGE A/K/A NICHOLAS GEORGE.

Improvements:

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

Attorney:

Amanda L. Rauer, Esquire

No. 51

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02579**

Location:

1825 Willow Drive, Easton, PA 18040

Parcel ID:

K9 24 10 0311

Reputed Owners:

Richard H. Dininni and Mirtha Dininni

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Forks, County of Northampton, Commonwealth of Pennsylvania, known as Lot NO. 36 of Sycamore Hills II, Section I, as recorded in Map Book 86, at Page 191, in the Office of the Recorder of Deeds for Northampton County, at Easton, Pennsylvania.

BEING THE SAME PREMISES which Mirtha Dininni, by Deed dated 09/09/07 and recorded 09/11/07 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2007-1, Page 334153, granted and conveyed unto RICHARD H. DININNI and MIRTHA DININNI.

Improvements:

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

Attorney:

Amanda L. Rauer, Esquire

No. 53

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-00206**

Location:

234 Cherokee Street, Bethlehem, PA 18015

Parcel ID:

P6SW2B 1 7B 0204

Reputed Owners:

Kim A.R. Hams and Kevin L. Hams

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in the City of Bethlehem, Northampton County, Commonwealth of Pennsylvania, bounded and described according to a Site Plan of 'Cherokee Street Townhouses' made by C. F. Portner Architects, dated September 24, 1984 and last revised April 10, 1985, and recorded in Plan Book 85 page 101.

TITLE TO SAID PREMISES IS VESTED IN Kim A. R. Hams, individually and Kevin L. Hams, taking title, as tenants in common, by Deed from Kim A. R. Hams, in his fiduciary capacity, as executor of the Estate of P. Angela Dole., dated 02/15/2008, recorded 02/21/2008 in Book 2008-1, Page 46873.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 54

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06458**

Location:

114 Freedom Court, Bethlehem, PA 18020

Parcel ID:

M7NE3 1 17 0205

Reputed Owner:

Jeanine M. Ely

All that certain unit, designated as Unit B-8, being a Unit in the Penn's Farms Condominium, situate in the Township of Bethlehem, County of

Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Jeanine M. Ely, by Deed from Janet M. Grazul, dated 06/15/2007, recorded 06/21/2007 in Book 2007-1, Page 230523.

Improvements:

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

Attorney:

Jonathan Lobb, Esquire

No. 55

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-03318**

Location:

173 Main Street, Easton, PA 18042

Parcel ID:

M9NW3D 1 1 0813

Reputed Owners:

Frank L. Galiano and Melody A. Galiano

All that certain message, tenement and Lot or piece of land situate in the Borough of Glendon, County of Northampton, and State of Pennsylvania, together with the improvements thereon erected, and being known and designated as No. 173 Main Street.

TITLE TO SAID PREMISES IS VESTED IN Frank L. Galiano and Melody A. Galiano, h/w, by Deed from Robert Micklesavage and Lisa Micklesavage, his wife, dated 07/13/2007, recorded 07/17/2007 in Book 2007-1, Page 260825.

Improvements:

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

Attorney:

Jonathan Lobb, Esquire

No. 56

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-06793**

Location:

4115 Oliver Court, Bethlehem, PA 18020

Parcel ID:

N7NE2 7 25 0205

Reputed Owner:

John L. Ganz

ALL THAT CERTAIN lot or parcel of land situate in the Bethlehem Township, Northampton County, in the Commonwealth of Pennsylvania, known as Lot No. 55 of the Nancy Run Estates Subdivision, Phase II.

TITLE TO SAID PREMISES IS VESTED IN John L. Ganz, by Deed from CMC Development Corporation, a Pennsylvania Corporation, dated 02/15/2000, recorded 03/07/2000 in Book 2000-1, Page 26366.

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. 57

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-08343**

Location:

2875 Whitewood Road, Bethlehem, PA 18017

Parcel ID:

N6NW1 1 3 0214

Reputed Owner:

Soon Shin Lee aka Soon S. Lee

ALL THAT CERTAIN lot or parcel of ground situate four hundred thirty and one one-hundredths (430.01) feet southwardly from the middle of the public road leading from Schoenersville to Macada now known as Macada Road and also being along the west

side of Whitewood Road, a fifty (50.0) foot wide street, in the Township of Hanover, County of Northampton, Commonwealth of Pennsylvania, bounded and described according to a survey thereof made this 16th day of October 1958, by Charles D. Remaley, Registered Surveyor, Bethlehem, PA.

ALL THAT CERTAIN lot or parcel of ground situate four hundred seventy-three and ten-hundredths (473.10) feet southwardly from the middle of the public road leading from Schoenersville to Macada now know as Macada Road and also being along the West side of Whitewood Road a fifty (50.00) foot wide street in the Township of Hanover, County of Northampton, State of Pennsylvania, bounded and described according to a survey thereof made this 16th day of October, 1958, Charles D. Remaley, Registered Surveyor, Bethlehem, PA.

TITLE TO SAID PREMISES IS VESTED IN Soon Shin Lee, by Deed from Joseph Patrick Long and Susan Ilene-Long, h/w, dated 09/18/2006, recorded 10/12/2006 in Book 2006-1, Page 424115.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 58

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-01465**

Location:

1093 W. Berwick Street, Easton, PA 18042

Parcel ID:

M9NW2B 8 1 0310

Reputed Owner:

Steven Poyer

ALL THAT CERTAIN lot or piece of ground with the improvements there erected, known as No. 1093 Berwick Street, situate on the North side of Berwick Street, in the City of Easton, County of Northampton and State of Pennsylvania.

Title to said premises is vested in Steven Poyer by deed from Betty Vogt, individually and Executrix of the Estate of Esther Mosloskie dated December 31, 2008 and recorded January 22, 2009 in Deed Book 2009-1, Page 11969.

Improvements:

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

Attorney:

Jacob M. Otley, Esquire

No. 59

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-00854**

Location:

965 Island Park Road, Easton, PA 18042

Parcel ID:

N8 13 8 0836

Reputed Owners:

Jeffrey S. Horinko and Jeannine A. Horinko

ALL THAT CERTAIN messuage and tract or parcel of land to be known as Lot No. 1 of a lot line change and subdivision plan of property of Robert E Young and Dorothy E Young, dated 004/11/1988, revised 04/21/1988, prepared by William L Dighl, P.E., P.L.S. and recorded in Plan Book 88 page 237, at the Northampton County Recorder of Deeds Office, said lot, situate on the Easterly side of Island Park Road (PA Leg. Route No. 48010) in the Township of Williams, County of Northampton and Commonwealth of PA.

Title to said premises is vested in Jeffrey S. Horinko and Jeannine A. Horinko, husband and wife, by deed from Douglas Oberman and Beth Oberman, Husband and Wife dated July 21, 2006 and recorded July 21, 2006 in Deed Book 2006-1, Page 295942.

Improvements:

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

Attorney:

Jacob M. Ottley, Esquire

No. 61

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06353**

Location:

200 Brendan Road, Easton, PA 18045

Parcel ID:

K8SE2 16 3 0324

Reputed Owners:

John T. Voloshin and Monica B. Voloshin

ALL THAT CERTAIN piece, parcel or tract of land with the buildings and improvements thereon, situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania shown as Lot 19 on the Final Plan of Wolf's Run Phase VI-C as recorded in Map Book 1995-01, page 1612, in the Office of the Recorder of Deeds of Northampton County at Easton, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN JOHN T. VOLOSHIN AND MONICA B. VOLOSHIN BY DEED FROM HELEN M. KRUM AND DAWN L. DEVRIES DATED 03/10/2010 RECORDED 04/07/2010 IN DEED BOOK 2010-1 PAGE 63252.

Improvements:

Thereon being erected a two-story single style dwelling with vinyl and

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

Attorney:

David Neeren, Esquire

No. 62

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-08351**

Location:

15th Street, Easton, PA 18042

Parcel ID:

L9SW3B 3 11 0310

Reputed Owners:

James R. Ayoub and Audry Ayoub
ALL THAT CERTAIN tract of ground, together with the buildings erected thereon, situated in the City of Easton, County of Northampton and State of Pennsylvania.

BEING the same premises which by Deed dated December 15, 2004 and recorded in the Office of the Recorder of Deeds of Northampton County on December 22, 2004 in Deed Book Volume 2004-1, Page 494002, granted and conveyed unto James R. Ayoub and Audry Ayoub.

Improvements:

Thereon being erected three-story apartment buildings with brick exterior and shingle roof; thirty-one car parking lot.

Attorney:

Jason J. Leininger, Esquire

No. 63

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-04314**

Location:

1015 3rd Street, Catasauqua, PA 18032

Parcel ID:

M4SE4D 27 8 0923

Reputed Owners:

James T. Van Horn and Michael J. Van Horn

ALL THAT CERTAIN messuage, tenement, and lot or piece of ground situate in the Borough of North Catasauqua (formerly Township of Allen), County of Northampton, and State aforesaid.

BEING the same premises which by Deed dated August 13, 1989 and recorded in the Office of the Recorder of Deeds of Northampton County on August 24, 1989 in Deed Book Volume 778, Page 322, granted and conveyed unto James T. Van Horn and Michael J. Van Horn.

Improvements:

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

Attorney:

Jason J. Leininger, Esquire

No. 64

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-12200**

Location:

117 South 15th Street, Easton, PA 18042

Parcel ID:

L9SW2C 9 16 0837

Reputed Owner:

Zachariah Group, LLC

ALL THAT CERTAIN messuage, tenement and tract or piece of ground situate on the West side of Fifteenth Street, in the Borough of Wilson, County of Northampton and State of Pennsylvania, together with the Southern half of a double dwelling house thereon erected and known as Premises No. 117 South Fifteenth Street.

BEING the same premises which by Deed dated March 13, 2012 and recorded in the Office of the Recorder of Deeds of Northampton County on March 28, 2012 in Deed Book Volume 2012-1, Page 68014, granted and conveyed unto Zachariah Group, L.L.C.

Improvements:

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

Attorney:

Jason J. Leininger, Esquire

No. 67

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-05350**

Location:

414 High Street, Bethlehem, PA 18018

Parcel ID:

P6NE4B 4 6 0204

Reputed Owner:

John M. Westafer

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

BEING the same property Norman Girardot and Diane LaBelle, conveyed to John M. Westafer, in fee, by deed dated October 17, 2008, and recorded on October 22, 2008, in Book 2008-1, Page 288438.

Improvements:

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

Attorney:

Jack M. Seitz, Esquire

No. 68

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06399**

Location:

116 West Lincoln Street, Easton, PA 18042

Parcel ID:

L9SE3C 19 10 0310

Reputed Owners:

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Joyce M. Christopher, Deceased

All that certain messuage, tenement and tract of land situate on the South Side of Lincoln Street, in the City of Easton, County of Northampton, Commonwealth of Pennsylvania, and Commonly identified as 116 West Lincoln Street.

TITLE To SAID PREMISES IS VESTED IN Joyce M. Christopher, widow, by Deed from Joyce M. Christopher, widow, dated 06/16/1993, recorded 06/17/1993 in Book 899, Page 320.

Mortgagor JOYCE M. CHRISTOPHER died on 01/27/2015, and upon information and belief, his surviving heirs are JACQUELYN DAWS and JUDY BELL.

Improvements:

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

Attorney:

Paul Cressman, Esquire

No. 69

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-09551**

Location:

1158 Dewalt Drive, Easton, PA 18040

Parcel ID:

K9SW2 2 8 0311

Reputed Owners:

Grant V. Runge and Lisa Runge

ALL THAT CERTAIN tract or parcel of land, with improvements thereon, known as Lot No. 70D as shown on the plan of Greenleaf Estates Phase I, being situated in the Forks Township, Northampton County, Pennsylvania, recorded in Northampton County Recorder of Deeds Office in Map Book Volume 1997-1, Pages 311-313.

TITLE TO SAID PREMISES IS VESTED IN Grant V. Runge and Lisa

Runge, husband and wife BY DEED FROM Forks Land Associates, Inc., a Pennsylvania Corporation DATED 08/20/1999 RECORDED 08/24/1999 IN DEED BOOK 1999-1 PAGE 129781.

Improvements:

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

Attorney:

David Neeren, Esquire

No. 70

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-04289**

Location:

516 Morrison Place, Bath, PA 18014

Parcel ID:

H6SW2 3 18 0520

Reputed Owners:

Joseph A. Marvelli and Ada G. Marvelli

ALL THAT CERTAIN tract or piece of land, SITUATE in the Township of Moore, County of Northampton and Commonwealth of Pennsylvania, known as Lot No. 4 of Clearview Farms Estate (Section 1-B) as shown on the Subdivision Plan recorded in Volume 26, page 31.

TITLE TO SAID PREMISES IS VESTED IN Joseph A. Marvelli and Ada G. Marvelli, h/w, by Deed from Thomas G. Savitz and Rene A. Savitz, h/w, dated 11/24/1995, recorded 12/01/1995 in Book 1995-1, Page 114866.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 71
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-04558

Location:

524 Atlantic Street, Bethlehem, PA
 18015

Parcel ID:

P6SE2D 2 12 0204

Reputed Owner:

Angel Quiles

ALL THAT CERTAIN brick dwelling and lot or piece of land situate on the west side of Atlantic (formerly Oak) Street, in the City of Bethlehem, County of Northampton, and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Angel Quiles, by Deed from Ernesto Rivera and Leonides Rivera, dated 10/19/2006, recorded 10/24/2006 in Book 2006-1, Page 439936.

Improvements:

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

Attorney:

Adam H. Davis, Esquire

No. 72
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-05719

Location:

1311 Sycamore Drive aka 1311
 Sycamore Avenue, Bethlehem, PA
 18017

Parcel ID:

M5SE2 9 7 0214

Reputed Owner:

Joanne T. Weber

All that certain lot or parcel of ground situate in the Township of Hanover, County of Northampton, State of Pennsylvania, and being designated as Lot #105 according to the map or plan entitled 'Stafore Estates, Section 5', prepared by Ralph

H. Kocher, Registered Surveyor, dated August 31, 1964, and recorded on Plan Book 20, page 5, Northampton County Records. Being designated as No. 1311 Sycamore Drive, Bethlehem, PA.

TITLE TO SAID PREMISES IS VESTED IN Frank J. Weber, married and Joanne T. Weber, his wife, by Deed from Jane A. Hughes, now by marriage Jane A. Fisher and Frank L. Fisher, her husband, dated 02/25/2000, recorded 03/02/2000 in Book 2000-1, Page 24152.

By virtue of FRANK J. WEBER's death on or about 12/08/2012, his ownership interest was automatically vested in the surviving tenant by the entirety.

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. 73
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-04611

Location:

1030 Potomac Street, Mount
 Bethel, PA 18343

Parcel ID:

D11 5 1B-1 0131

Reputed Owners:

Kevin J. Degenaro and Susan A. Degenaro

ALL THAT CERTAIN lot, piece or parcel of land designated as Lot Number 1 on the "Esposito Subdivision" according to Drawing 81C1312, as prepared by Joseph E. Policelli, Registered Engineer, situate in Upper Mount Bethel Township, in the County of Northampton, and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN SUSAN A. DEGENARO

AND KEVIN J. DEGENARO, H/W BY DEED FROM JERRY V. LEAPHART AND SUZANNE B. LEAPHART, DATED APRIL 19, 2005 AND RECORDED MAY 9, 2005, IN DEED BOOK 2005-1, PAGE 169831.

Improvements:

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

Attorney:

William J. Fries, Esquire

No. 74

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION**

CV-2014-04619

Location:

708-10 E. 5th Street, Bethlehem, PA 18015

Parcel ID:

P6SE2A 28 1A 0204

Reputed Owner:

Anna M. Shaton

ALL THAT CERTAIN LOT OR PIECE OF LAND with all the buildings thereon erected, situate in the City of Bethlehem, (formerly Borough of South Bethlehem) County of Northampton and State of Pennsylvania, and designated as Lot No. 97 according to the plot of land of Lehigh University and known as No. 710 East Fifth Street, situate on the south side of Fifth Street and containing in front on said Fifth Street forty (40) feet and extending southwardly of that same width between parallel lines at right angles to said Fifth Street a distance of one hundred forty (140) feet. (Now known as 708-710 E. 5th Street, Bethlehem, PA., according to city numbering).

BEING the same premises which by Deed dated August 15, 1973 and recorded in the Office of the Recorder of Deeds of Northampton County on August 16, 1973 in Deed Book

Volume 467, Page 17, granted and conveyed unto Anna Marie Shaton and George Shaton.

Improvements:

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

Attorney:

James R. Wood, Esquire

No. 76

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION**

CV-2014-08873

Location:

1330 E. Sixth Street, Bethlehem, PA 18015

Parcel ID:

P7SW1A 14 9 0204

Reputed Owners:

Miguel A. Matos and Margarita Matos

ALL THAT CERTAIN tract or piece of ground situate in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, known as 1330 East Sixth Street.

BEING the same premises which by Deed dated January 10, 1992 and recorded in the Office of the Recorder of Deeds of Northampton County on January 14, 1992 in Deed Book Volume 852, Page 278, granted and conveyed unto Miguel A. Matos and Margarita Matos.

Improvements:

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

Attorney:

James R. Wood, Esquire

No. 77

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION**

CV-2013-07322

Location:

214 Somerset Street, Freemansburg, PA 18017

Parcel ID:

P7NW1B 4 7 0212

Reputed Owner:

Joseph E. Pinter

ALL THOSE CERTAIN lots with dwelling and other buildings situate on the western side of Somerset Street, and lying in the block between Monroe Street and Lincoln Avenue in the Borough of Freemansburg and more commonly known as 214 Somerset Street.

BEING THE SAME PREMISES which Harvey W. Murray and Margaret P. Murray, husband and wife, by their Indenture dated June 1 1, 1963 and recorded in the Office of the Recorder of Deeds in and for the County of Northampton in Deed Volume 197, Page 3, did grant and convey to Joseph Pinter and Joyce Rutt, both single. The grantees married one another on August 10, 1963, Joyce Rutt then becoming Joyce R. Pinter. The parties never converted title to the premises to a joint tenancy, joint tenancy with right of survivorship, or tenancy by the entirety.

Improvements:

Thereon being erected a cape cod single style dwelling with aluminum siding and slate roof; attached two-car garage.

Attorney:

James R. Wood, Esquire

No. 78**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-04789*****Location:***

1517 Livingston Street, Bethlehem,
PA 18017

Parcel ID:

N7SW1C 5 18 0204

Reputed Owner:

David A. Ference

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, Northampton County, Pennsylvania, being known as Lot No. 130-A, Block "E" on Plan of Section No. 1, Bayard Park made by Charles D. Remaly, Registered Surveyor, Bethlehem, Pennsylvania, dated March 13, 1954 last revised July 27, 1954 and recorded August 11, 1954 in Northampton County Map Book 13 page 33, more fully described in accordance with a survey prepared by George E. Yundt, Reg. Engineer, dated April 17, 1964.

BEING the same premises which by Deed dated September 30, 1989 and recorded in the Office of the Recorder of Deeds of Northampton County on October 2, 1989 in Deed Book Volume 781, Page 599, granted and conveyed unto David A. Ference.

Improvements:

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

Attorney:

Jason J. Leininger, 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

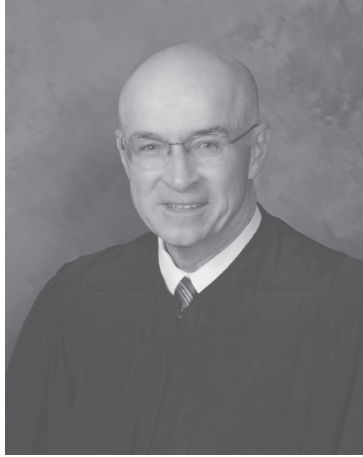
Northampton County,
Pennsylvania

DAVID J. CERAUL, ESQUIRE
Solicitor to the Sheriff

Jan. 14, 21, 28

**JUDGE WILLIAM FORD
JOINS ADR OPTIONS**

ADR Options, an alternative dispute resolution firm based in Philadelphia, announces that retired Judge William Ford has joined its roster of ADR professionals. Judge Ford retired in December after 24 years on the Lehigh County Court of Common Pleas. During his time on the bench, he presided over hundreds of jury and non-jury



trials, settling countless matters. Prior to becoming a judge, he represented both plaintiffs and defendants in his civil litigation practice. He has completed the Civil Mediation Program of the National Judicial College and is available throughout Pennsylvania for mediation and arbitration matters.

Jan. 21



**SEIDEL COHEN HOF
& REID LLC
WELCOMES
ISAAC A. HOF**

Seidel Cohen Hof & Reid LLC, located in the Lehigh Valley, welcomes Isaac A. Hof to the firm as an associate attorney, his practice to be focused primarily on personal injury litigation. Mr. Hof graduated *summa cum laude* from Temple University Beasley School of Law in 2012, where he received recognition for graduating with one of the five highest GPAs in his class. He received his Bachelor of Arts degree from the University of Maryland in 2008, with honors. While in law school, Mr. Hof served as Lead Research Editor for the *Temple Law Review* and received awards for excellence in oral advocacy, legal writing and overall academic achievement. Prior to joining the firm, Mr. Hof served as a judicial law clerk for the Honorable Legrome D. Davis in the U.S. District Court for the Eastern District of Pennsylvania and subsequently practiced civil litigation at Stradley Ronon Stevens & Young, LLP in Philadelphia.

Jan. 21, 28



FULL-TIME POSITION IN REAL ESTATE

Small Lehigh Valley Law Firm seeks individual for full-time position in real estate with general law office secretarial and clerical responsibilities.

Candidate should have excellent written and verbal communication skills, computer skills, familiarity with Word, WordPerfect, Soft Pro, and Pro Trust. Position will involve handling all aspects of real estate transactions up to the point of closing.

Salary commensurate with experience. Send resume to:
Northampton County Bar Association, Attn.: L.V. Law,
P.O. Box 4733, Easton, PA 18042.

Jan. 21, 28

MIDLAND FUNDING LLC, Plaintiff v. PHILLIP FRANK, Defendant*Demurrer—Foreclosure—Assignment—Standing.*

Defendant's demurrer to Plaintiff's complaint in foreclosure was sustained where Plaintiff failed to establish that it had standing to raise the claims set forth in its pleading. While Plaintiff submitted documents purporting to illustrate that it was the assignee of the original mortgagee, none of those documents made reference to Defendant's mortgage.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—No. C-48-CV-2015-3300.

DANIEL J. SANTUCCI, ESQUIRE, for Plaintiff.

ROBERT D. KLINGENSMITH, ESQUIRE, for Defendant.

Order of the Court entered on July 30, 2015 by ROSCIOLI, J.

OPINION

This matter is before the Court on Defendant's preliminary objections to Plaintiff's First Amended Complaint. In its pleading, Plaintiff asserts causes of action upon an account stated and in *quantum meruit*, based upon Defendant's alleged failure to make payments due on a credit account. In his preliminary objections, Defendant asserts that Plaintiff has failed to establish standing, has failed to properly verify its pleading in compliance with Pa. R.C.P. 1024, and also that Plaintiff's claim upon an account stated is insufficiently pled.

I. FACTUAL AND PROCEDURAL BACKGROUND

In its First Amended Complaint, Plaintiff alleges, *inter alia*, the following facts: Defendant Phillip Frank became indebted to Citibank, N.A. by opening a credit account in March 2010; that Defendant incurred a debt on that account in the amount of \$3,550.09; and that Defendant has not repaid that sum, which is now due and owing to Plaintiff by virtue of the fact that it is the successor in interest to Citibank, N.A. with respect to the right to collect the debt on Defendant's credit account.

This matter was initially brought before Magisterial District Judge Joseph K. Barner, who entered a default judgment in favor of Plaintiff. Defendant thereafter filed an appeal, and Plaintiff filed its Complaint in the Northampton County Court of Common Pleas on May 8, 2015. Defendant filed preliminary objections thereto on May 27, 2015. Plaintiff filed an amended pleading as of course on June 5, 2015, to which Defendant filed preliminary objections on June 22, 2015. Said objections were assigned to the Honorable Paula A. Roscioli for decision from the July 28, 2015 Argument List. Oral argument was not requested; Defendant submitted a brief in support of his objections. Having reviewed the record before us, as well

as the applicable law, the matter is now ready for disposition. For the reasons set forth below, we shall sustain all of Defendant's preliminary objections.

II. *DISCUSSION*

In his first preliminary objection, Defendant argues that Plaintiff's First Amended Complaint should be dismissed because Plaintiff has failed to establish standing in this matter, as it has failed to comply with Pa. R.C.P. 1019(i) by attaching to its pleading documentation to support its averment that it is the successor in interest to Citibank, N.A., the alleged original issuer of the credit account at issue, with respect to the right to collect any debt on said account. Having reviewed the documentation attached to the Plaintiff's pleading, we agree that it is deficient in this manner.

Paragraph 1 of the First Amended Complaint states as follows:

Plaintiff is the current owner of, and/or successor to, the obligation sued upon, and was assigned all rights, title, and interest to Defendant's CITIBANK, N.A. account XXXXXXXXXXXXX8865 (MIDLAND FUNDING, LLC Number 14-454830)[.] A copy of Plaintiff's Bill of Sale is attached hereto as Exhibit 'A'.

Attached to the First Amended Complaint is the exhibit that Plaintiff claims reflects the assignment of Defendant's account to Plaintiff. Exhibit B—not Exhibit A, as stated in Paragraph 1—is a document titled “Bill of Sale and Assignment,” signed by Patricia Hall, a financial account manager of Citibank, N.A., on June 27, 2014, and states in pertinent part:

This Bill of Sale and Assignment, dated June 27, 2014, is by Citibank, N.A., a national banking association organized under the law of the United States, located at 701 East 60th Street North, Sioux Falls, SD 57117 (the ‘Bank’) to Midland Funding LLC, organized under the laws of Delaware, with its headquarters/principal place of business at 3111 Camino Del Rio North, Suite 1300, San Diego, CA 92108 (‘Buyer’).

For value received and subject to the terms and conditions of the Purchase and Sale Agreement dated June 25, 2014, between Buyer and the Bank (the ‘Agreement’), the Bank does hereby transfer, sell, assign, convey, grant, bargain, set over and deliver to Buyer, and to Buyer's successors and assigns, the Accounts described in Exhibit 1 and the final electronic file.

While the referenced “Exhibit 1” is attached to Exhibit B, it includes no reference to any accounts whatsoever.

In addition, Exhibit B includes a document titled “Affidavit of Sale of Account by Original Creditor,” signed by Patricia Hall on June 30, 2014, which states:

I am the Financial Account Manager of Citibank, N.A. (‘CBNA’) located at 701 East 60th Street North, Sioux Falls,

SD 57117, am authorized to make the statements and representations herein and I am over 18 years of age. In this position, I have access to the creditor's books and records and am aware of the process of the sale of accounts and electronic storage of business records.

On or about June 27, 2014, CBNA sold a pool of charged-off account (the Account) by a Purchase and Sale Agreement and a Bill of Sale to Midland Funding LLC. As part of the sale of the Accounts, certain electronic records were transferred on individual accounts to the debt buyer. These records were kept in the ordinary course of business of creditor.

I am not aware of any errors in the information provided about the Accounts. The above statements are true to the best of my knowledge.

Again, there is no reference in this document to any specific accounts, including that of Defendant.

Taking these documents together as a whole, we cannot conclude that they reflect an assignment of a right to collect the debt alleged in the case. The "Bill of Sale and Assignment" dated June 27, 2014 and attached as Exhibit B merely illustrates that some accounts owned by Citibank, N.A. were sold to Midland Funding LLC. There is no evidence whatsoever that would tend to show that Defendant's account was among those sold in that transaction. Likewise, the "Affidavit of Sale of Account by Original Creditor" dated June 30, 2014 contains no evidence whatsoever that would tend to show that Defendant's account was among those sold in the referenced transaction. Accordingly, we cannot accept these documents in satisfaction of the requirements of Pa. R.C.P. 1019(i), which Rule requires that Plaintiff attach to its pleading the documentation upon which its claim of ownership is based. *See Atlantic Credit and Finance, Inc. v. Giuliani*, 829 A.2d 340 (Pa. Super. 2003). For this reason, Defendant's preliminary objection on this point must be sustained. We shall, however, grant Plaintiff one further opportunity to plead with the appropriate documentation of the alleged assignment. While this conclusion dismisses Plaintiff's pleading in its entirety, we shall rule upon Defendant's remaining objections in order to provide guidance to the parties.

Defendant's second preliminary objection is made to the verification to the First Amended Complaint, which is both unsigned and made by a non-party. That verification reads:

I, Daniel Santucci, Attorney for Plaintiff, am authorized to make this verification on plaintiff's behalf, as it is being filed in connection with a District Justice appeal and there are time limits. The facts set forth in the foregoing pleading are true and correct. The undersigned understands that the statements

therein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

While the unavailability of a party is a permissible reason for which a non-party may sign a verification pursuant to Pa. R.C.P. 1024(c), that Rule requires that the verification set forth the source of the signer's knowledge, which this verification fails to do. Furthermore, the verification fails to state that the Plaintiff is outside of the jurisdiction of the Court, and, as noted above, it remains unsigned. We would note that a substitute verification for the original Complaint was signed by a representative of Plaintiff on May 6, 2015, and accordingly the unavailability of Plaintiff to timely sign a verification to the First Amended Complaint appears to be a specious claim. For all of these reasons, we find that the verification should be stricken.

Defendant's final objection is a demurrer to Plaintiff's account stated claim, made on the basis of Plaintiff's failure to attach a copy of the cardholder agreement upon which its claims are based, to plead and provide documentation to illustrate the various transactions that resulted in the amount due, and to attach evidence of a billing and payment history. We agree that Plaintiff has failed to properly plead an account stated claim, though not for all of these specific reasons.

In order to properly plead a claim upon an account stated, a plaintiff must plead facts that, if proven, would show: (1) there has been a running account, (2) a balance remains due, (3) the account has been rendered upon the defendant, and (4) the defendant has assented to the account. *See e.g., Citibank (South Dakota) N.A. v. Ambrose*, 13 D. & C.5th 402 (Adams Cty. 2010). A defendant's assent to the account can be found where the defendant had for many months made payments on account of the billing statement or retained the statement without payment. *Donahue v. City of Philadelphia*, 157 Pa. Super. 124, 128-29, 41 A.2d 879, 881 (1945). In the case now before us, Plaintiff has not pleaded sufficient facts which, if proven, would support either of these elements. Plaintiff has merely averred that Defendant incurred a debt and that a demand for payment was made and refused. These averments alone cannot support an account stated claim. For these reasons, Plaintiff's account stated claim must be stricken. We would note that, while Plaintiff must replead in order to properly state such a claim, only those documents upon which the claim is based must be attached in accordance with the Rules—where a claim based upon a contract is not pursued, attachment of the contract is not required.

WHEREFORE, we enter the following:

ORDER

AND NOW, this 30th day of July 2015, upon consideration of Defendant's preliminary objections, it is hereby ORDERED that the objections are SUSTAINED in their entirety. Plaintiff's First Amended Complaint is STRICKEN. Plaintiff may file an amended pleading within twenty (20) days of today's date.

JUANITO SUANER, Plaintiff v. GARY STRAUSSER, Individually and in His Capacity As Owner and/or Principal of STRAUSSER ENTERPRISES, INC. and STRAUSSER ENTERPRISES, INC., Defendants

Preliminary Objections—Fair Labor Standards Act—Pennsylvania Wage Payment and Collection Law—Statute of Limitations.

Plaintiff sought damages for overtime wages under the Fair Labor Standards Act (“FLSA”), 29 U.S.C.A. §§201-19. Defendants filed Preliminary Objections to Plaintiff’s Complaint, arguing that the Complaint failed to conform to law and was insufficiently specific because Plaintiff did not allege his regular rate of pay nor the specific workweeks containing the alleged overtime hours. Defendants also argued that any of Plaintiff’s claims which accrued more than two years prior to the filing of the Complaint were barred by the applicable statute of limitations.

The Court found that Plaintiff pleaded his regular rate of pay and the specific workweeks containing the alleged overtime hours. In addition, the Court found that none of Plaintiff’s claims could have accrued more than two years prior to the filing of the Complaint. Therefore, the Court overruled Defendants’ Preliminary Objections.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Action—No. C-48-CV-2014-2605.

ADAM D. MESHKOV, ESQUIRE, for Plaintiff.

PATRICK C. CAMPBELL, ESQUIRE, for Defendants.

Order of the Court entered on February 24, 2015 by BELTRAMI, J.

ORDER

AND NOW, this 24th day of February, 2015, “Defendants’ Preliminary Objections to Plaintiff’s Complaint Pursuant to Pa. R. Civ. P. 1028(a)(2), (3) & (4),” filed on April 30, 2014, are hereby OVERRULED. Defendants shall file an answer to Plaintiff’s Complaint within twenty (20) days of the date of this Order.

STATEMENT OF REASONS

This matter is before the Court on Defendants’ Preliminary Objections to Plaintiff’s Complaint. Briefs have been filed, and the matter is ready for disposition.

Plaintiff initiated this action by filing a Complaint on March 25, 2014, in which he seeks damages for overtime wages, alleging the following facts. Defendants are “employers” for purposes of the Fair Labor Standards Act of 1938 (“FLSA”), 29 U.S.C.A. §§201-19, and Pennsylvania’s Wage Payment and Collection Law (“WPCL”), 43 P.S. §§260.1-260.45, under which Plaintiff’s claims are brought. (Compl. ¶6.) Plaintiff began working for Defendants in August 2013 on an hourly basis at the rate of \$15.00 per hour. (*Id.* ¶¶7, 10.) During his employment, Plaintiff did not exercise discretion in matters of importance, was not in a managerial position, and was

improperly characterized as a salaried employee who was exempt from overtime compensation. (*Id.* ¶¶8-9, 11.) Contrary to this characterization, Plaintiff was an hourly employee who, on numerous occasions, worked in excess of forty hours per week. (*Id.* ¶¶12-14.) Defendants were aware of these facts. (*Id.* ¶¶15-17.)

Defendants filed their Preliminary Objections on April 30, 2014. The objections are made pursuant to: (1) Pennsylvania Rule of Civil Procedure 1028(a)(2), due to the Complaint's failure to conform to Rule 1019(a); (2) Rule 1028(a)(3), relating to insufficient specificity; and (3) Rule 1028(a)(4), relating to legal insufficiency. The thrust of Defendants' objections is that Plaintiff has not specifically pleaded the overtime hours he worked per work-week or his normal rate of pay and that the applicable statute of limitations bars Plaintiff's claims for hours worked more than two years prior to the filing of the Complaint.

The FLSA mandates, in pertinent part, that
no employer shall employ any of his employees ... for a work-week longer than forty hours unless such employee receives compensation for his employment in excess of the hours above specified at a rate not less than one and one-half times the regular rate at which he is employed.

29 U.S.C.A. §207(a)(1). The WPCL states that

[a]ll wages ... earned in any pay period shall be due and payable within the number of days after the expiration of said pay period as provided in a written contract of employment or, if not so specified, within the standard time lapse customary in the trade or within 15 days from the end of such pay period.

43 P.S. §260.3.

Defendants contend that, in his Complaint, "Plaintiff does not allege Plaintiff's regular rate" of pay. (Prelim. Objections ¶8.) Defendants are referred to paragraph 10 of Plaintiff's Complaint, wherein Plaintiff does just that, stating that he "was paid according to a strict hourly basis at the hourly rate of \$15.00." (Compl. ¶10.)

Defendants next contend that "Plaintiff should be required to plead with specificity the hours allegedly worked 'per workweek' over 40." (*Id.* ¶10.) Defendants are referred to paragraphs 12 through 14 of Plaintiff's Complaint, wherein Plaintiff does just that.¹

Finally, Defendants request a demurrer on the basis of the FLSA's statute of limitations of two years. (Prelim. Objections ¶¶11-14.) While this issue was raised in Defendants' objections, it was not briefed. Therefore, this objection has been abandoned. *See Commonwealth v. Dessus*, 262 Pa. Super. 443, 452-53, 396 A.2d 1254, 1258 (1978). Even if the objection had not been abandoned, it is without merit. As an affirmative defense, the

¹ It is apparent to the Court that Defendants filed their Preliminary Objections without reviewing Plaintiff's Complaint.

statute of limitations is properly pleaded in new matter, not preliminary objections. *See* Pa. R.C.P. No. 1030(a). However, when a party erroneously asserts a statute of limitations defense in preliminary objections, “the failure of the opposing party to file preliminary objections to the defective preliminary objections, raising the erroneous defense[], waives the procedural defect and allows the trial court to rule on the preliminary objections.” *Borough of Nanty Glo v. Fatula*, 826 A.2d 58, 64 (Pa. Commw. 2003). In such a case, a court may sustain a preliminary objection asserting a statute of limitations defense if the defense is “clear on the face of the pleadings.” *Scavo v. Old Forge Borough*, 978 A.2d 1076, 1078 (Pa. Commw. 2009).

Defendants assert that “[a]ll of Plaintiff’s claims for overtime allegedly worked prior to March 25, 2012[,] are untimely and should be dismissed.” (Prelim. Objections ¶14.) If Defendants had reviewed Plaintiff’s Complaint, they would have noted that Plaintiff avers that he began working for Defendants in *August 2013*. (Compl. ¶7.) Thus, Defendants’ statute of limitations defense, even if it had not been abandoned, is, like Defendants’ other objections, *patently frivolous*.

**ALCHEMY IRONWORK, LLC, Plaintiff v. ORWIG
PROPERTIES, INC. and BRUCE ORWIG, Individually, Defendants**

Preliminary Objections—Mechanics’ Lien.

Plaintiff filed a claim pursuant to the Mechanics’ Lien Law of 1963, claiming a lien in the amount of \$11,000.00 upon premises owned by Defendant Orwig Properties, Inc. Plaintiff then filed a Complaint to obtain judgment on its Mechanics’ Lien claim. In its Complaint, Plaintiff named as defendants Orwig Properties, Inc. and Bruce Orwig, individually. Defendants filed Preliminary Objections, arguing that by naming Bruce Orwig, individually, as a defendant, Plaintiff’s Complaint failed to conform to Pa. R.C.P. No. 1654(a), which states that “[t]he plaintiff shall name as defendant the owner named in the claim and the owner, if known, at the time the action is commenced.” The Court agreed with Defendant and, in light of Plaintiff’s admission in its Response to Defendants’ Preliminary Objections that Orwig Properties, Inc. was the owner of the subject property, struck all claims against Bruce Orwig, individually.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Action—No. C-48-CV-2012-9881.

Alchemy Ironwork, LLC, Pro Se.

MICHAEL C. DESCHLER, ESQUIRE, for Defendant.

Order of the Court entered on February 24, 2015 by BELTRAMI, J.

OPINION

This matter is before the Court on Defendants’ Preliminary Objections to Plaintiff’s Complaint, which were filed on September 19, 2014. On September 28, 2012, Plaintiff filed a “Claim of Lien—Corporation” (“Claim”) pursuant to the Mechanics’ Lien Law of 1963, claiming a lien in the amount of \$11,000.00 upon premises “owned by [Defendant] Orwig Properties, Inc.” (Claim ¶¶1, 11.)

On September 19, 2014, Plaintiff commenced this action to obtain judgment on its Claim by filing a Complaint. The Complaint names as defendants Orwig Properties, Inc. and Bruce Orwig, individually.

On October 8, 2014, Defendants filed the instant Preliminary Objections to the Complaint and an accompanying Brief. Plaintiff filed a Response to the Preliminary Objections and an accompanying Brief on October 13, 2014. The matter was submitted to the undersigned at the December 9, 2014 session of Argument Court and is now ready for disposition.

In their Preliminary Objections, Defendants raise a single argument. Defendants argue that by naming Bruce Orwig as a defendant, the Complaint fails to conform to Pa. R.C.P. No. 1654(a), which provides that “[t]he plaintiff shall name as defendant the owner named in the claim and the owner, if known, at the time the action is commenced.”¹ In its Claim,

¹ Defendants concede that Orwig Properties, Inc. was properly named as a defendant in Plaintiff’s Complaint. (Defs.’ Br. at 1-2.)

Plaintiff named Defendant Orwig Properties, Inc. as the sole owner of the property in question. (Claim ¶1.) Plaintiff does not allege in the Complaint that Defendant Bruce Orwig owned the subject property at the time the action was commenced. To the contrary, Plaintiff admits, in its Response to Defendants' Preliminary Objections, that Defendant Orwig Properties, Inc. remains "the known owner of the subject property and debt." (Resp. ¶5.) Thus, it is certain that Plaintiff's Complaint fails to conform to Rule 1654(a), and all claims against Bruce Orwig, individually, will be stricken.

WHEREFORE, the Court enters the following:

ORDER

AND NOW, this 24th day of February, 2015, the Preliminary Objections of Defendants, filed on October 8, 2014, are hereby SUSTAINED. Bruce Orwig is hereby STRICKEN as a defendant in this action, and all claims against Bruce Orwig, individually, are hereby DISMISSED.

Defendant Orwig Properties, Inc. shall file an answer to Plaintiff's Complaint within twenty (20) days.

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

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