

Northampton County Reporter

(USPS 395-280)

VOL. LIX

EASTON, PA January 14, 2016

NO. 2

**Henry L. Candeias, Administrator of the Estate of Manuel Candeias, Deceased,
Plaintiff v. Brian M. Rex, Karen L. Rex, Marshall Industrial Technologies and
Paikes Enterprises, Inc., Defendants**

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INSERT: Pink: 1. "Employment Law Updates and Hot Topics"

2. 2016 Calendar

3. Find us on: facebook

4. NCBA/Miller Keystone Blood Center Blood Bank Program

Cream: 1. Annual Association Meeting

2. "THANK YOU!" to the 2015 Volunteer CLE Presenters

3. 2016 Bench Bar Conference

NOTICE TO THE BAR...

NCBA Annual Meeting – Thursday, January 21, 2016

Registration form inside.

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2016 BAR ASSOCIATION OFFICERS**

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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 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.

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 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.

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

The informality of family life is a blessed condition that allows us to become our best while looking our worst. ~ Marge Kennedy

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**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

**BENTELESPACHER, 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 Plainfield, 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: Ronold 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, Northampton 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, Northampton, 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

SECOND 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 & Associates, P.C., 1834 Pennsylvania Avenue, Allentown, PA 18109

BUSKIRK, LAMONT F., dec'd.

Late of Walnutport, Northampton 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 & Associates, 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

THIRD PUBLICATION

BOCCADORO, NATALE J. a/k/a NATALE BOCCADORO, dec'd.

Late of the Township of Palmer, Northampton County, PA
Executrix: Ms. Sandra Boccadoro, 2750 Tamlynn Lane, Easton, PA 18045
Attorneys: Robert A. Nitchkey, Jr., Esquire, Hemstreet, Nitchkey & Freidl, 730 Washington Street, Easton, PA 18042

DUNBAR, ERIC J., dec'd.

Late of the Borough of Roseto, Northampton County, PA
Administrator: Donell S. Dunbar c/o Brian M. Monahan, Esquire, 701 Washington Street, Easton, PA 18042

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

FOOSE, BARRY A., JR., dec'd.

Late of the City of Easton, Northampton County, PA
Administratrix: Margaret E. Foose c/o Brian M. Monahan, Esquire, 701 Washington Street, Easton, PA 18042

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

JOHNSON, BARBARA A. a/k/a BARBARA JOHNSON, dec'd

Late of the City of Easton, Northampton County, PA
Executrix: Jeannie M. Wilson c/o Karl H. Kline, Esquire, Fitzpatrick, Lentz & Bubba, P.C., 400 South Greenwood Avenue, Suite 301, Easton, PA 18045
Attorneys: Karl H. Kline, Esquire, Fitzpatrick, Lentz & Bubba, P.C., 400 South Greenwood Avenue, Suite 301, Easton, PA 18045

KINNEY, FRANK, JR., dec'd.

Late of the Township of Upper Mt. Bethel, Northampton County, PA
Executrix: Darlene P. Kinney c/o McFall, Layman & Jordan, P.C., Attorneys at Law, 134 Broadway, Bangor, PA 18013
Attorneys: McFall, Layman & Jordan, P.C., Attorneys at Law, 134 Broadway, Bangor, PA 18013

LESEBERG, ELIZABETH J., dec'd.

Late of Bethlehem, Northampton County, PA
Administrator: Mr. Robert B. Leseberg
Attorneys: John D. Lychak, Esquire, Law Offices of John D.

Lychak, P.C., 60 W. Broad Street,
Suite 98, Bethlehem, PA 18018

LUTZ, CHARLES BARRY a/k/a C.

BARRY LUTZ, dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: Jeffrey S. Pecsek c/o
David B. Schwartz, Esquire,
Goodman Schwartz & Shaw
LLC, 352 Fifth Street, Suite C,
Whitehall, PA 18052

Attorneys: David B. Schwartz,
Esquire, Goodman Schwartz &
Shaw LLC, 514 Fullerton
Avenue, Suite 2, Whitehall, PA
18052

MAROSITZ, LORRAINE A., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Executors: Gary S. Marositz, 180
W. Highland Terrace, Nazareth,
PA 18064 and Laurie A.
Burriesci, 1560 Teels Road, Pen
Argyl, PA 18072

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

NEMETH, LOUIS J., dec'd.

Late of Lower Saucon Township,
formerly of the Borough of Heller-
town, Northampton County, PA
Executrix: Corinne McHenry, 38
Latschar Lane, Spring City, PA
19475

**ONDRIA, ELEANOR E. a/k/a
ELEANOR ONDRIA**, dec'd.

Late of the Township of Hanover,
Northampton County, PA

Administrators: Kathy Brown
and Michael T. Ondria c/o
Robert H. Littner, Esquire,
Littner, Deschler & Littner, 512
North New Street, Bethlehem, PA
18018

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

**QUILES, ANGEL LUIS GANDIA
a/k/a ANGEL LUIS GANDIA,
JR.**, dec'd.

Late of Bethlehem, Northampton
County, PA

Administratrix: Johanna Gandia
c/o Steven A. Litz, Esquire, 4744
Hamilton Boulevard, Allentown,
PA 18103

Attorney: Steven A. Litz, Esquire,
4744 Hamilton Boulevard,
Allentown, PA 18103

REINHOLD, BERTHA, dec'd.

Late of Easton Township,
Northampton County, PA

Administrator: Martin Possimato
c/o David M. Hollar, PLLC, 8
Tower Bridge, 161 Washington
Street, Suite 400, Conshohock-
en, PA 19428

Attorneys: David M. Hollar,
PLLC, 8 Tower Bridge, 161
Washington Street, Suite 400,
Conshohocken, PA 19428

ZETTMLOYER, ERWIN S., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: Joel E. Zettlemoyer
c/o George M. Vasiliadis,
Esquire, Vasiliadis & Associates,
2551 Baglyos Circle, Suite A-14,
Bethlehem, PA 18020

Attorneys: George M. Vasiliadis,
Esquire, Vasiliadis & Associates,
2551 Baglyos Circle, Suite A-14,
Bethlehem, PA 18020

ZIMMERMAN, THERESA, dec'd.

Late of the Borough of Upper
Nazareth, Northampton County,
PA

Executrix: Patricia M. Violet c/o
George M. Vasiliadis, Esquire,

Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

Attorneys: George M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law, Act of December 21, 1988 (P.L. 1444, No. 177) as amended, by the following Corporation:

The name of the corporation is:

**JESSUP HOLLOW
INVESTMENTS, INC.**

Norris McLaughlin & Marcus, P.A.
515 W. Hamilton Street
Suite 502
Allentown, PA 18101

Jan. 14

**NOTICES OF NONPROFIT
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on December 31, 2015, for the purpose of incorporating a Nonprofit Corporation organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

The name of the Nonprofit Corporation is:

JESSUP HILL HUNTING CLUB

The purposes for which it is organized are: to foster and promote the hunting sports and any other lawful purposes, to be accomplished

in a manner consistent with the provisions of Section 501(c) of the Internal Revenue Code of 1986, as amended.

NORRIS McLAUGHLIN &
MARCUS, P.A.

515 W. Hamilton Street
Suite 502
Allentown, PA 18101

Jan. 14

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, approved December 21, 1988, P.L. 1444, as amended, by the following corporation:

The name of the corporation is:

**UNFINISHED
BUSINESS FOUNDATION**

The purpose of the corporation is for charitable and educational purposes.

The Articles of Incorporation were filed on December 21, 2015, effective January 1, 2016.

FITZPATRICK LENTZ
& BUBBA, P.C.

4001 Schoolhouse Lane
P.O. Box 219
Center Valley, PA 18034-0219

Jan. 14

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

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

ESTATE; Accountant

CONNOR FRANCIS; Samuel N. Levin and Carol L. Francis, Co-Guardians

AUDIT NOTICE

All parties interested are notified that an audit list will be made up of all Accounts and the said list will be called for audit at the Northampton County Government Center, Easton, PA on: FRIDAY, JANUARY 22, 2016 AT 9:00 A.M. IN COURTROOM #1.

Gina X. Gibbs
Clerk of Orphans' Court
Jan. 7, 14

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on December 24, 2015 the petition of Scott Heckman was filed in the Northampton County Courthouse, file # c0047cv2015-11870, seeking to change the name of his minor child (daughter) from Adrianna Gia Carhart to Adrianna Gia Heckman. The court has fixed February 5, 2016 at 9:00 a.m. in courtroom #1 at the Northampton County Courthouse as the date and time for hearing of the petition. All persons interested in the proposed change of name may appear and show cause, if any, why the prayer of petitioner should not be granted.

Jan. 14

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

IN RE: TERMINATION OF
PARENTAL RIGHTS & ADOPTION
OF CALIANA MARIE NORDER

NO. 2015-0026

TO: William Reed (William Reid),
Address unknown

NOTICE

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

plaintiff. You may lose money or property or other rights important to you.

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

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

Northampton County
Bar Association
Attorney Referral and
Information Service
P.O. Box 4733
Easton, PA 18043-4733
(610) 258-6333

LAW OFFICES OF
EVERETT COOK, P.C.

2747 MacArthur Road
Whitehall, PA 18052
Phone: (610) 351-3566
Fax: (610) 351-3556

Jan. 7, 14

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

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
U.S. Bank National Association,
Plaintiff

vs.

Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title or
Interest From or Under
Cesar F. Borrero, Deceased,
Defendant(s)

CV-2014-12274

NOTICE

TO: All Other Heirs of Cesar F. Borrero, Known or Unknown, Defendant(s), whose last known address is 224 Vista Drive, Easton, PA 18042

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TAKE NOTICE that the real estate located at 224 Vista Drive, Easton, PA 18042, is scheduled to be sold at Sheriff's Sale on March 11, 2016 at 10:00 A.M., in the Jury Lounge, 1st Fl., Northampton County Government Center, 669 Washington St., Easton, PA 18042, to enforce the court judgment of \$267,677.67, obtained by U.S. Bank National Association, against you. Property Description: Prop. sit. in the City of Easton, County of Northampton. BEING prem.: 224 Vista Drive, Easton, PA 18042. Tax Parcel: #M10NW1B1-6-0310. Improvements consist of residential property. Sold as the property of Cesar F. Borrero. **TERMS OF SALE:** The purchaser at sale must pay the full amount of his/her bid by two o'clock P.M. on the day of the sale, and if complied with, a deed will be tendered by the Sheriff at the next Court of Common Pleas for Northampton County conveying to the purchaser all the right, title, interest and claim which the said defendant has in and to the said property at the time of levying the same. If the above conditions are not complied with on the part of the purchaser, the property will again be offered for sale by the Sheriff at three o'clock P.M., on the same day. The said purchaser will be held liable for the deficiencies and additional costs of said sale. **TAKE NOTICE** that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distri-

bution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

POWERS, KIRN & ASSOC., LLC
Attys. for Plaintiff

Eight Neshaminy Interplex
Ste. 215

Trevoze, PA 19053
(215) 942-2090

Jan. 14

MISCELLANEOUS LEGAL NOTICE

Anyone of interest of 08 Kia Rio, VIN# KNADE123X86407393 must contact us @ (610) 820-8697 or appear at Lehigh County Courthouse Room 5C, on February 1, 2016 at 9:30 a.m.

Jan. 14

**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

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

No. 1
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-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 Pennsylvania.

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 Northampton and State of Pennsylvania, designated 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 OFFORKS, 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. Otley, 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 message, 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 message, 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 IMPROVEMENTSTHEREON, 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 ASSOCIATES, INC. OF BETHLEHEM, PENNSYLVANIA, 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, Commonwealth of Pennsylvania.

BEING THE SAME PREMISES GRANTED AND CONVEYED UNTO MICHAEL CLINE AND TARA CLINE, HUSBAND AND WIFE BY DEED FROM WAYNE T. 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 CATASAUQUA, 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 THAI' 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 . GENSCHE.

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. 45**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-06460****Location:**

1500 Carlisle Street, Bethlehem, PA 18017

Parcel ID:

N6SE2C 22 3 0204

Reputed Owner:

John Hrusovsky

All that certain lot or parcel of ground situate at the Northeast corner of Carlisle and Rockland Streets in the City of Bethlehem, Northampton County, Pennsylvania, being Lot No. 1 and No. 1A, Block 3800, on the Map or Plan entitled "Subdivision Layout for Section 2 of the Property of the Zinzendorf Realty Corporation at Bethlehem, Pennsylvania, planned by the Engineering Department, Potruch Construction Co., Allentown, Pennsylvania Scale 1 inch equals 100 feet, dated February 9, 1927, in charge S.M. Keck, approved Harry J. Finebaum, Chief Engineer, registered professional engineer, State of Pennsylvania" recorded in the Office of the Recorder of Deeds of Northampton County, at Easton, Pennsylvania in Map Book 9 at Page 90.

All that certain lots or pieces of land situate, lying and being in the 15th Ward of the City of Bethlehem, Northampton County, Pennsylvania and designated as Lot No.2 of Block 3800 according to a certain Map or Plan of lots entitled "Sub-division layout for Section 2 of the Property of the Zinzendorf Realty Corporation at Bethlehem, PA., planned by the Engineering Department of the Potruch Construction Company, Allentown, PA., February 9 1927", said Plan being recorded in the Office of the Recorder of Deeds of Northampton County, at Easton, Pennsylvania in Map Book 9, at Page 90.

Being the same parcel conveyed to John Hrusovsky and Katherine E. Hrusovsky from John Hrusovsky and Katherine E. Sawyer n/k/a Katherine E. Hrusovsky, by virtue of a Deed dated 10/25/1996, recorded 01/

29/1997, in Deed Book 1997-1, Page 008946, County of Northampton, State of Pennsylvania.

Improvements:

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

Attorney:

Victoria W. Chen, 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 message, 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 known 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. Ottley, 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 message 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 message, 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, Freemans-
burg, 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

**REQUEST FOR PROPOSALS AND
QUALIFICATIONS (RFP) FOR LEGAL SERVICES**

Lehigh County municipality seeking municipal Legal Counsel. Through this Request for Proposal (RFP), the Borough of Slatington seeks to engage a respondent as Solicitor for the Borough of Slatington upon appointment. RFP will be furnished upon request. Send request by e-mail: manager@slatington.org or to Duane Dellecker, Slatington Borough Office Manager, 125 S. Walnut St., Slatington, PA 18080. Proposals must be received by 3:00 P.M. on Monday, January 25, 2016.

Jan. 14

The Law Firm of
KING, SPRY, HERMAN, FREUND & FAUL, LLC
is pleased to announce



AVERY E. SMITH

has been named a

MEMBER of the firm

Ms. Smith concentrates her
practice on contracts, education
and trusts/estates law

and



MATTHEW T. TRANTER

has joined the firm

as an associate

where he will focus on
business and real estate law



One West Broad Street • Suite 700
Bethlehem, PA 18018
Phone: 610-332-0390 • Fax: 610-332-0314
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HENRY L. CANDEIAS, Administrator of the Estate of MANUEL CANDEIAS, Deceased, Plaintiff v. BRIAN M. REX, KAREN L. REX, MARSHALL INDUSTRIAL TECHNOLOGIES and PAIKES ENTERPRISES, INC., Defendants

Motion for Summary Judgment—Borrowed Servant Doctrine—Workers’ Compensation Act—Statutory Employer—Indemnification Agreement.

Plaintiff filed a Complaint arising from an accident that claimed the life of Decedent, bringing claims for wrongful death, survival, and negligence against Defendants Marshall Industrial Technologies (“Marshall”), for whom Decedent was working at the time of his death, and Paikes Enterprises, Inc. (“Paikes”), owner of the property where the accident occurred. Defendant Marshall moved for summary judgment on the basis that it was Decedent’s statutory employer under the “borrowed servant” doctrine, therefore rendering it immune from suit under the Workers’ Compensation Act (“WCA”). Notably, Decedent was employed by another company and on loan to Marshall at the time of the accident. In opposition to the motion, Defendant Paikes argued that the evidence of record was insufficient as a matter of law to establish Marshall as Decedent’s statutory employer. Upon review, the Court held that Marshall not only had the right to control Decedent’s work, but it had actually exercised such control, thereby establishing Marshall as Decedent’s statutory employer at the time of the accident, and entitling them to immunity from suit under the WCA.

In further opposition to the motion, Paikes argued that Marshall had waived its immunity under Section 481(b) of the WCA, pursuant to an indemnity clause contained in the parties’ lease agreement and other terms of the agreement. Upon review, the Court found the indemnity language insufficient to establish Marshall’s waiver of immunity, and it likewise found the further provisions of the agreement overly broad and in contradiction to the plain language of the indemnification clause. The Court granted the motion for summary judgment.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—No. C-0048-CV-2011-9857.

CHRISTOPHER REID, ESQUIRE, for Plaintiff.

MICHAEL E. TURNER, ESQUIRE, for Defendants Brian M. Rex and Karen L. Rex.

KEVIN DURKAN, ESQUIRE, for Defendant Marshall Industrial Technologies.

SUSAN SMITH LLOYD, ESQUIRE, for Defendant Paikes Enterprises, Inc.

Order of the Court entered on July 22, 2013 by DALLY, J.

ORDER

AND NOW, this 22 day of July 2013, Defendant Marshall Industrial Technologies’ Motion for Summary Judgment is hereby GRANTED, and all claims and cross-claims against them are DISMISSED.

STATEMENT OF REASONS

Procedural History

This matter commenced by Writ of Summons on October 14, 2011. On December 8, 2011, Plaintiff filed a Complaint bringing claims for

wrongful death, survival and negligence against Defendants Brian M. and Karen L. Rex, Paikes Enterprises, Inc. (“Defendant Paikes”) and Marshall Industrial Technologies (“Defendant Marshall”); negligent entrustment against Karen L. Rex; and punitive damages against Marshall and Paikes, arising from the death of Manuel Candeias (“Decedent”). The Complaint alleges that at approximately 6:00 a.m. on October 15, 2010, Decedent, who was employed as a welder for Cotterman, Inc., reported for work at 100 Industrial Boulevard in Stockertown, Northampton County, a property owned by Defendant Paikes, and leased by Defendant Marshall. Complaint, ¶¶8, 10-11. It is further alleged that Decedent was on the premises as a business invitee of Defendants Marshall and Paikes, as Defendant Marshall had contracted with Cotterman, Inc. for Decedent’s services.¹ Complaint, ¶12. As he traversed the parking lot to the main building on the premises, it is alleged that Decedent was struck by a vehicle owned by Defendants Brian M. and Karen L. Rex and operated by Marshall employee, Brian M. Rex. Complaint, ¶13. It is averred that as a result of the impact, Decedent suffered multiple trauma and remained hospitalized for approximately two weeks before succumbing to his injuries on October 31, 2010. Complaint, ¶16.

On December 21, 2011, Defendants Marshall and Paikes filed separate preliminary objections to the Complaint, which came before the undersigned for resolution. By an Order and Statement of Reasons entered February 27, 2012, the Court overruled the objections. Defendant Marshall filed an Answer, New Matter and Cross-Claim on April 2, 2012, and Defendant Paikes filed an Answer, New Matter and Cross-Claims on April 3, 2012.² Responses were filed to the new matter and cross-claims, and discovery ensued.

On March 8, 2013, Defendant Marshall filed the instant motion for summary judgment. The parties³ came before the undersigned on April 30, 2013 for argument on the motion. Briefs having been filed, it is now ready for disposition.

Standard of Law

A motion for summary judgment, filed as to all or some of the issues in a case, may only be granted when it is apparent from the entire record,

¹ At the time of the accident, Decedent remained an employee of Cotterman, Inc. but he had been working for Defendant Marshall for a period of approximately two weeks. The record demonstrates that Defendant Marshall was regularly supplied with Cotterman workers, who during their tenure with Marshall, would report directly to their work site.

² Defendant Paikes filed a cross-claim sounding in negligence against the Rex Defendants and a breach of contract claim against Defendant Marshall.

³ The Rex Defendants did not appear and have filed no opposition to the motion. Plaintiff appeared at argument, but has lodged no opposition to the motion. Whereas, Defendant Paikes appeared at argument to oppose the motion, and has filed a brief in support of their position.

inclusive of the pleadings, depositions, affidavits, answers to interrogatories and admissions on file, that there exist no triable issues of material fact, and thus the movant is entitled to summary judgment as a matter of law. Pa. R.C.P. 1035.2.⁴ A material fact is one which affects the outcome of a case. *Beach v. Burns International Security Services*, 406 Pa. Super. 160, 164, 593 A.2d 1285, 1286 (1991). In considering a motion for summary judgment, the court must review the record in the light most favorable to the non-movant, resolving all doubts in their favor. *Id.* at 163, 593 A.2d at 1286.

Discussion

Issues Presented

By the instant motion, Defendant Marshall seeks the dismissal of all claims and cross-claims against it, asserting that at the time of Decedent's accident, Marshall was Decedent's statutory employer pursuant to the "borrowed servant" doctrine, thereby rendering it immune from suit under the exclusivity provisions of the Workers' Compensation Act ("WCA") at 77 P.S. §1 *et seq.* In opposition to the motion, Defendant Paikes argues that in the first instance, the evidence of record is insufficient to establish Defendant Marshall's status as Decedent's statutory employer. Alternatively, Defendant Paikes contends that even if the evidence were sufficient to afford Defendant Marshall immunity under the WCA, Defendant Marshall waived such immunity pursuant to the terms of the lease agreement with Paikes for the property where the accident occurred.

Statutory Employer and the Borrowed Servant Doctrine—Applicable Law

The WCA "is the sole and exclusive means of recovery against employers for all injuries arising out of accidents occurring within the course of employment."⁵ *Pollard v. Lord Corporation*, 445 Pa. Super. 109, 112, 664 A.2d 1032, 1033 (1995), *aff'd*, 548 Pa. 124, 695 A.2d 767 (1997). Section 431 of the WCA sets forth the terms of an employer's liability thereunder, providing in pertinent part that:

⁴ After the relevant pleadings are closed, but within such time as not to unreasonably delay trial, any party may move for summary judgment in whole or in part as a matter of law (1) whenever there is no genuine issue of any material fact as to a necessary element of the cause of action or defense which could be established by additional discovery or expert report, or (2) if, after the completion of discovery relevant to the motion, including the production of expert reports, an adverse party who will bear the burden of proof at trial has failed to produce evidence of facts essential to the cause of action or defense which in a jury trial would require the issues to be submitted to a jury. Pa. R.C.P. 1035.2.

⁵ The liability of an employer under this act shall be exclusive and in place of any and all other liability to such employes,^[1] his legal representative, husband or wife, parents, dependents, next of kin or anyone otherwise entitled to damages in any action at law or otherwise on account of any injury or death ... or occupational disease

77 P.S. §481(a) (footnote omitted).

Every employer shall be liable for compensation for personal injury to, or for the death of each employe[e], by an injury in the course of his employment, and such compensation shall be paid in all cases by the employer, without regard to negligence, according to the schedule contained in sections three hundred and six and three hundred and seven of this article ...

77 P.S. §431.

Section 481 specifies the exclusivity of the relief set forth at §431, stating that:

[]The liability of an employer under this act shall be exclusive and in place of any and all other liability to such employe[e]s, his legal representative, husband or wife, parents, dependents, next of kin or anyone otherwise entitled to damages in any action at law or otherwise on account of any injury or death ...

77 P.S. §481.

Together, these provisions limit injured employees or their agents to the remedies provided for under the WCA, thereby rendering employers immune from suit for damages arising from work-related injuries. That protection is extended to third parties deemed to be the injured employee's "statutory employer" pursuant to §52 of the Act, which states that:

An employer who permits the entry upon premises occupied by him or under his control of a laborer or an assistant hired by an employe[e] or contractor, for the performance upon such premises of a part of the employer's regular business entrusted to such employe[e] or contractor, shall be liable to such laborer or assistant in the same manner and to the same extent as to his own employe[e].

77 P.S. §52.

As set forth supra, Plaintiff's Decedent was employed by Cotterman, Inc. at the time of his death. However, Defendant Marshall asserts immunity under the WCA as a statutory employer pursuant to the "borrowed servant" doctrine, which:

stands for the proposition that one who is in the general employ of one employer may be transferred to the service of another in such a manner that the employee becomes an employee of the second employer ...

Canot v. City of Easton, 37 A.3d 53, 61 (Pa. Commw. 2012) (internal citation and quotations omitted).

The law governing the 'borrowed' employee is well-established. The test for determining whether a servant furnished by one person to another becomes the employee of the person to whom he is loaned is whether he passes under the

latter's right of control with regard not only to the work to be done but also to the manner of performing it. ... The entity possessing the right to control the manner of the performance of the servant's work is the employer, irrespective of whether the control is actually exercised. ... Other factors which may be relevant include the right to select and discharge the employee and the skill or expertise required for the performance of the work. ... The payment of wages may be considered, but is not a determinative factor. ... Although the examination of these factors guides the determination, each case must be decided on its own facts.

JFC Temps, Inc. v. Workmen's Compensation Appeal Board (Lindsay), 545 Pa. 149, 153, 680 A.2d 862, 864 (1996) (citations omitted).

While factors such as hiring, payment of wages may be considered by the court,

these are peripheral matters and not controlling. ... Rather, the true measure remains the common law definition of the master-servant relationship ... whether [an employee] continues [to be] liable to the direction and control of his master, or becomes subject to that of the party to whom he is lent or hired.

Wilkinson v. K-Mart, 412 Pa. Super. 434, 438-39, 603 A.2d 659, 661 (1992) (internal quotations and citations omitted).

As to the ripeness of the motion, we note that:

The issue of whether an employer is a 'statutory employer' for purposes of the Workmen's Compensation Act is properly the subject of a motion for summary judgment, as whether the facts as they are determined to exist constitute an employment relationship is strictly a question of law.

Id. at 437-38, 603 A.2d at 660-61 (quotations and citations omitted). As such, we move to a determination of whether Defendant Marshall is entitled to the protection of the Act under the "borrowed servant" doctrine.

Statutory Employer and the Borrowed Servant Doctrine—Analysis

In the instant case, Defendant Marshall contends that it not only had the right to control Decedent's work and the manner it was performed, but that it actually exercised such control, thereby establishing Decedent as a "borrowed servant" and Marshall as his statutory employer. In support of the same, Defendant Marshall points to the deposition testimony of Cotterman owner and President William Thomas; Cotterman employee James McEldruff and Cotterman employee, Michael Emmons. We begin with Defendant Marshall's reliance on the deposition testimony of Mr. Thomas. In the first instance, they note the following question:

Q.: And do you agree with me, sir, that Marshall had the right to control the manner of the performance of his work?

Thereafter, counsel for Defendant Paikes placed an objection on the record as to the form of the question, and Mr. Thomas proceeded to answer in the affirmative. Defendant Marshall's Motion for Summary Judgment, Exhibit C, 42:20-24.

Defendant Marshall also points to Mr. Thomas' deposition testimony as evidence that Defendant Marshall created Decedent's work assignments, instructed him on the performance of those assignments, and dictated his work schedule:

Q.: And would you agree that Marshall created assignments for Mr. Candeias while he was at Marshall?

A.: That's the way it worked.

Q.: And that Marshall would instruct Mr. Candeias on how to do those assignments?

A.: Yes.

...

Q.: Would you agree that Marshall determined where Mr. Candeias would be working on a daily basis?

A.: Not only him, everybody else, too.

Q.: Everybody else, all the other Cotterman guys up there too?

A.: Right.

...

Q.: When Mr. Candeias was working up at Marshall's facility ... could someone from Marshall change Mr. Candeias' assignment from day to day?

...

A.: Yes.

Q.: If a decision had to be made to relocate Mr. Candeias from one Marshall client to another Marshall client, who made that call, Marshall or Cotterman?

A.: Marshall.

...

Q.: And is it true that Marshall would schedule his hours on a day-to-day basis?

A.: Yes.

Q.: When Mr. Candeias was working at Marshall ... did Marshall control the timing of his breaks ... ?

A.: Yes.

Defendant Marshall's Motion for Summary Judgment, Exhibit C, 32:23-35:7.

Additionally, Defendant Marshall points to the testimony of Cotterman employee Michael Emmons who worked with Decedent at Marshall, and who testified in pertinent part:

Q.: Did you consider yourself to be a foreman or a lead man at the time this incident occurred?

A.: I was responsible for doing the time[] sheets [for Cotterman employees] but I really wouldn't consider myself a foreman or a lead man because we got all of our direction from Marshall, I wasn't on a daily basis telling the guys, hey, you're doing this ... We got our directions from Marshall ...

Q.: When you say you got your directions from Marshall, you got your directions on what jobs to do, correct?

A.: Yeah, what jobs to do on a daily basis.

Q.: Not how to do it?

A.: Well, if there's a certain way to do something, you know, sometimes there's more than one way to do it, they may say, hey, listen, I want you to do it this particular way.

Defendant Marshall's Motion for Summary Judgment, Exhibit K, 42:10-43:2.

Q.: If the boss at Marshall had any problem with any member of the Cotterman crew's work, could the Marshall boss send him home?

A.: Yeah. I would say yes.

Defendant Marshall's Motion for Summary Judgment, Exhibit K, 36:19-22.

Q.: On a day to day basis ... was [Marshall employee] John Bowen in control of the Cotterman crew's work?

A.: He was our boss, yes. He wasn't always there, but yeah, he was our boss. He was my, you know, main contact. He was the main boss for Marshall for us there.

...

Q.: Who was the boss directing you guys what to do, when to do it?

A.: It depends on the job we were working on.

...

A.: If we were in the shop, it was John Bowen. If we were out in the field it could have been Mike Turco, Sr., Keith Drecker, could have been Wayne Dedich. You know, they have several supervisors so it all depended.

Q.: Those gentlemen you named are all Marshall employees?

A.: Yes, they are.

Defendant Marshall's Motion for Summary Judgment, Exhibit K, 33:17-21; 36:5-15.

He further testified that Marshall provided the necessary equipment to the Cotterman employees, provided safety training, paid for their hotel rooms as necessary, and provided them with a per diem. *Id.* at 12:6-7, 13-20; 34:3-9; 39:16-22.

Mr. Emmons' testimony in this regard was corroborated by that of James McElduff, another of Cotterman's employees assigned to work for Defendant Marshall, who testified as follows:

Q.: Did you have someone at Marshall who would tell you what to do when you got there?

A.: Yes. Well, most times they give us what we had to do and then we just do it, and once we got that job done, then we would get something else.

Defendant Marshall's Motion for Summary Judgment, Exhibit E, 29:23-30:3.

In furtherance of Defendant Marshall's contention of immunity pursuant to the borrowed servant doctrine, they assert that they controlled and corrected Decedent's work as necessary, and that they had the power to control his presence on the work site. In support of the same, they rely on the deposition testimony of Cotterman President William Thomas,⁶ who stated that Marshall not only had the power to tell Decedent and all Cotterman workers how to do their work, but in the event they were dissatisfied, Marshall could remove Cotterman employees from their workforce. That testimony was corroborated by James McElduff and Mike Emmons.⁷

⁶ Q.: And when Mr. Candeias, while he was working for Marshall in Pennsylvania, was not doing a job correctly, did Marshall have the right to go up to him and say, you're doing this the wrong way?

A.: Yes.

Q.: And would you agree with me that if Mr. Candeias was not doing the job right or not doing it the way Marshall wanted it done that Marshall's supervisors could tell him to do it better or do it differently?

A.: Or go home.

Q.: But if the Cotterman guys were working for Marshall, either at Marshall's facility or in the field and the Marshall supervisors had a problem with the way the Cotterman guys were doing their work, could Marshall tell them, you're doing it the wrong way. We want you to do it differently?

A.: Yes.

Q.: And if the Cotterman guys who were working at Marshall, if they were doing a bad job or disobeying orders, could Marshall send them packing and request you send a new guy instead?

A.: They have.

Q.: They have done that in the past?

A.: Yes.

Q.: And—

A.: I would expect them to do that.

Defendant Marshall's Motion for Summary Judgment, Exhibit C, 35-37.

⁷ Mr. McElduff was questioned and answered as follows:

Q.: If the boss at Marshall had a problem with any member of the Cotterman crew, could that Marshall boss send him home?

A.: Yes.

Defendant Marshall's Motion for Summary Judgment, Exhibit E, 32:5-8.

Similarly, Mr. Emmons was questioned and testified:

Q.: If the boss at Marshall had a problem with any member of the Cotterman crew's work, could the Marshall boss send him home?

A.: Yeah. I would say yes.

Defendant Marshall's Motion for Summary Judgment, Exhibit K, 36:19-22.

Additionally, Defendant Marshall's Pennsylvania operations manager John Bowen testified that when obtaining workers from Cotterman, Marshall would "sometimes ... discuss backgrounds and make a selection [of available workers] on that basis [and] if a person couldn't meet our needs we would have them replaced." Defendant Marshall's Motion for Summary Judgment, Exhibit D, 69:7-9.

While Defendant Marshall asserts that the foregoing testimony is sufficient to establish its status as a statutory employer in relation to Decedent and therefore render it immune from suit under the WCA, Defendant Paikes contends that contrary evidence demonstrates that Marshall "did not possess sufficient control over" Decedent to qualify them for immunity under the Act. Alternatively, they argue that the evidence of record leaves unresolved issues of material fact precluding the entry of summary judgment.

While Defendant Paikes acknowledges the standard applicable to a determination of a party's status as a statutory employer under the borrowed servant doctrine as set forth supra, they cite to case law to suggest that in analyzing the facts of such a case, the courts should also consider:

facts which indicate that an employee remains in the service of his original employer includ[ing] the original employer's right to select the employee to be loaned and to discharge him at any time and send another in his place, the loaned employee's possession of a skill or special training required by the work for the second employer, and employment at a daily or hourly rate for no definite period.

Daily Express, Inc. v. Workmen's Compensation Appeal Board, 46 Pa. Commonwealth Ct. 434, 437, 406 A.2d 600, 602 (1979).

Moreover, Defendant Paikes notes that:

the fact that the second employer designates the work to be done and where it is to be done does not militate against the first employer-employee relationship; and ... when the facts are undisputed, the determination of who is the employee's employer is one of law, but when the facts are disputed, the determination is one of fact.

Id.

Turning to the facts of the instant case, Defendant Paikes claims that Defendant Marshall did nothing more than designate the work to be done by Decedent and that this act alone is insufficient to establish them as Decedent's statutory employer. *See e.g., Beil v. Telesis Construction, Inc.*, 608 Pa. 273, 289-90, 11 A.3d 456, 466 (2011). Thus, while Defendant Marshall contends that it maintained and exercised the right to control Decedent's work and the manner in which it was performed, Defendant Paikes argues that such control was vested in Cotterman. To that end, Defendant Paikes argues that at the time of the accident, Decedent "has been

an employee of Cotterman for years,” but had only been assigned to Marshall “for a few days” prior thereto. Defendant Paikes’ Brief at 7, 17. As to the circumstances of Decedent’s assignment, Defendant Paikes notes that Marshall was in the practice of calling Cotterman for labor, and if Cotterman had [workers] available [they] would send them.” Defendant Paikes’ Brief, Exhibit A—Deposition Testimony of John Bowen, 59:14-15; Exhibit B—Deposition Testimony of William Thomas, 22:20-24. Thus, Defendant Paikes urges that Cotterman selected the employees it sent to Marshall, and as such, Marshall “did not control who or when Cotterman’s employees would work for them.” Defendant Paikes’ Brief at 4; Exhibit B, 22:20-24.

In further support of this contention, Defendant Paikes also points out that Cotterman considered itself a subcontractor of Defendant Marshall and that the employees it loaned to Marshall received Cotterman paychecks. Defendant Paikes’ Brief, Exhibit B, 43:1-4, 50:10-11. As to Defendant Marshall’s contention that they provided all the equipment necessary for Decedent and the other Cotterman employees to do their assigned work, Defendant Paikes points to deposition testimony noting that Cotterman provided code boxes to their employees for use on Marshall worksites, which included “all the safety equipment that’s required for a contractor to go out on a job and work for a customer. Hard hats, safety ... gloves, steel toed shoes, safety glasses.” Defendant Paikes’ Brief, Exhibit B—Deposition of William Thomas, 39:23-40:4. Additionally, Defendant Paikes points out that Cotterman provided their employees with flame-retardant coveralls and Cotterman vehicles for use at Marshall worksites. Defendant Paikes’ Brief at 18. In this regard, Cotterman President William Thomas testified at deposition that Cotterman does provide their employees with flame-retardant coveralls, however he was unsure whether his employees wore them on-site at Marshall or whether they wore Marshall uniforms or badges while on site. Defendant Paikes’ Brief, Exhibit B at 66:13-24. However, he further stated that Marshall’s Mr. Bowen did not want him sending his employees to Marshall in Cotterman vehicles. *Id.* at 66:24-67:2. He explained that Bowen “didn’t want to see the sticker Cotterman on there. The customer would see that and say, Marshall ain’t doing this work, Cotterman is.” *Id.* at 67:2-5.

As to the training of Cotterman employees utilized by Defendant Marshall, Defendant Paikes urges that Cotterman, and not Defendant Marshall, bore responsibility for training their employees and “ensuring their eligibility for special assignments.” Defendant Paikes’ Brief at 18. To this end, Defendant Paikes cites Mr. Thomas’ testimony that it took all steps necessary to meet Defendant Marshall’s safety and loss prevention requirements. Defendant Paikes’ Brief, Exhibit B, 17:19-18:13.

While we agree with Defendant Paikes that certain evidence, including Cotterman’s hiring and selection of the employees loaned to Marshall;

Cotterman's assurance of certain training and qualifications before their employees were dispatched to Marshall; and their provision of certain basic equipment to all of their employees irrespective of whether or not they were loaned out demonstrates that Cotterman maintained some involvement and control with the employees they loaned to Defendant Marshall, none of these indicia of control, taken alone or together, are dispositive of the issue before the Court. As stated supra, "the true measure" of whether a third party becomes a statutory employer under the WCA by virtue of the borrowed servant doctrine "remains the common law definition of the master-servant relationship ... whether [an employee] continues [to be] liable to the direction and control of his master, or becomes subject to that of the party to whom he is lent or hired." *Wilkinson v. K-Mart*, supra at 438-39, 603 A.2d at 661 (internal quotations and citation omitted).

On the critical issue of supervision and control, Defendant Paikes once more points to Mr. Thomas' deposition testimony to support their contention that Cotterman maintained such control over the Decedent at the time of the accident. In relevant part, Mr. Thomas testified that while working for Marshall, Cotterman employees "were under their own supervision." Defendant Paikes' Brief, Exhibit B, 32:20-21. However, in order to fairly evaluate this testimony, the Court notes the context from which it was taken. The relevant exchange between counsel and Mr. Thomas on the issue is fully set forth as follows:

Q.: When the Cotterman guys worked at Marshall, was there any Cotterman supervisor there to tell them what to do and how to do it on a daily basis?

A.: No. We don't provide supervisors with our men. And the reason for that is because most of the people who hire us don't want to pay for a supervisor.

Q.: Okay. So, there was no supervisor—

A.: Not our guys. Our guys were under their own supervision. I forget the supervisor's name Marshall had.

Defendant Paikes' Brief, Exhibit B, 32:10-22.

Read in context, all that is clear from Mr. Thomas' testimony is that while working at Marshall, the Cotterman employees were not under Cotterman's supervision. Moreover, there is no evidence that Mr. Thomas was ever on-site at Marshall or that he had any firsthand knowledge of what went on there. Thus, in light of testimony cited by Defendant Marshall that the Cotterman employees were under Marshall's supervision during their employ, such that they were instructed on what to do and when and how to do it, the Court finds that Decedent was under Defendant Marshall's supervision and control at the time of his accident.

In so finding, the Court rejects Defendant Paikes' further argument that Decedent was a skilled worker who required no supervision and was therefore not controlled by Defendant Marshall. Defendant Paikes' Brief

at 6. Therein, Defendant Marshall notes the following excerpts of deposition testimony in support of their position.

Q.: He didn't need any training in how to weld?

A.: He had passed several of our code tests here.

Defendant Paikes' Brief, Exhibit B, 47:1-4.

A.: [Marshall] might tell him what specifications are required for certain types of metal that he was welding, he would generally know anyway.

Id. at 47:14-17.

Q.: Okay. Mr. Thomas, when you testified earlier about what your Cotterman employees would do in terms of the direction they would get from a company like Marshall, would you agree with me that the employees that you put out at a work site, such as with Marshall, know what they're doing, they just need to be told exactly what to do?

A.: Pretty much. Marshall—Marshall's work is at a pretty high standard. Most of what they do, and I worked for them, so I know. Most of what they do is in line with what we do. Their welders and my welders have to pass tests like that. Not only that one, but maybe ten other ones, and they have to pass all those tests to be able to go to work for Marshall when Marshall is doing high tech stuff in the welding area.

Id. at 71:11-72:4.

In addition to the testimony highlighted by Defendant Paikes, we note that counsel went on to question Mr. Thomas, and he answered as follows:

Q.: Would you agree with me that Marshall doesn't—Marshall does not teach Cotterman employees how to weld?

A.: No, they do not.

Q.: Okay. So, the Cotterman employees know their trade?

A.: Yes, they have to ... [t]o work for Marshall, you better.

Id. at 72:12-21.

Citing to case law, Defendant Paikes argues that because he was an experienced welder who did not require specialized training by Defendant Marshall, Decedent remained under Cotterman's control. *Accountemps v. Workmen's Compensation Appeal Board (Myers)*, 120 Pa. Commonwealth Ct. 489, 548 A.2d 703 (1988) (affirming WCAB determination that Accountemps, the agency who assigned accountant to temporary employment for Spectrum Arena, was her employer; as she was deemed to be a skilled worker, was tested by Accountemps before beginning her work for Spectrum Arena and who required no further on-the-job training, notwithstanding the fact that Spectrum Arena designated the tasks she was to perform and showed her their accounting procedure).

The facts of *Accountemps* are similar to those in the instant case, insofar as Decedent was an experienced welder before going to work for Defendant Marshall and he was required to pass certain welding tests prior to his engagement with Defendant Marshall. The cases are also similar in that just as Cotterman selected Decedent to work for Marshall, Accountemps selected Ms. Myers to work for Spectrum Arena. However, unlike the instant case, Myers had the option of accepting or refusing the position from Accountemps, her salary was wholly set and paid by Accountemps, and perhaps of greatest importance, was that in contrast to the instant case, the only indicia of control by Spectrum Arena was the assignment of certain tasks to Ms. Myers. In light of the foregoing, the Court rejects Defendant Paikes' contention that Decedent's prior welding experience is dispositive to the issue of Defendant Marshall's status as a statutory employer under the borrowed servant doctrine, requiring the Court to find against Defendant Marshall in this regard.

Rather, having considered all of the evidence adduced by both parties in light of the prevailing case law requiring a case-by-case analysis of the facts, the Court finds the evidence of record sufficient to establish that Defendant Marshall was Decedent's statutory employer at the time of his passing. Accordingly, we move to Defendant Paikes' second argument in opposition to Defendant Marshall's motion for summary judgment where-in Paikes asserts that Defendant Marshall waived immunity pursuant to the terms of the parties' lease for the subject premises.

Waiver of Immunity

Section 481(b) of the WCA provides in pertinent part that:

In the event injury or death to an employe[e] is caused by a third party, then such employe[e], his legal representative, husband or wife, parents, dependents, next of kin, and anyone otherwise entitled to receive damages by reason thereof, may bring their action at law against such third party, but the employer, his insurance carrier, their servants and agents, employe[e]s, representatives acting on their behalf or at their request shall not be liable to a third party for damages, contribution, or indemnity in any action at law, or otherwise, unless liability for such damages, contributions or indemnity shall be expressly provided for in a written contract entered into by the party alleged to be liable prior to the date of the occurrence which gave rise to the action.

77 P.S. §481(b) (emphasis added).

In the instant case, Defendants Marshall and Paikes entered into a Lease Agreement for the premises where Decedent was killed. The Agreement, dated July 30, 2013, approximately two and a half months before the accident that claimed Decedent's life, identifies Paikes as Landlord and Marshall as Tenant. Setting forth the terms of the Landlord-Tenant relationship, it contains an indemnity clause at Paragraph 6.3, stating that:

To the extent not otherwise covered by insurance, Tenant agrees to protect, defend (with counsel reasonably approved by Landlord) indemnify and hold landlord harmless from and against any and all claims and liabilities (other than claims and liabilities arising from any omission, fault, gross negligence or other act or misconduct of Landlord or its agents, contractors, employees, or others for whom Landlord is legally responsible in or about the Premises), arising out of, from or caused by: (i) the conduct or management of Tenant's business at the Premises during the Term, or its use of the Premises during the Term, resulting in any injury to or death of persons or damage to property; or (ii) any negligent act or omission on the part of Tenant or any of its agents, contractors' employees, or others for whom Tenant is legally responsible.

Defendant Marshall's Reply Brief, Exhibit M, §6.3.

Additionally, Defendant notes a portion of Paragraph Eight (8) of the Lease Agreement, entitled "Representations and Warranties of Landlord," which states in pertinent part that:

Unless the following injury, loss, or damage arises from Landlord's gross negligence, willful misconduct, or breach of its responsibilities or covenants or the terms or provisions of this Lease, Tenant shall be responsible for and hereby relieves Landlord from any and all liability by reason of any injury, loss [or] damage to any person or property on the Premises, whether the same be due to fire, breakage, leakage, water flow, gas, use, misuse, or defects therein, or condition anywhere on the Premises, failure of the water supply or light or power or electricity, wind, lightning, storm, or any other cause whatsoever, whether the loss, injury or damage be to the person or property of Tenant or any other persons.

Defendant Marshall's Reply Brief, Exhibit M, §8.

Finally, Defendant Paikes cites to a portion of Paragraph Nine (9) entitled "Repairs and Maintenance," stating that Defendant Marshall, as Tenant thereunder:

shall, at its own cost and expense (a) make all repairs, exterior and interior, as may be necessary to keep the Premises, including the Building and all electrical, plumbing, mechanical, heating, ventilating and air conditioning systems and all other building systems constituting a part of the Premises ... in as good condition, order and repair as the same are at the commencement of the Term or thereafter ... and (b) keep and maintain all portions of the Premises in a clean and orderly condition, free of accumulation of dirt, rubbish and other debris ... Landlord acknowledges that Tenant is a licensed contractor

authorized to make electrical repairs to HVAC systems and that Tenant shall not be required to enter into a service contract with respect to the maintenance obligations imposed therein. Should any currently operating ... system require replacement, all materials costs with respect to the replacement of such items shall be borne and paid for by Landlord except for damage resulting from (i) any grossly negligent or willful act or omission of the Tenant or its agents, contractors and employees, or others for whom the Tenant is legally responsible and/or (ii) Tenant's breach of its obligations under this Section ... in which event the costs shall be borne by Tenant ...

Defendant Marshall's Reply Brief, Exhibit M, §9.

Finally, Defendant Paikes notes Section Ten (10) of the lease agreement, stating in relevant part that attendant with Defendant Marshall's plans to make certain alterations and upgrades to the premises, it was leased "as is" after an inspection by Marshall. Defendant Marshall's Reply Brief, Exhibit M, §10.

Taking these covenants and promises together, Defendant Paikes argues that by these terms, Marshall clearly and unequivocally intended to "1) hold Paikes Enterprises harmless for injury, loss or damage to any person or property in the premises and 2) waive statutory immunity it may otherwise be entitled to under the circumstances of its relationship" with Decedent. Defendant Paikes' Brief at 14.

Indemnification Agreement—Standard of Law

At the outset, we note that:

the burden of proving the applicability of an indemnification provision is on the party seeking relief from liability, and the burden increases if the party seeking such relief has drafted the agreement.

Snare v. Ebensburg Power Company, 431 Pa. Super. 515, 521, 637 A.2d 296, 298-99 (1993).

Case law has established that the indemnity provision in the Workmen's Compensation Act must be construed strictly, and general indemnity language such as 'any or all' or 'any nature whatsoever' is insufficient. ... A court will not materially rewrite the contract of the parties and insert terms which are not there in the absence of an explicit expression to waive the protection afforded by the [WCA] ... in order for an employer to be held liable in indemnification for injuries to its own employees caused by the negligence of the indemnitee there must be an express provision for this contingency in the indemnification clause.

Bester v. Essex Crane Rental Corporation, 422 Pa. Super. 178, 184-87, 619 A.2d 304, 307-308 (1993).

However, as Defendant Paikes notes, if the indemnification agreement is clear and includes indemnification in the event of either the indemnitee's or the employer's own negligence, [an indemnity provision's] enforceability does not require that the employer, in addition, expressly and *in haec verba* waive the immunity provided by § 481(b) of the Workmen's Compensation Act.

Id. at 185, 619 A.2d at 307.

Indemnification Agreement—Analysis

While Defendant Paikes asserts that taken together, the cited provisions of the Lease Agreement clearly and unequivocally express Defendant Marshall's intention to indemnify Paikes, Defendant Marshall contends that the cited provisions are insufficient as a matter of law to satisfy the applicable standard of law. In the instant case, Defendant Marshall notes that the indemnification provision at §6.3, contrary to expressly indemnifying Paikes for their own negligence, expressly excludes such indemnity. Upon review of the language of the provision, the Court finds that Defendant Marshall is correct and therefore, Defendant Paikes cannot rely on the indemnity provision to establish Defendant Marshall's waiver.

As to Defendant Paikes' contention that the remaining cited provisions of the Lease Agreement establish waiver, Defendant Marshall argues that to the extent that the language of these additional provisions conflict with the terms of the indemnification clause, they are ambiguous. Noting that contractual ambiguities are to be construed against the drafter, in this case Paikes, Defendant Marshall asserts that like the indemnity provision, these provisions likewise fail to establish Marshall's waiver of immunity. Moreover, Defendant Marshall asserts that these additional provisions are overly broad and therefore invalid, in keeping with the tenet that "general indemnity language such as 'any or all' or 'any nature whatsoever' is insufficient." *Id.* at 184, 619 A.2d at 307.

Upon consideration of the parties' arguments, the Court agrees with Defendant Marshall that the language of the indemnification clause, given its express exclusion of Marshall's indemnification of Paikes for Paikes' own negligence does not establish Defendant Marshall's waiver of immunity under §481 of the WCA. Likewise, we agree with Defendant Marshall that Defendant Paikes cannot rely on the additional provisions of the Lease Agreement in support of their waiver argument. Not only do the cited provisions of the Lease Agreement contradict the plain language of the indemnification clause, but they are likewise overly broad. Therefore, we reject Defendant Paikes' assertion as to Defendant Marshall's waiver of immunity, and as such, Defendant Marshall's summary judgment motion is hereby GRANTED.

Northampton County Bar Association
Notification of Change Form

In order to maintain up-to-date information on all members and subscribers of the *Reporter*, complete the form below and return it to the NCBA Office whenever you have a change and/or addition to your address, telephone number, fax number or e-mail address. *Return to:* Northampton County Bar Association, 155 South Ninth Street, Easton, PA 18042-4399, FAX: (610) 258-8715.

Previous information:

NAME _____

ADDRESS _____

TELEPHONE _____ FAX _____

E-MAIL _____

New information:

NAME _____

ADDRESS _____

TELEPHONE _____ FAX _____

E-MAIL _____



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, January 18, 2016**