

Northampton County Reporter

(USPS 395-280)

VOL. LVIII

EASTON, PA March 27, 2014

NO. 13

Commonwealth of Pennsylvania, Plaintiff v. Brian K. Tevald, Defendant

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INSERT: Blue: 1. "Tech Tips Every Lawyer Should Know"

2. 2014 Calendar

3. 2014 Summer Outing/2014 Bench Bar Conference

4. NCBA/Miller Keystone Blood Center Blood Bank Program

Cream: 1. "Important New Developments in Personal Injury Law: Second Annual Update"

2. "After Midnight"

3. Quarterly Association Meeting

4. PA CLE Requirements

NOTICE TO THE BAR...

Northampton County May 2014 Civil Non-Jury List

Please be advised that the Northampton County Civil Non-Jury list for May 2014 is now closed. There will be no cases added after March 19, 2014.

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

**NORTHAMPTON COUNTY BAR ASSOCIATION
2014 BAR ASSOCIATION OFFICERS**

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Northampton County Reporter

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

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Edward P. Shaughnessy, Esquire

Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

Committee Meetings

Committee Chairs are scheduling their meetings. If you have not completed your Committee Preference Form you will not be included in the notices. If you don't want to feel left out send your forms to the NCBA Office.

Quarterly Association Meeting and Malpractice Avoidance Seminar – May 8, 2014

Registration form inside.

It is the ability to take a joke, not make one, that proves you have a sense of humor. ~ Max Eastman

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**BALSAL, MARJORIE M.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executor: Jeffery F. Balsai, 603 E. Macada Road, Bethlehem, PA 18017

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

BREY, HIRAM P., JR., dec'd.

Late of the Township of Plainfield, Northampton County, PA
Executrix: Kathleen M. Hinton a/k/a Kathleen Hinton, 630 Washington Street, Wind Gap, PA 18091

Attorneys: Ronold J. Karasek, Esquire, Martino and Karasek, L.L.P., 641 Market Street, Bangor, PA 18013

CENCHITZ, JAMES S. a/k/a JAMES STEPHEN CENCHITZ, dec'd.

Late of the Township of Hanover, Northampton County, PA

Executor: John S. Cenchitz, 4622 Nicole Lane, Bethlehem, PA 18017-8755

Attorney: Daniel G. Spengler, Esquire, 110 East Main Street, Bath, PA 18014

DOYLE, BETTY G., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: J. Michael Dowd, 25 Chestnut Ridge Creek, Easton, PA 18042

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

ESCHBACH, MAX K., dec'd.

Late of the Borough of Roseto, Northampton County, PA

Administrator: Brett P. Eschbach 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

FILINGO, GAIL L., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Michele A. Knecht c/o Mary Ann Snell, Esquire, 3400 Bath Pike, Suite 311, Bethlehem, PA 18017

Attorney: Mary Ann Snell, Esquire, 3400 Bath Pike, Suite 311, Bethlehem, PA 18017

GIORDANO, IRENE T. a/k/a IRENE THERESA GIORDANO a/k/a IRENE GIORDANO, dec'd.

Late of the Borough of Hellertown, Northampton County, PA
Executor: Fred L. Giordano c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

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

GIOVANNI, ALBERT A., dec'd.

Late of the Township of Hanover,
Northampton County, PA
Co-Executrices: Carol H.
Yurgartis and Patricia M.
Giovanni c/o Karl H. Kline,
Esquire, Karl Kline P.C., 2925
William Penn Highway, Suite
301, Easton, PA 18045-5283
Attorneys: Karl H. Kline, Esquire,
Karl Kline P.C., 2925 William
Penn Highway, Suite 301,
Easton, PA 18045-5283

HESS, JOHN D., dec'd.

Late of the Township of Palmer,
Northampton County, PA
Administratrix: Nancy Eckert,
2826 Nazareth Road, Easton, PA
18045
Attorneys: Peters, Moritz, Peischl,
Zulick, Landes & Brienza, LLP,
1 South Main Street, Nazareth,
PA 18064

**HURLBURT, JEAN A. a/k/a JEAN
HURLBURT,** dec'd.

Late of the Township of Lower
Saucon, Northampton County,
PA
Executrix: Kathleen M. Gluck
c/o Bradford D. Wagner, Esquire,
662 Main Street, Hellertown, PA
18055-1726
Attorney: Bradford D. Wagner,
Esquire, 662 Main Street, Heller-
town, PA 18055-1726

JOHNSON, ELIZABETH J., dec'd.

Late of Nazareth, Northampton
County, PA
Executrix: Phyllis S.
Lewandowski, 223 Lexington
Blvd., Apt. 14, Clark, NJ 07066
Attorneys: George M. Nikolaou,
Esquire, Nikolaou Law Offices

LLC, 705 W. DeKalb Pike, King
of Prussia, PA 19406

KLEINTOP, RAYMOND G., JR.,
dec'd.

Late of Moore Township,
Northampton County, PA
Executors: Larry D. Kleintop,
3252 W. Scenic Drive, Daniels-
ville, PA 18038 and Rick L.
Kleintop a/k/a Rickey L.
Kleintop, 3248 W. Scenic Drive,
Danielsville, PA 18038
Attorneys: Peters, Moritz, Peischl,
Zulick, Landes & Brienza, LLP,
1 South Main Street, Nazareth,
PA 18064-2083

**KNECHT, DEAN D. a/k/a DEAN
DAVID KNECHT,** dec'd.

Late of 2321 Santee Mill Road,
Bethlehem, Northampton
County, PA
Personal Representative: Janet
L. Paulus c/o James A. Ritter,
Esquire, Gross McGinley, LLP,
111 E. Harrison St., Suite 2,
Emmaus, PA 18049-2916
Attorneys: James A. Ritter,
Esquire, Gross McGinley, LLP,
111 E. Harrison Street, Suite 2,
Emmaus, PA 18049-2916

**KONSEVITCH, JO-ANN a/k/a
JOSEPHINE KONSEVITCH,**
dec'd.

Late of Bethlehem Township,
Northampton County, PA
Co-Executors: Valorian Roberts
and Gregory Konsevitch c/o
Daniel P. Sabetti, Esquire,
Sabetti Law Offices, 224 West
Broad Street, Bethlehem, PA
18018
Attorneys: Daniel P. Sabetti,
Esquire, Sabetti Law Offices, 224
West Broad Street, Bethlehem,
PA 18018

KULA, KATHERINE M. a/k/a KATHERINE C. KULA, dec'd.

Late of Bethlehem Township, Northampton County, PA

Co-Executrices: Maryann G. Rudas and Nancy Kula c/o Daniel G. Dougherty, Esquire, Daniel G. Dougherty, P.C., 881 3rd St., Suite B-3, Whitehall, PA 18052

Attorneys: Daniel G. Dougherty, Esquire, Daniel G. Dougherty, P.C., 881 3rd St., Suite B-3, Whitehall, PA 18052

LUGG, WILLARD A., dec'd.

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

Executor: David B. Lugg a/k/a David Brian Lugg c/o Dionysios C. Pappas, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020
Attorneys: Dionysios C. Pappas, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

NONNEMAKER, EMMA E. a/k/a EMMA NONNEMAKER, dec'd.

Late of 1023 First Avenue, Hellertown Borough, Northampton County, PA

Executrix: Donna M. Wakefield c/o James W. Hill, Esquire, Hill Law Offices, P.C., 3141 Main Street, P.O. Box 197, Springtown, PA 18081-0197

Attorneys: James W. Hill, Esquire, Hill Law Offices, P.C., 3141 Main Street, P.O. Box 197, Springtown, PA 18081-0197

PAVELICH, JUDITH, dec'd.

Late of 1745 West Macada Road, Bethlehem, Northampton County, PA

Executrix: Sharon Pavelich Rednor, 8 Cornfield Lane, Whitehouse, NJ 08889

Attorney: Margo S. Wiener, Esquire, 825 North 12th Street, Allentown, PA 18102

TRUMBAUER, HERMINA K., dec'd.

Late of the Borough of Hellertown, Northampton County, PA
Executrix: Patricia Ann Schulte c/o Karl H. Kline, Esquire, Karl Kline P.C., 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

Attorneys: Karl H. Kline, Esquire, Karl Kline P.C., 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

WIRTH, RUTH C., dec'd.

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

Co-Executrices: Jane L. Haring and Lynn A. Wirth c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

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

ZIDO, GRACE a/k/a GRACE H. ZSIDO a/k/a GRACE H. ZIDO, dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Mary Francis Paini c/o Nicholas E. Englessen, Esquire, 740 Main Street, Bethlehem, PA 18018

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

SECOND PUBLICATION**BIGGS, CATHERINE B. a/k/a CATHERINE COLLURA BIGGS**, dec'd.

Late of Easton, Northampton County, PA

Co-Executors: Jeffrey Biggs and Eric Biggs c/o Joel M. Scheer, Esquire, Fishbone and Scheer, 940 West Lafayette Street, Easton, PA 18042

Attorneys: Joel M. Scheer, Esquire, Fishbone and Scheer, 940 West Lafayette Street, Easton, PA 18042

DONCSES, ELIZABETH, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Donna M. Doncses Swantkowski 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

FISCHEL, LOIS Y., dec'd.

Late of Bethlehem, Northampton County, PA

Lois Y. Fischel Revocable Trust dated 8/1/1995, as amended and restated

Trustee: John J. Fischel, Jr. 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

KESSLER, JUDITH A., dec'd.

Late of Palmer Township, Northampton County, PA

Executrix: Peggy Jean Dorian a/k/a Peggy Jean Dorion, 430 Arlington Street, Easton, PA 18045-3702

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

LESSIG, LOUISE, dec'd.

Late of Pen Argyl, Northampton County, PA

Executrix: Alice Seiferth, 89 Upland Road, Williamsport, PA 17701

MANKOWSKI, ANNA, dec'd.

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

Executor: Mark Corson c/o Alfred S. Pierce, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

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

MARSHALL, EDNA D., dec'd.

Late of Bethlehem, Northampton County, PA

Executors: Norman K. Winters and Connie F. Fuchs c/o William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

Attorney: William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

McGEE, MAE D., dec'd.

Late of the City of Bethlehem, Northampton County, PA

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

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

MILLER, KENNETH G., dec'd.

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

Executor: Dallas E. Miller c/o McFall, Layman & Jordon, P.C., Attorneys at Law, 134 Broadway, Bangor, PA 18013

Attorneys: McFall, Layman & Jordon, P.C., Attorneys at Law, 134 Broadway, Bangor, PA 18013

PIERSON, MARY F., dec'd.

Late of Palmer Township, Northampton County, PA

Executrix: Kristine M. Williams
Attorneys: Raymond J. DeRaymond, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

SCHATZEL, RICHARD H., dec'd.

Late of Forks Township, Northampton County, PA

Executrix: Elizabeth A. Wilding c/o Joel M. Scheer, Esquire, Fishbone and Scheer, 940 West Lafayette Street, Easton, PA 18042

Attorneys: Joel M. Scheer, Esquire, Fishbone and Scheer, 940 West Lafayette Street, Easton, PA 18042

SERFASS, ALVERTA M., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: John Jerome Serfass, 42 Hillside Drive, Hawley, PA 18428

Attorneys: James J. Holzinger, Esquire, Boyer, Holzinger, Harak & Scmillio, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016

YOST, BARBARA J., dec'd.

Late of Northampton, Northampton County, PA

Executor: Edward Lee Yost, Jr., 103 Lehigh Street, Coplay, PA 18037

Attorney: Kathleen M. Collins, Esquire, 1125 S. Cedar Crest Boulevard, Suite 205, Allentown, PA 18103

ZULICK, THOMAS C., III, dec'd.

Late of Easton, Northampton County, PA

Executor: Thomas C. Zulick, IV c/o Robert H. Jacobs, Esquire, 8 Centre Square, Easton, PA 18042-3606

Attorney: Robert H. Jacobs, Esquire, 8 Centre Square, Easton, PA 18042-3606

THIRD PUBLICATION**BIRD, KENNETH J.,** dec'd.

Late of the Township of Palmer, Northampton County, PA

Administratrix: Eileen A. Lewis c/o Alfred S. Pierce, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

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

BRENSINGER, JOHN E., JR. a/k/a JOHN E. BRENSINGER, dec'd.

Late of the Township of Moore, Northampton County, PA

Executrix: Darlene A. Wertman, 7530 Gun Club Road, New Tripoli, PA 18066

Attorney: Daniel G. Spengler, Esquire, 110 East Main Street, Bath, PA 18014

BROWN, CEDRIC C. a/k/a RICK BROWN, dec'd.

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

Administratrix: Diane L. Brown
c/o Ellen M. Kraft, Esquire, 3400
Bath Pike, Suite 311, Bethlehem,
PA 18017-2485

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

FRABLE, ELLIS ELEWOOD, JR.
a/k/a ELLIS ELEWOOD
FRABLE a/k/a ELLIS E.
FRABLE, JR., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executrix: Beverly Ann Frable
c/o John J. Bartos, Esquire, 100
Brodhead Road, Suite 130,
Bethlehem, PA 18017

Attorney: John J. Bartos,
Esquire, 100 Brodhead Road,
Suite 130, Bethlehem, PA 18017

GROTH, HAROLD W. a/k/a
HAROLD W. GROTH, JR.,
dec'd.

Late of 1745 Macada Road,
Bethlehem, Northampton
County, PA

Executrix: Deborrah L. Groth,
1650 Allen Circle, Bethlehem, PA
18017

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

HERZOG, BENJAMIN F., dec'd.

Late of the Borough of Bath,
Northampton County, PA

Executrix: Linda J. Heimpel c/o
Bradford D. Wagner, Esquire,
662 Main Street, Hellertown, PA
18055-1726

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

HORWATH, RAYMOND T., dec'd.

Late of Bethlehem, Northampton
County, PA

Personal Representative: Neva
Rae Fox c/o Peter P. Perry,
Esquire, 1600 Lehigh Parkway
East, 1E, Allentown, PA 18103-
3097

Attorney: Peter P. Perry, Esquire,
1600 Lehigh Parkway East, 1E,
Allentown, PA 18103-3097

KARP, WILLIAM B. a/k/a
WILLIAM BRUCE KARP, dec'd.

Late of Lower Saucon Township,
Northampton County, PA

Administratrix: Heather A.
Goldan c/o Bradford D. Wagner,
Esquire, 662 Main Street, Heller-
town, PA 18055-1726

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

LOTTI, ANGELINA, dec'd.

Late of Forks Township,
Northampton County, PA

Executor: Gilbert J. Lotti c/o
Thomas L. Walters, Esquire,
Lewis and Walters, 46 S. 4th
Street, P.O. Box A, Easton, PA
18044-2099

Attorneys: Thomas L. Walters,
Esquire, Lewis and Walters, 46
South Fourth Street, P.O. Box A,
Easton, PA 18044-2099

SCHEIRER, NELLIE, dec'd.

Late of the Township of Palmer,
Northampton County, PA

Executrix: Catherine Kutzler c/o
Frank S. Poswistilo, Esquire, 204
N. Thirteenth Street, Easton, PA
18042

Attorney: Frank S. Poswistilo,
Esquire, 204 N. Thirteenth
Street, Easton, PA 18042

SHLEIFER, SHIRLEY B., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Administrators: Barbara Shleifer
Asteak and Harry Jay Shleifer
c/o Gary Neil Asteak, Esquire,
Asteak Law Offices, 726 Walnut
Street, Easton, PA 18042
Attorneys: Gary Neil Asteak,
Esquire, Asteak Law Offices, 726
Walnut Street, Easton, PA 18042

WAMBOLD, PAUL G., dec'd.

Late of the Borough of Bath,
Northampton County, PA
Executrix: Alice I. Shunk 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

**WERKHEISER, SHIRLEE E.,
dec'd.**

Late of the Township of Moore,
Northampton County, PA
Executrix: Diane Searfass 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

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that
Articles of Incorporation—For Profit
have been filed with the Department
of State of the Commonwealth of
Pennsylvania, at Harrisburg, Penn-
sylvania, for the purposes of obtaining
a Certificate of Incorporation of a
proposed business corporation to be
organized under the provisions of the
Pennsylvania Business Corporation
Law of 1988, approved December 21,
1988, P.L. 1444, No. 177, as amended.

The name of the corporation is:

WireTechs, Inc.

The Articles of Incorporation were
filed on March 6, 2014.

BOYER, HOLZINGER, HARAK &
SCOMILLIO

1216 Linden Street
P.O. Box 1409
Bethlehem, PA 18016

Mar. 27

**LIMITED LIABILITY COMPANY
NOTICE**

NOTICE IS HEREBY GIVEN that
a Certificate of Organization for a
Domestic Limited Liability Company
was filed with the Pennsylvania
Department of State for:

**DOTTER'S SEPTIC
SERVICES LLC**

in accordance with the provisions of
the Limited Liability Company Act of
1994.

DENNIS P. ORTWEIN, ESQUIRE
5201 William Penn Hwy.
Easton, PA 18045

Mar. 27

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that
on March 6, 2014, the Petition of
Joseph Cappelli Garrity was filed in
Northampton County Court of
Common Pleas at docket no. C-0048-
CV-2014-1961, seeking to change the
name of Petitioner from Joseph
Cappelli Garrity to Joseph Garrity
Cappelli. The Court has fixed
Tuesday, May 6, 2014 at 9:00 a.m.,
in courtroom #4 at the Northampton
County Courthouse as the date for
hearing of the Petition. All persons
interested in the proposed change of
name may appear and show cause,
if any they have, why the prayer of
the Petitioner should not be granted.

Mar. 27

NOTICE

NOTICE IS HEREBY GIVEN that
PATHFINDER SIGN SYSTEMS, INC.
is in the process of winding down due

to the death of Cedric C. Brown, a/k/a RICK BROWN, President, now deceased.

Notice is hereby given that Letters of Administration, in and for the Estate of Cedric C. Brown, were granted to Diane L. Brown, on March 4, 2014. All persons indebted to this business are requested to make immediate payment and those having claims or demands to present the same without delay to Diane L. Brown, Administratrix c/o Ellen M. Kraft, Esquire, 3400 Bath Pike, Suite 311, Bethlehem, PA 18017-2485.

Mar. 13, 20, 27

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

City of Easton

vs.

Frank L. Santini, Jr. and
Anne-Marie Santini

DOCKET NO. C48CV-2010-13387

Notice is given that the above were named as defendants in a civil action by plaintiff to recover 2006-2010 water, sewer and trash fees for property located at 60A N. 7th Street, Easton, PA, Tax Parcel No. L9SE1B 3 9A. A Writ of Scire Facias for \$3,064.15 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service

155 S. 9th Street
Easton, PA 18042
(610) 258-6333

PORTNOFF LAW
ASSOCIATES, LTD.

P.O. Box 391
Norristown, PA 19404-0391
(866) 211-9466

Mar. 13, 20, 27

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

Wilson Area School District

vs.

Peter T. Thompson and
Jody A. Thompson

DOCKET NO. C48CV-2011-7662

Notice is given that the above were named as defendants in a civil action by plaintiff to recover 2010 real estate taxes for property located at Hexenkopf Road, Williams Township, PA, Tax Parcel No. P9 5 6B. A Writ of Scire Facias for \$1,552.01 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service
155 S. 9th Street
Easton, PA 18042
(610) 258-6333

PORTNOFF LAW
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P.O. Box 391
Norristown, PA 19404-0391
(866) 211-9466

Mar. 13, 20, 27

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

Bethlehem Area School District

vs.

Ercilia F. Viteri

DOCKET NO. C48CV-2012-7413

Notice is given that the above was named as defendant in a civil action by plaintiff to recover 2011/2012 school real estate taxes for property located at 23 W. Garrison Street, Bethlehem, PA, Tax Parcel No. P6NE1A 25 9. A Writ of Scire Facias for \$2,019.81 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service
155 S. 9th Street
Easton, PA 18042
(610) 258-6333

PORTNOFF LAW
ASSOCIATES, LTD.

P.O. Box 391
Norristown, PA 19404-0391
(866) 211-9466

Mar. 13, 20, 27

**IN THE COURT OF
COMMON PLEAS OF CHESTER
COUNTY, PENNSYLVANIA
CIVIL ACTION**

QUIET TITLE

RANDY J. MYERS, 176 Hedge
Road, Elverson, PA 19520

Plaintiff

vs.

HARRY HAUSE, Administrator of
the ESTATE OF DAVIS HECK and
his Heirs, HARRISON S. HECK,
WILLIAM HECK, GEORGE L.

HECK, CHARLES HECK,
HOWARD HECK, THOMAS HECK,
HEBER HECK, ELLEN BUTTERS
and MRS. JOSEPH TEMPLIN,
and their Heirs, Executors,
Administrators and Assigns

Defendants

DOCKET NO. 13-00047

NOTICE

NOTICE IS HEREBY GIVEN to the last known descendants of Davis Heck, deceased, to wit: Charles A. Baer, Carolyn Baer, Conrad Baer, James D. Hummel, Eugene A. Hummel, Jana E. Hummel, Dolores A. Hummel, Vaughn E. Hummel, Nancy L. Hummel, Barbara A. Heaps,

Elmer L. Heaps, Esther R. Heaps, Judy A. Heaps, James R. Heck, Jas R. Wells, Robert G. Wells, Lillian E. Dukeman, Gladys Dukeman and Allan F. Dukeman, their heirs, successors and assigns, that the above were named as Defendants in a civil action to quiet title to a residential property located at 176 Hedge Road in Elverson, East Nantmeal Township, Chester County, Pennsylvania, last deeded to Davis Heck by deed dated March 29, 1850 and recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania on July 29, 1850 in Deed Book L-5, page 442.

If you wish to defend against the claims set forth in the above referenced action to quiet title, you must take action within twenty (20) days after the publication of this notice by entering a written notice personally or by an 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 by the court without further notice for any relief requested by the Plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, 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 service to eligible persons at a reduced fee or no fee.

Chester County Bar Association
15 W. Gay Street
2nd Floor
West Chester, PA 19382
(610) 692-1889

BRUCE L. BALDWIN, ESQUIRE
WOLF, BALDWIN
AND ASSOCIATES, P.C.

800 E. High Street
P.O. Box 444
Pottstown, PA 19464
(610) 323-7436

Mar. 27

ASSOCIATE ATTORNEY

MHK Attorneys seeks an Associate Attorney for its Family Law practice. Please go to mhkattnorneys.com/careers.html to apply.

Mar. 27; Apr. 3

OFFICE SPACE

Downtown Bethlehem. Private office and waiting/sec. area, shared conference rooms. Monthly rental \$550. Call (610) 861-7737 for more info.

Mar. 27; Apr. 3, 10

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on APRIL 11, 2014 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. 2
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-11991**

All that parcel of land in Upper Nazareth Township, Northampton County, State of Pennsylvania, as more fully described in Deed Book 1995-1, Page 34128, K6-10-3, being known and designated as metes and bounds property.

Title to said Premises vested in James S. Glaze and Wanda E. Glaze, husband and wife by Deed from Elsie V. Bult, f/k/a Elsie V. Fry, married dated 04/21/1995 and recorded 04/24/1995 in the Northampton County Recorder of Deeds in Book 1995-1, Page 34128.

BEING KNOWN AS 3125 Bath Pike, Nazareth, PA 18064.

TAX PARCEL NUMBER: K6 10 3 0432.

THEREON BEING ERECTED a Cape Cod single style dwelling with wood exterior and slate roof; attached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of James S. Glaze and Wanda E. Glaze.

ROBERT W. WILLIAMS, ESQUIRE

No. 3

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-04865**

The land referred to herein below is situated in the County of Northampton, State of Pennsylvania, and is described as follows:

All that certain lot or piece of ground situate in the Borough of West Easton, Northampton County, Pennsylvania, bounded and described as follows, to wit:

Beginning at the northwesterly corner of Palmer and Ninth Street; thence by the northerly building line of Palmer Street (8.0 feet northerly of the northerly curb line) south 54 degrees 30 minutes west 85.87 feet to a point; thence by the easterly line of Lot No. 255, north 35 degrees 30 minutes west 47.37 feet to a point; thence by land late of John and Petrnelo Terlesky, and passing through the middle partition wall of the double house known as 900 and 902 Palmer Street, north (errone-

ously described as "south" in previous deeds) 40 degrees 23 minutes east 84.82 feet to a point on the westerly building line of palmer street; thence by the westerly building line of palmer street (6.00 feet westerly of the westerly curb line) south 49 degrees 37 minutes east (erroneously described as "west" in previous deeds) 25.00 feet to a point, the place of beginning.

Being of southerly portion of Lots Nos. 256, 257, 258 and 259 as shown on the Plan of South Side.

Parcel No. 5066-15-1859-27; ID L9SW3A 20 12 0835.

Title to said Premises vested in Linda M. Horvath, individual by Deed from Donna Labaw, individual dated 05/24/2006 and recorded 10/23/2006 in the Northampton County Recorder of Deeds in Book 2006-1, Page 438793.

BEING KNOWN AS 900 Palmer Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW3A 20 12 0835.

THEREON BEING ERECTED a two-story half-of-double style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Linda M. Horvath.

ROBERT W. WILLIAMS, ESQUIRE

No. 4

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07686**

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected, being Lot No. 3, Block "1" in section "B" as shown on the revised Plan of Liberty Park, dated February 26, 1953 in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, bounded and described and described according to survey

thereof made the 26th day of February, 1953 by Alfred N. Rosenbaurn, Registered Surveyor, Easton, Pennsylvania, as follows to wit.

BEGINNING at a point on the West side of Lafayette Avenue (fifty (50') feet wide) at a distance of one hundred twenty (120') feet measured South two (02) degrees East from its intersection with the South side of Lansdale Avenue (fifty (50') feet wide) (both lines produced) thence extending South two (02) degrees East along said side of Lafayette Avenue fifty (50') feet to a point; thence, extending South eighty-eight (88) degrees no (00) minutes West along line of Lot No. 4, one hundred seventeen and five-tenths (117.5') feet to a point; thence extending North two (02) degrees West along rear line of Lot No. 8, fifty (50') feet to a point thence extending North eighty-eight (88) degrees no (00) minutes East along line of Lot No. 2 one hundred seventeen and five- lengths (117.5') feet to the first mentioned point and place of beginning.

BEING the same premises which MLK Investments, Pennsylvania Partnership, by Deed dated 11/29/04 and recorded in the Northampton County Recorder of Deeds Office on 12/8/04 in Deed Book 2004-1, Page 474927, granted and conveyed unto Ida A. Coffin, unmarried, Richard A. Coffin, unmarried, and Bruce W. Coffin, unmarried.

BEING KNOWN AS 2529 Lafayette Avenue, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N7NW1D 4 3 0204.

THEREON BEING ERECTED a Cape Cod single style dwelling with aluminum siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property

of Richard A. Coffin and Bruce W. Coffin and Ida Coffin.

AMY GLASS, ESQUIRE

No. 5

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07877**

All that certain tract, piece or parcel of land situate, lying and being in the Township of Forks, Northampton County, Pennsylvania, more particularly bounded and described as follows, to wit:

Beginning at a spike in the middle of Frost Hollow Road, on line of land late of Mrs A. Jackson; thence by Frost Hollow Road, North 49 degrees 30 minutes East, 110.0 feet to a bolt in the said road; thence by the same, North 39 degrees 03 minutes East 371.38 feet to a bolt in the road; thence by land of Forks Township, South 1 degree 35 minutes East, 375.15 feet to an iron pipe; thence by land late of Mrs. A. Jackson, North 87 degrees 16 minutes West, 328.34 feet to a point, the place of beginning. Containing 1.327 acres of land.

Excepting thereout and therefrom the small portion thereof which J. Douglas Fackenthal and Evelyn F. Fackenthal, his wife, by their indenture dated February 1, 1977 and recorded in said off in Deed Book 559, Page 651, granted and confirmed unto Forks Township, its successors and assigns, which excepted parcel is more particularly bounded and described as follows:

All that certain tract, piece or parcel of land, situate, lying and being in the Township of Forks, County of Northampton and State of Pennsylvania, bounded and described as follows:

Beginning at a spike in Frost Hollow Road, thence by Frost Hollow Road North 39 degrees 3 minutes

East 214.08 feet to a bolt in the road; thence by land of Forks Township, South 1 degrees 35 minutes East 203.51 feet to an iron pin; thence by land remaining of the grantors, North 75 degrees 15 minutes 21 seconds West 145.42 feet to a point, the place of beginning. Containing 0.3259 acres of land.

TITLE TO SAID PREMISES IS VESTED IN Craig Jones and Lori A. Jones, h/w, by Deed from Raymond W. Heater, Individual, dated 11/26/2003, recorded 12/01/2003 in Book 2003-1, Page 496459.

BEING KNOWN AS 971 Frost Hollow Road, Easton, PA 18040.

TAX PARCEL NUMBER: K10 1 11 0311.

THEREON BEING ERECTED a bi-level single style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage, above-ground pool.

SEIZED AND TAKEN into execution of the writ as the property of Craig Jones and Lori A. Jones.

ADAM H. DAVIS, ESQUIRE

No. 6

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07990**

ALL THAT CERTAIN piece or parcel and tract of land, being the western one-half of a double brick and shingle dwelling house, situated on the south side of Wood Avenue, and known as 1128 Wood Avenue, in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the south side of Wood Avenue, said point being two hundred seven (207) feet west of the intersection of the building lines of Wood Avenue and Eleventh

Streets; thence along a line South thirty-three (33) degrees thirty (30) minutes West ninety-three (93) feet, more or less, to a point in the east line of Elder Street; thence north along the east line of Elder Street one hundred (100) feet to a point in the southwest side of Wood Avenue; thence eastwardly along Wood Avenue, fifty (50) feet to a point, the place of beginning.

BEING the same premises which John Ro. Mamone, by Deed dated 10/06/2003 and recorded 11/03/2003 in Northampton County, Pennsylvania, in Deed Book 2003-1 Page 461065, granted and conveyed unto George A. Kiger.

BEING KNOWN AS 1128 Wood Avenue, Easton, PA 18042.

TAX PARCEL NUMBER: L9NE4D 29 1 0310.

THEREON BEING ERECTED a two-story half-of-double style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of George A. Kiger.

MICHAEL T. McKEEVER, ESQUIRE

No. 7

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02275**

ALL THAT CERTAIN lot or piece of ground with a three story brick dwelling thereon erected, situate on the south side of Bushkill Street between Fourth and Bank Streets, in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point 78 feet 7 inches from the southeast corner of Fourth and Bushkill Streets, thence extending eastwardly along property now or late of Holt Estate, thence

extending southwardly along property now or late of Estate 29 feet, more or less, to property now or late of Samuel P. Messinger Estate, 33 feet, more or less, to property now or late of Christian Flemming, thence extending northwardly along and through the middle of a portion wall adjoining this house and the house now or late of Christian Flemming 29 feet, more or less, to the place of beginning.

TOGETHER with free ingress and egress over and through the alleyway running between the above property and the property adjoining it on the West.

BEING the same premises which Carmen I. Mangan nka Carmen I. Bourdeau by Deed Dated 11/19/2001 and recorded 11/20/2001 in Deed Book 2001-1, page 246931 granted and conveyed unto James E. Bourdeau and Carmen I. Bourdeau, husband and wife, in fee.

Title to said premises is vested in Mary Ann Latorre and Armando Latorre, husband and wife, by deed from CARMEN BOURDEAU, A MARRIED WOMAN dated June 21, 2006 and recorded July 6, 2006 in Deed Book 2006-1, Page 272923.

BEING KNOWN AS 346 Bushkill Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9NE3D 12 2 0310.

THEREON BEING ERECTED a three-story apartment building with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Mary Ann Latorre and Armando Latorre.

JOSEPH I. FOLEY, ESQUIRE

No. 8

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07317**

ALL THAT CERTAIN message, tenement and tract of land located on the south side of Nor-Bath Boulevard

(Route 329) in East Allen Township, Northampton County, Pennsylvania, known as 5456 Nor-Bath Boulevard, and consisting of Lot 13 and the easterly half of Lot 14, Block 2, shown on an unrecorded plan of Miller Manor, being bounded and described as follows, to wit:

BEGINNING at a point on the southerly property line of Nor-Bath Boulevard, 140 feet east of the easterly property line of Hillcrest Avenue, thence along the southerly property line of Nor-Bath Boulevard, North 85° -40' East, 75 feet to an iron pin, thence along the westerly property line of land now or late of Marvin C. Schlamb South 4° -20' East, 136.5 feet to an iron pin; thence along the northerly property line of South Street (20 feet wide), South 85°-40' West, 75 feet to a point: thence along the easterly property line of land now or late of Leon H. Smith, North 4°-20' West, 136.5 feet to the place of beginning.

CONTAINING 10,237.5 square feet.

BEING the same premises which William Joseph Pummer, Jr. and Mary Ann Pummer, deceased, date of death being 11/14/1992, husband and wife, by Deed dated April 20, 2006 and recorded May 5, 2006 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2006-1 Page 178579, granted and conveyed unto William Joseph Pummer, Jr., as sole owner

BEING KNOWN AS 5456 Nor Bath Boulevard, Northampton, PA 18067.

TAX PARCEL NUMBER: L5NW3 4 3 0508.

THEREON BEING ERECTED a ranch single style dwelling with vinyl siding and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of William Joseph Pummer, Jr.

ANDREW J. MARLEY, ESQUIRE

No. 9
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02932

ALL THAT CERTAIN message, tenement, and lot or parcel of land situate in the development known as Penn's Terrace, in the Borough of Walnutport, Northampton County, Pennsylvania, designated as Lot No. 17 on the Plan of Birchwood Subdivision, as said Plan is recorded in the Recorder of Deeds Office in and for Northampton County, Pennsylvania in Plan Book Vol. 2003-5, Pages 123, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the western right-of-way line of Lincoln Avenue (50 feet wide), said point being the northeast corner of Lot 18 and the southeast corner of the herein described Lot 17;

thence along the northern boundary line of Lot 18, South eighty-two degrees fifteen minutes forty-two seconds West, (S 82 degrees 15 minutes 43 seconds W), a distance of ninety-one and zero one-hundredths feet (91.00 feet) to a point; thence along the eastern boundary line of Lot 13, North seven degrees forty-four minutes eighteen seconds West (N. 07 degrees 44 minutes 18 seconds W), a distance of twenty-three and zero one-hundredths feet (23.00 feet) to a point; thence along the southern boundary line of Lot 16, North eighty-two degrees fifteen minutes forty-two seconds East (N. 82 degrees 15 minutes 42 seconds E), a distance of ninety-one and zero one-hundredths feet (91.00 feet) to a point; thence along the western right-of-way line of

Lincoln Avenue (50 feet wide) South seven degrees forty-four minutes eighteen seconds East (S 07 degrees 44 minutes 18 seconds E), a distance of twenty-three and zero one-hundredths feet (23.00 feet) to the place of BEGINNING.

CONTAINING IN AREA 2,093.00 square feet or 0.0480 acre.

BEING HOUSE NO. 644 LINCOLN AVENUE, WALNUTPORT, PA 18088.

This property is identified by Northampton County Tax Map Parcel # J2SW1C-16-10S.

UNDER AND SUBJECT TO to covenants, conditions, easements and restrictions as shown on the aforementioned Plan of Penn's Terrace and as are otherwise of record.

BEING THE SAME PREMISES which Penn's Terrace, Inc., a Pennsylvania Corporation dated March 3rd, 2004 and Recorded in Northampton County, in Deed Book 2004-1, Page 105430, granted and conveyed unto Robert P. Wolfgang Jr. and Gina Wolfgang, Husband and Wife in fee.

TITLE TO SAID PREMISES IS VESTED IN Tonya M. Storm, unmarried and Ronald Panier, unmarried, as joint tenants with right of survivorship and not as tenants in common, by Deed from Robert P. Wolfgang, Jr. and Gina Wolfgang, h/w, dated 07/12/2007, recorded 07/17/2007 in Book 2007-1, Page 260251.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling.

BEING KNOWN AS 644 South Lincoln Avenue, Walnutport, PA 18088.

TAX PARCEL NUMBER: J2SW1C 16 10S 1033.

THEREON BEING ERECTED a three-story townhouse style dwelling with brick exterior and shingle roof; attached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Tonya M. Storm aka Tonya M. Panier and Ronald Panier.

MARTHA E. VON ROSENSTIEL,
ESQUIRE

No. 10
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05459

ALL THAT CERTAIN lot or piece of ground with the southern one-half of a double dwelling house erected thereon, situated on the east side of Wright Street and known as No. 49 Wright Street, in the Borough of Wilson, County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, which said point is 22 feet south of the southeast corner of Liberty and Wright streets, thence eastward along the line which passes through the middle of the partition wall between the dwelling hereby conveyed and the dwelling adjoining on the north 124 feet to a 15 feet wide alley, thence southwardly 22 feet to a point, thence westward 124 feet to said eastern line of Wright Street, thence northwardly 22 feet along said Wright Street to a point, the place of beginning.

BOUNDED on the north by lands of Cornelius Garis, on the east by a 15 feet wide alley, on the south by lands now or late of Allen Stacey, and on the west by Wright Street.

TITLE TO SAID PREMISES IS VESTED IN David F. Gutman, single, by Deed from Bernadine Gutman, nka, Bernadine Kane and Bernard C. Kane, h/w, dated 01/31/1989, recorded 02/01/1989 in Book 762, Page 1127. David F. Gutman departed this life on or about 10/30/2012, leaving a Last Will & Testament dated January 30, 2008. Letters Testamentary were granted to Paul E. Gutman

on October 26, 2012 in Northampton County, No. 2012-1395. The decedent's surviving heir at law and next-of-kin is Paul E. Gutman.

BEING KNOWN AS 49 North Wright Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2A 15 20 0837.

THEREON BEING ERECTED a two-story half-of-double with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Paul E. Gutman, in his capacity as Executor and Devisee of the Estate of David F. Gutman.

ADAM H. DAVIS, ESQUIRE

No. 11
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-06135

ALL THAT CERTAIN messuage, tenement and tract of land lying along the Westerly side of State Highway Route #48049, a macadam road leading from Schoenersville to Weaversville, in East Allen Township, Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe in line with the property late of Elwood Schall, now Marie Decker, located in the approximate middle of an earth lane; thence along the same South 5 degrees 30 minutes East one hundred forty-one and ninety one-hundredths (141.90 feet) feet to an iron pipe; thence, along the same South 48 degrees 00 minute West three hundred and eighty-six (386 feet) feet to an iron pipe; thence, along other property now or late of William H. Derr, of which the herein described premises is a part, North 42 degrees 00 minute West eight-nine and eight one-hundredths (89.08 feet) feet to an

iron pipe; thence, along the same, North 48 degrees 00 minute East three hundred twenty-six and twenty-five one-hundredths (326.25 feet) feet to an iron pipe; thence, along the same, North 35 degrees 46 minutes West seventy and fifteen one-hundredths (70.15 feet) feet to an iron pipe; thence along the same, North 43 degrees 26 minutes East one hundred three and fifty-eight one-hundredths (103.58 feet) feet to an iron pipe located on the Westerly edge of the right of way of the aforesaid State Highway Route #48049, sixteen and five tenths feet from the center line; thence, along the Westerly edge of the right of way of the same, South 58 degrees 02 minutes East fifty-five (55 feet) feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Arthur J. Obenrader and Nancy J. Obenrader, h/w, by Deed from Arthur J. Obenrader, dated 08/16/2005, recorded 09/21/2005 in Book 2005-1, Page 365942.

BEING KNOWN AS 6089 Weaversville Road, Bethlehem, PA 18017.

TAX PARCEL NUMBER: M5 2 11 0508.

THEREON BEING ERECTED a ranch single style dwelling with vinyl and wood exterior and shingle roof; attached two-car garage, barn.

SEIZED AND TAKEN into execution of the writ as the property of Arthur J. Obenrader and Nancy J. Obenrader.

JONATHAN LOBB, ESQUIRE

No. 12
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05862

All that certain lot or parcel of land situated in the Township of Upper Mt. Bethel, County of Northampton and Commonwealth of Pennsylvania being Lot No. 145 as shown on a plan

entitled, "Final Subdivision Plan, Saddle Creek, Phase 2", dated July 17, 2003, last revised August 31, 2004, prepared by Herbert, Rowland and Grubic, Inc. Stroudsburg, PA. and recorded in the Northampton County Recorder of Deeds Office July 12, 2005 in Book 2005-5, Page 389 et. seq. more particularly described as follows:

Beginning at a common corner of Lots No.145 and No.146 on the northerly side of Hampton Drive (50' R.O.W.); thence

1. Along the northerly side, passing along an arc of a circle curving to the left, having a radius of 275.00 feet, an arc distance of 130.95 feet, a chord bearing of South 74 degrees 25 minutes 27 seconds West, a chord distance of 129.72 feet to a corner of Lot No.144; thence

2. Along Lot No.144, North 29 degrees 13 minutes 03 seconds West, a distance of 312.18 feet to a corner; thence

3. North 85 degrees 44 minutes 57 seconds East, a distance of 269.38 feet to a corner of Lot No.146; thence

4. Along Lot No.146, South 01 degrees 56 minutes 02 seconds East, a distance of 257.74 feet to the first mentioned point and place of beginning. Containing 53,691 square feet or 1.2326 acres of land.

Being the same premises which Toll PA IX, L.P., by Deed dated 12/27/07 and recorded in the Northampton County Recorder of Deeds Office on 1/14/08 in Deed Book 2008-1, Page 11274, granted and conveyed unto Dionicio F. Perez and Lynnette K. Perez, husband and wife as tenants by the entirety.

BEING KNOWN AS 67 Hampton Drive, Mount Bethel, PA 18343.

TAX PARCEL NUMBER: C11 9 11-145 0131.

THEREON BEING ERECTED a two-story single style dwelling with vinyl and brick exterior and shingle roof; attached three-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Lynnette K. Perez and Dionicio F. Perez.

AMY GLASS, ESQUIRE

No. 13

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07400**

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Wilson, County of Northampton, State of PENNSYLVANIA:

All that certain lot of land, together with the dwelling erected thereon, known as No. 1843 Hay Terrace, situate in the Boro of Wilson, County of Northampton and State of Pennsylvania, being designated on a certain map of an extension of Fairview Park filed in the Office of the Recorder of Deeds at Easton, in and for the said county, in Map Book #2, Page 64-65, bounded and described as follows, to wit:

It being lot #959 containing in front on the north side of Hay Terrace twenty (20') and extending of that width in depth one hundred thirty (130') feet to Filbert Street.

Bounded on the north by Filbert Street; on the east by Lot No. 960; on the south by Hay Terrace; and on the west by Lot No. 958.

Being Tax Parcel Identification Number L9SW3A-2-32.

Being the same premises which Laurene M. Kocylowski, nbm Laurene M. Carlin, by deed from Kevin J. Pursell and Tiffany Rosnagle, nbm Tiffany Pursell, husband and wife,

dated September 16, 2003, recorded November 6, 2003, in the Northampton County Clerk/Register's Office in Deed Book 2003-1, Page 467691.

Note: being LOT(s), Block L9SW3A-2-32-0837, Tax Map of the Borough of Wilson, County of Northampton.

Title to said Premises vested in Rocio Zuniga Moya by Deed from Laurene M. Kocylowski, nbm Laurene M. Carlin dated 02/05/2007 and recorded 02/08/2007 in the Northampton County Recorder of Deeds in Book 2007-1, Page 54007.

TAX PARCEL #L9SW3A-2-32-0837.

SEIZED AND TAKEN in execution of the writ of execution of the writ as the property of Rocio Zuniga Moya.

BEING KNOWN AS 1843 Hay Terrace, Easton, PA 18042.

THEREON BEING ERECTED a two-story half-of-double style dwelling with vinyl siding and shingle roof.

ROBERT W. WILLIAMS, ESQUIRE

No. 14

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-07100**

ALL THAT CERTAIN strip or piece of land situate in the Township of Moore, County of Northampton, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point marked by a P.R. masonry nail at the intersection of South Mink Road (T586) and West Walker Road (T511-B); thence in and along T511-B, North eighty-five (85) degrees forty (40) minutes thirty-eight (38) seconds West, a distance of two hundred seventy-seven (277.00') feet to a corner marked by a P.R. spike; thence along line of land now or late of Shirley Smith, passing through an iron pipe, thirty-two and eighty hundredths (32.80') feet distant,

North forty-one (41) degrees fourteen (14) minutes fifty-four (54) seconds West, a distance of four hundred eighty-six and twelve hundredths (486.12') feet to a corner marked by an iron pipe with a four (4") inch square plate welded on top; thence along line of land now or late of Charles C. and Geraldine M. Wuchter, North sixty-four (64) degrees twenty-one (21) minutes forty-nine (49) seconds East, a distance of two hundred four and ninety-four hundredths (204.94') feet to a corner marked by an iron pipe with a four (4") inch square plate welded on top; thence South twenty (20) degrees fifty-seven (57) minutes fifty-five (55) seconds East, a distance of ten and eighty-two hundredths (10.82') feet to a boat spike, and North sixty-three (63) degrees twenty-one (21) minutes four (04) seconds East, a distance of twenty-five (25.00') feet to a P. K. masonry nail in the center of T586; thence in and along the center of T586, South twenty-seven (27) degrees forty-six (46) minutes fifty-six (56) seconds East, a distance of one hundred eighty-three and ten hundredths (183.10') feet to a P. K. masonry nail; and by the same, South forty-four (44) degrees twenty-six (26) minutes fifty-six (56) seconds East, a distance of three hundred thirty-four and seventy-five hundredths (334.75') feet to a point, the place of beginning.

CONTAINING 1.9799 ACRES.

Known as: 733 S. Mink Road, Bath, PA 18014.

Parcel ID: H4 22 4B 0520.

GIS Pin No: 5359-00-1486-6551.

BEING the same premises which Shirley A. Petrich and William L. Petrich, her husband, by Deed dated January 18, 2002, and recorded February 6, 2002, in the Office of the Recorder of Deeds in and for the

County of Northampton, Deed Book 2002-1, Page 34039, granted and conveyed unto Jeffrey E. Werner and Sandra A. Werner, husband and wife, as Tenants by the Entireties, in fee.

BEING KNOWN AS 733 South Mink Road, Bath, PA 18014.

TAX PARCEL NUMBER: H4 22 4B 0520.

THEREON BEING ERECTED a ranch single style dwelling with vinyl siding and shingle roof; detached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Jeffrey E. Werner and Sandra A. Werner.

KERI P. EBECK, ESQUIRE

No. 15
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05325

ALL THOSE CERTAIN lots situate in the Township of Bethlehem, County of Northampton and State of Pennsylvania, designated as lots 1 to 6 inclusive and 36 to 41 inclusive block B on Plan of "Bethlehem Annex — Little Farms", recorded in the office for the Recording of Deeds in and for Northampton County in Map Book 8, page 24, as follows:

BEGINNING at the intersection of the southeastern line of William Penn Highway and the northeastern line of John Street; thence extending north-eastwardly along the southeastern line of William Penn Highway north forty-four degrees seventeen minutes east a distance of one hundred thirty-two and seventy-three hundredths (132.73) feet to lot 7 block B according to said plan; thence extending south-eastwardly along the same and along line of Lot 42 block B south forty-five degrees forty-three minutes east a distance of two hundred twenty (220) feet to Kelchner Street; thence

extending southwestwardly along the northwestern line of Kelchner Street south forty-four degrees seventeen minutes west a distance of one hundred thirty-two and seventy-three hundredths (132.73) feet to John Street; thence extending northwestwardly along the northeastern line of John Street north forty-five degrees forty-three minutes west a distance of two hundred twenty (220) feet to the point, the place of beginning.

BOUNDED on the northwest by William Penn Highway, on the northeast by lots 7 and 42 block B, on the southeast by Kelchner Street and on the southwest by John Street.

BEING the same premises which Richard C. Mertz, widower, Individually and as Executor of the Last Will and Testament of Ruth E. Mertz, by Deed dated July 29, 1999, and recorded July 30, 1999, in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 1999-1, Page 115179, as Instrument No. 1999034520, granted and conveyed unto Donna Biggs and Mark Biggs, her husband, in fee.

BEING KNOWN AS 3508 Easton Avenue, Bethlehem, PA 18020.

TAX PARCEL NUMBER: M7SW3 19 1 0205.

THEREON BEING ERECTED a two-story single style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Mark Biggs and Donna Biggs.

ANDREW J. MARLEY, ESQUIRE

No. 17
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-08471

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the West side of Pawnee

Street in the City of Bethlehem, Northampton County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point eighteen and one-tenth (18.1) feet from the northwest corner of Seminole and Pawnee Streets, said point being the exact middle of a brick partition or party wall dividing the house erected on these premises from the one immediately joining it on the South; thence North along said Pawnee Street, twenty-five and fifteen one-hundredths (25.15) feet to a point; thence extending westwardly of that same width between parallel lines at right angles with said Pawnee Street, one hundred (100) feet to land now or late of Solomon L. Stephens.

BEING the same premises which Bulent H. Lafci and Sherill Lafci, by Deed dated 12/15/06 and recorded in the Northampton County Recorder of Deeds Office on 1/17/07 Instrument No. 2007002697 Deed Book 2007-1, Page 20553, granted and conveyed unto Sherill Lafci.

BEING KNOWN AS 522 Pawnee Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SW2C 2 10 0204.

THEREON BEING ERECTED a two-story half-of-double style dwelling with brick exterior and slate roof.

SEIZED AND TAKEN into execution of the writ as the property of Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Sherill Lafci, deceased.

BRADLEY J. OSBORNE, ESQUIRE

No. 18
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-06377

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Nazareth, County of Northampton

and Commonwealth of Pennsylvania, designated as Lot No. 7 upon a certain plan of Edward L. and Birgit Karch, the date of revision being October 1, 1992, the said plan being recorded in the Office of the Recorder of Deeds in and for the County of Northampton in Map Book 92, Page 269, more particularly described as follows, to wit:

BEGINNING at an iron pipe on the northerly side of Chestnut Street, said pipe being a distance of three hundred ninety-four feet (394.00) from the intersection of the easterly right-of-way line of Fairview Street and the northerly right-of-way line of Chestnut Street; thence along Lot No. 6 of said subdivision, North one hundred thirty-five and no hundredths feet (135.00) to an iron pipe; thence along Lot No. 4, East two hundred twenty-three and seventy-six hundredths feet (223.76), crossing the Shoeneck Creek, to a point; thence partly along land of Norman Brotzman and along land of Robert E. Klein, south thirty-seven degrees twenty minutes forty-three seconds East (S. 37 degrees-20 minutes-43 seconds E.) a distance of one hundred sixty-nine and eighty-two hundredths feet (169.82) to an iron pipe; thence along the northerly right-of-way line of Chestnut Street, West three hundred twenty-six and seventy-eight hundredths feet (326.78) to the place of beginning.

CONTAINING 37,163 square feet of land in the Borough of Nazareth, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN David M. Seyfried and Christine R. Seyfried, his wife, by Deed from Edward L. Karch, aka Edward Lewis Karch and Birgit Karch, his wife, dated 10/30/2000, recorded 11/01/2000 in Book 2000-1, Page 144103.

BEING KNOWN AS 449 East Chestnut Street aka 449 Chestnut Street, Nazareth, PA 18064.

TAX PARCEL NUMBER: J7SE2C 8 2 0421.

THEREON BEING ERECTED a two-story single style dwelling with vinyl and stone exterior and shingle roof; attached four-car garage, In-ground pool.

SEIZED AND TAKEN into execution of the writ as the property of David M. Seyfried aka David Seyfried and Christine R. Seyfried aka Christine Seyfried.

MEREDITH WOOTERS, ESQUIRE

No. 19
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07672

All that certain house and lot of land situated on the east side of South Eighth Street, in the City of Easton, County of Northampton, and State of Pennsylvania.

Containing in front on the east side of South Eighth Street thirteen and one-half (13 1/2) feet, more or less, and extending of that width eastwardly eighty-one (81) feet, more or less, in depth to land now or late of H.M. Hallett.

Bounded on the north by property now or late of Amanda Klein, on the east by land now or late of H.M. Hallett, on the south by Miller's Court, and on the west by South Eighth Street.

Title to said Premises vested in Jennifer Gischel by Deed from Christian C. Schneider dated 03/28/2007 and recorded 04/02/2007 in the Northampton County Recorder of Deeds in Book 2007-1, Page 119764.

BEING KNOWN AS 34 South 8th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1B 28 35 0310.

THEREON BEING ERECTED a two-story row home style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Jennifer Gischel.

ROBERT W. WILLIAMS, ESQUIRE

No. 20

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-03208**

ALL THAT CERTAIN lot or parcel of land known as Lot 23, Block 'E' of Plan No. 3 of 'Saucon Valley Terrace' recorded in Plan Book Volume 22, Page 30, located in the Township of Lower Saucon, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

STARTING at a point designating the center of Essex Court Cul-de-sac (80.00 feet Diameter); Thence N 30 degrees 21 minutes 48 seconds E, across the same, 40.00 feet to a point designating First Corner of Lot described herein; thence N 30 degrees 21 minutes 48 seconds E, along Lot No. 24, 84.31 feet to a point; thence S 57 degrees 17 minutes 10 seconds E, Along Lot No. 22, 168.18 feet to a point on West right-of-way line of Barclay Drive (40 feet wide), thence S 34 degrees 46 minutes 43 seconds West, along the same 95.00 feet to a point, thence along Essex Court (40 feet wide) the following four courses and distances: (1) along a curve, to the right with a radius of 15.00 feet and a length of arc of 23.56 feet to a point; (2) N 55 degrees 13 minutes 17 seconds W, 98.78 feet to a point, (3) along a curve, curving to the right with a radius of 20.00 feet and a length of arc of 16.32 feet to a point

and (4) along a curve, curving to the left with a radius of 40.00 feet and a length of arc of 36.72 feet to a point designating first corner of Lot described herein. Containing 16,962.72 square feet or 0.3854 acres.

TITLE TO SAID PREMISES IS Vested by Warranty Deed, dated 06/20/1997, given by Penguin Realty, Inc. to David W. Riegel and Deborah J. Riegel, husband and wife, as tenants by the entirety, their heirs and assigns and recorded 6/23/1997 in Book 1997-1 Page 064970 Instrument # 1997022001.

BEING KNOWN AS 1457 Essex Court, Bethlehem, PA 18015.

TAX PARCEL NUMBER: Q6SW2 4 10 0719.

THEREON BEING ERECTED a two-story single style dwelling with vinyl siding and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of David Riegel aka David W. Riegel and Deborah Riegel aka Deborah W. Riegel.

JONATHAN LOBB, ESQUIRE

No. 21

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05806**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania, being known as Lot 9A of Rosemont being the northerly portion of Lot 9 of Rosemont as recorded in map book 84 page 86 in the office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania, and being further bounded and described as follows to wit: Beginning at an iron pin set on the westerly right of way line of Grove Street (50 feet wide) said

iron pin being the southeast corner of the lands of Lot 8 of Rosemont, thence along said westerly right of way line of Grove Street south 14 Deg. 10 minutes 12 seconds east 50 feet to an iron pin; thence through the lands of Lot 9 of Rosemont, of which this was a part, through the center of a party wall south 75 Deg. 49 minutes 48 seconds west 100 feet to an iron pin set on line of the lands of Lot 10 of Rosemont; thence along said lands of Lot 10 of Rosemont north 14 Deg. 10 minutes 12 seconds west 50 feet to an iron pin set on the southwest corner of the lands of Lot 8 of Rosemont; thence along said lands of Lot 8 of Rosemont north 75 Deg. 49 minutes 48 seconds east 100 feet to an iron pin the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Grace S. Falcone and Donna Falcone, as joint tenants with right of survivorship, by Deed from Grace S. Falcone, dated 07/20/2007, recorded 08/01/2007 in Book 2007-1, Page 279119.

BEING KNOWN AS 21 Grove Street, Easton, PA 18045.

TAX PARCEL NUMBER: M8NE2 11 11A 0324.

THEREON BEING ERECTED a two-story half-of-double style dwelling with brick exterior and shingle roof; attached two-car garage, above-ground pool.

SEIZED AND TAKEN into execution of the writ as the property of Donna Falcone and Grace S. Falcone.

ADAM H. DAVIS, ESQUIRE

No. 22

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-02054**

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate in the Township of

Forks, County of Northampton and Commonwealth of Pennsylvania, known as Lot 2-32 of Riverview Estates West, Phase I as recorded in the Office of the Recorder of Deeds in Record Book 2005-5, page 194, bounded and described as follows, to wit:

BEGINNING at the point formed by the intersection of the division line between Lot 31 and Lot 32, Phase I on the southerly right-of-way line of Meadow Lane Drive (50 feet right-of-way) (N 215,670.63, E 2,673,871.03); thence with reference to North American Datum 1983 (Pennsylvania North)(NAD83)

1) South 20 degrees 52 minutes 06 seconds East 127.00 feet coincident with the division line between Lot 31 and Lot 32 to a point; thence with reference to North American Datum 1983 (Pennsylvania North) (NAD83)

2) South 69 degrees 07 minutes 54 seconds West 95.00 feet coincident with the division line between Lot 32 and Lots 29 and 28 to a point; thence with reference to North American Datum 1983 (Pennsylvania North) (NAD83)

3) North 20 degrees 52 minutes 06 seconds West 127.00 feet coincident with the division line between Lot 32 and Lot 33 to a point on the southerly right-of-way line of Meadow Lane Drive (50 feet right-of-way); thence with reference to North American Datum 1983 (Pennsylvania North)(NAD83)

4) North 69 degrees 07 minutes 54 seconds East 95.00 feet coincident with the southerly right-of-way line of Meadow Lane Drive (50 feet right-of-way) to the point and place of Beginning.

SAID property subject to any easements, restrictions and covenants

of record as contained within the chain of title of said Deed of record.

BEARINGS for this description refer to a map entitled 'Riverview Estates West, Block 32A, Lots 2, 3 and 4, Final Plat—Phase II, Major Subdivision', sheet 1 of 1, last revised December 23, 2005, prepared by Medina Consultants, P.C., One Edgeview Drive, Hackettstown, New Jersey 07840.

TITLE TO SAID PREMISES IS VESTED IN Patrick Thomas, by Deed from Segal & Morel at Forks Township X, LLC., dated 11/27/2006, recorded 12/18/2006 in Book 2006-1, Page 517714.

BEING KNOWN AS 2761 Meadow Lane Drive, Easton, PA 18040.

TAX PARCEL NUMBER: K9 32A 2-32 0311.

THEREON BEING ERECTED a two-story single style dwelling with vinyl and stone veneer exterior and shingle roof; attached three-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Patrick Thomas.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 23

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-02824**

TRACT ONE

ALL THAT CERTAIN lot or piece of land situated in the Township of Plainfield, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEING Lots 8, 9, 17 and 18, in Block 4, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 in Block F on the Plan of Lots of Pen Argyl Board of Trade entitled 'Woodland Park', as recorded in the Office for the Recording of Deeds, in

and for Northampton County, at Easton, Pennsylvania.

UNDER AND SUBJECT TO THE FOLLOWING BUILDING RESTRICTIONS:

1. Only single family dwellings shall be erected.

2. No building shall be used, other than as noted in Exception No. 3 below, for other than residential purposes without written consent of the body governing the tract.

3. No out houses except garages used for the storage of private cars shall be erected.

4. No homes costing less than \$10,000.00, exclusive of land, shall be erected on this tract.

5. No building shall be erected within thirty-five (35) feet of the front lot line of Mountain Avenue.

6. No birds, fowl or animals shall be kept or maintained outside of any dwelling hereon, except that not more than two dogs and/or two cats may be maintained if suitably housed in kennels.

7. Signs of any nature or description are prohibited on the premises, except that an individual name plate, not to exceed six inches by twenty-four inches in size, may be maintained.

TRACT TWO

ALL THAT CERTAIN lot or piece of land situated in the Township of Plainfield, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEING Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 in Block E on the Plan of Lots of the Pen Argyl Board of Trade entitled 'Woodland Park', as recorded in the Office for the Recording of Deeds, in and for Northampton County, at Easton, Pennsylvania.

UNDER AND SUBJECT TO THE FOLLOWING BUILDING RESTRICTIONS:

1. Only single family dwellings shall be erected.

2. No building shall be used, other than as noted in Exception No. 3 below, for other than residential purposes without written consent of the body governing the tract.

3. No out houses except garages used for the storage of private cars shall be erected.

4. No homes costing less than \$10,000.00, exclusive of land, shall be erected on this tract.

5. No building shall be erected within thirty-five (35) feet of the front lot line of Mountain Avenue.

6. No birds, fowl or animals shall be kept or maintained outside of any dwelling hereon, except that not more than two dogs and/or two cats may be maintained if suitably housed in kennels.

7. Signs of any nature or description are prohibited on the premises, except that an individual name plate, not to exceed six inches by twenty-four inches in size, may be maintained.

ALSO granted subject to the named conditions Lots 1, 2, and 3 in Block A.

ALSO INCLUDED in this grant is the land in Block E which has no lot numbers, and is immediately North of Lots 1 through 7 inclusive as shown on the map.

TITLE TO SAID PREMISES IS VESTED IN Scott Suss, by Deed from Robert N. Grauso and Anita H. Grauso, by and through her attorney-in-fact, Robert N. Grauso by virtue of power Attorney dated February 25, 2000 and recorded on 4-18-2000 in the office of the Recorder of deeds in and for Northampton County in Record Book Volume 2000-1 at page 44455, h/w, dated 04/13/2000, recorded 04/18/2000 in Book 2000-1, Page 44458.

BEING KNOWN AS 921 Mountain Avenue, Pen Argyl, PA 18072.

TAX PARCEL NUMBER: E8 1 9Z 0626.

THEREON BEING ERECTED an A-Frame single style dwelling with wood exterior and shingle roof; attached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Scott Suss.

JOSEPH E. DeBARBERIE,
ESQUIRE

No. 24
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07416

ALL THOSE CERTAIN lots or parcel of land situate in the Township of Lower Mt. Bethel, Northampton County, Pennsylvania, and being known and designated as Lots Nos. 25 and 25B of the Plan of Lots of Delhaven Realty Co., Inc, Section A, entered in the Office of the Recording of Deeds in and for Northampton County, Pennsylvania, in Map Book 14, Page 52, more particularly bounded and described as follows, to wit:

LOT NUMBER 25:

BEGINNING at a point on the South side of a 33 foot wide private road, which point marks the Northeast corner of Lot No. 24; thence along the South side of the said private road North 42 degrees 55 minutes East 86.62 feet to a corner of Lot No. 256; thence along the West side of Lot No. 26 South 46 degrees 56 minutes East 223 feet to the water line on the Northwesterly shore of the Delaware River; thence along the water line South 48 degrees 00 minutes West 100 feet to a corner of Lot No. 24; thence along the East side of Lot No. 24 100 feet to a corner of Lot No. 24; thence along the East side of Lot

No.24 North 44 degrees 05 minutes West 215 feet to the point, the place of BEGINNING.

BOUNDED on the north by the said 33 foot wide private road, on the East by Lot No. 26, on the South by the Delaware River, and on the West by Lot No. 24.

LOT NUMBER 25B:

BEGINNING at a point on the North side of a 33 foot wide private road, which point marks the Southeast corner of Lot No. 24B; thence along the North side of the said private road North 42 degrees 55 minutes East 85.68 feet to a corner of Lot No. 26B; thence along the West side of Lot No. 26B North 48 degrees 12 minutes West 102.0 feet to a point in line of land of George H. Kiefer and Dorothy E. Kiefer, his wife; thence along the said land South 42 degrees 52 minutes West 85 feet to a corner of Lot N. 24B; thence along the East side of said Lot NO. 24B South 47 degrees 47 minutes East 102.1 feet to the point, the place of BEGINNING.

BOUNDED on the North by land of George H. Kiefer and Dorothy E. Kiefer, his wife, on the East by Lot No. 26B, on the South by the said 33 foot wide private road, and on the West by Lot No. 24B.

BEING the same premises which Malvern G. Stalbird, II and Debra L. Stalbird, husband and wife, by Deed to Malvern G. Stalbird, II, dated 08/20/1998 and recorded 08/31/1998, in Book 1998-1 Page 116827, Instrument# 1998035723.

BEING KNOWN AS 5876 Delhaven Road, Bangor, PA 18013.

TAX PARCEL NUMBER: H11NW3 4 4 0117.

THEREON BEING ERECTED a two-story single style dwelling with vinyl siding and shingle roof; attached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Malvern G. Stalbird II.

MICHAEL T. MCKEEVER, ESQUIRE

No. 25

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-08181**

ALL THAT CERTAIN tract or parcel or lot of land, with improvements erected thereon, situate in the community known as Jacksonville, Bath, R.F.D. #1, East Allen Township, Northampton County, State of Pennsylvania, prepared by G. Edwin Pidcock Company, Registered Engineers, dated April 16, 1936, and recorded in the Recorder's Office at Easton, Northampton County, Pennsylvania. Said Lot No. 218 being more particularly described as follows:

BEGINNING at a point in the south curb line of Second Street, said point being distant 134.48 feet from an iron pipe located at the junction of the south curb line of Second Street with the east curb line of Heller Street; thence running N. 36 degrees 35 minutes E. 36.02 feet to a point in the west property line of Lot No. 217; thence south 3 degrees 25 minutes E. 143.30 feet to a point in the north curb line of Johns Street; thence along north curb line of Johns Street N. 84 degrees 02 minutes W. 36.51 feet to a point in the east property line of Lot No. 219; thence along east property line of Lot No. 219 N. 3 degrees 35 minutes W. 137.35 feet to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Edward P. Hall, III, by Deed from Randy C. Silfies, dated 05/11/2012, recorded 05/18/2012 in Book 2012-1, Page 114379.

BEING KNOWN AS 6282 Willow Street, Bath, PA 18014.

TAX PARCEL NUMBER: L5NE2 6 4 0508.

THEREON BEING ERECTED a ranch single style dwelling with stucco exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Edward P. Hall, III.

JONATHAN LOBB, ESQUIRE

No. 26

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-04921**

ALL THAT CERTAIN message, tenement, tract or parcel of land situated on the northwesterly side of Linden Street between Washington Avenue and Hamilton Avenue, in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, designated as Lot #6 on a map or plan entitled 'Plan of Linden Square, Bethlehem, Pennsylvania, Scale 1=30 feet, March 1, 1946; Leonard M. Fraivillig Company, Engineers', recorded in the Office for the Recording of Deeds at Easton, Pennsylvania, in and for the County of Northampton, in Map Book 11, Page 64, known and designated as 1611 Linden Street, according to present city numbering, bounded and described as follows:

BEGINNING at an iron pipe on the northwesterly side 1611 Linden, distant one hundred eighty-one and seventy-two one-hundredths (181.72) feet southwestwardly along the northwesterly side of Linden Street from a point where the southerly side of Hamilton Avenue intersects the northwesterly side of Linden Street; thence extending South 34 degrees 45 minutes 30 seconds West along the northwesterly side of Linden Street, a distance of sixty-five (65) feet to an iron pipe; thence extending North 55 degrees 14 minutes 30

seconds West along the dividing line between Lots #5 and #6 on aforesaid plan, a distance of one hundred forty (140) feet to an iron pipe; thence extending North 34 degrees 45 minutes 30 seconds East along the dividing line between Lot #6 and #12 on aforesaid plan, a distance of sixty-five (65) feet to an iron pipe; thence extending South 55 degrees 14 minutes 30 seconds East along the dividing line between Lots #6 and #7 on aforesaid plan, a distance of one hundred forty (140) feet to an iron pipe on the northwesterly side of Linden Street, the point the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Connie M. Rich, by Deed from James T. Rich and Connie M. Rich, h/w, dated 07/03/2012, recorded 11/06/2012 in Book 2012-1, Page 265182.

BEING KNOWN AS 1611 Linden Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N6SE2D 1 5 0204.

THEREON BEING ERECTED a Cape Cod single style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of James T. Rich aka James T. Rich, Jr. and Connie M. Rich.

JONATHAN LOBB, ESQUIRE

No. 27

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-08337**

ALL THAT CERTAIN message of piece of land situate in the Borough of Bangor, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the South side of Second Avenue, thence along the South side of said Avenue

North eighty-one and a half degrees East Fifth- eight and fourths feet to a corner of Lot No. 108; thence along the West of said Lot No. 108 South eight and a half degrees East one hundred and eleven feet to a corner; thence by land of late David Jones South sixty degrees West sixty- two and a half feet to a corner on the East side of a private Alley; thence along the East side of said to the place of BEGINNING. Containing one building lot No. 169 on The South side of Second Avenue, as shown on the map of town lots of the estate of the Last Susanna Frutchey, deceased.

BEING the same property which Andrew M. Cuomo, the Secretary of Housing and Urban Development, of Washington, D.C., by their Attorney in Fact and Urban Development, of Washington, D.C by their Attorney in Fact

Dale Albertelli, granted and conveyed unto John R. Ahart, III, married, Grantors herein, by Deed dated December 15, 2000 and recorded ib December 26, 2000 in the Recorder's Office of Northampton County, Pennsylvania in Deed Book Volume 2003-1, Page 045128.

Title said premises to be invested in John R. Ahart, III by Deed from John R. Ahart, III and his wife Lynn M. Ahart Dated on 03/09/2010 and recorded on 03/08/2010 in Book Number 2010-1 and Page Number 42637.

BEING KNOWN AS 602 2nd Avenue, Bangor, PA 18013.

TAX PARCEL NUMBER: D9SE4C 4 1 0102.

THEREON BEING ERECTED a ranch single style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property

of John R. Ahart, III and Lynn M. Ahart.

TERRENCE J. McCABE, ESQUIRE

No. 28

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-03571**

ALL THAT CERTAIN lot of ground situate in the Borough of Bangor, County of Northampton, Commonwealth of Pennsylvania, marked and numbered on the plan of Scholl and Stroub, No. 3, bounded and described as follows, viz:

BEGINNING at a stone in the public road and corner of Lot No. 2; thence down said public road North 71 1/2 degrees East, 33 feet to a corner of Lot No. 4; thence by Lot No. 4 South 18 1/2 degrees East 140 feet to a corner; thence by the North side of a 15 feet public alley, South 71 1/2 degrees West 33 feet to a stone; thence by Lot No. 2 North 18 1/2 degrees West 140 feet to the place of BEGINNING.

CONTAINING 15 PERCHES OF LAND, more or less, and designated as Lot No. 138.

HAVING THEREON ERECTED A DWELLING KNOWN AS 138 PENNSYLVANIA AVENUE, BANGOR, PA 18013.

BEING THE SAME PREMISES WHICH Timothy J. Beams by deed dated 4/25/00 and recorded 4/27/00 in Northampton County Instrument No. 2000-014785 (Volume 2000-1, Page 048806) granted and conveyed unto Christopher T. Dougherty.

TAX PARCEL NUMBER: E9NE2A 3 4 0102.

THEREON BEING ERECTED a two-story single style dwelling with aluminum siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Christopher T. Dougherty and The

Secretary of Housing and Urban Development.

LEON P. HALLER, ESQUIRE

No. 29

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-06647**

ALL THAT CERTAIN lot or piece of ground with the message or tenement thereon erected situate in the City of Easton, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the west side of Reynolds Street distance twenty (20) feet south from the south line of Wireback Street; thence south twenty (20) feet to the property formerly of Elizabeth M. Dawes and later formerly of John A. Schlugel and extending of that same width westwardly one hundred ten (110) feet to a ten (10) feet wide private alley.

BOUNDED on the north by property formerly of John McInerney, on the east by Reynolds Street, on the south by property now or late of John A. Schlegel, and on the west by said ten (10) feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Harold Attanasio and Diane Attanasio, by Deed from Nathan Attanasio, dated 09/21/2006, recorded 10/10/2006 in Book 2006-1, Page 419697. Harold Attanasio departed this life on or about 10/24/2010, at which time his ownership interest automatically vested in the surviving tenant by the entirety.

BEING KNOWN AS 525 Reynolds Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NE1B 55 0310.

THEREON BEING ERECTED a two-story single style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Diane Attanasio.

ADAM H. DAVIS, ESQUIRE

No. 30

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-08577**

ALL THAT CERTAIN piece or tract of land situate in the Borough of Wilson, County of Northampton and Commonwealth of Pennsylvania, being Lot No. 270 as appears on a certain map of the Fairview Park Associates, entered of record in the Office for Recording Deeds at Easton in Map Book 2, Page 64, containing in front on the South side of Fairview Avenue between 18th and 19th Streets 20 feet and extending of that width in depth 130 feet to Linden Street.

BOUNDED on the North by Fairview Avenue; on the East by Lot No 269; on the South by Linden Street; and on the West by Lot No. 274.

TITLE TO SAID PREMISES IS VESTED IN Sutha M. Fernando, married, by Deed from Joseph Mervin Fernando and Sutha Mervin Fernando, h/w, dated 04/21/2011, recorded 05/10/2011 in Book 2011-1, Page 98075.

BEING KNOWN AS 1820 Fairview Avenue, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2D 17 18 0837.

THEREON BEING ERECTED a two-story half-of-double style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Sutha M. Fernando.

JONATHAN LOBB, ESQUIRE

No. 31

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2008-11440**

ALL THAT CERTAIN LOT OR PARCEL OF LAND situate in

Bethlehem Township, Northampton County, Pennsylvania, bounded and described as follows:

BEGINNING at a point, an iron pipe set at the northeast corner of Seventh (formerly Wye) Street and Klein Street; thence along the east side of Seventh Street due north 100.00 feet to an iron pin set; thence along the line between Lot No. 514 and Lot No. 513 North 88 degrees 49 minutes East 110.00 feet to an iron pin set on the west side of a 15 foot wide alley; thence along the west side of the said 15 foot wide alley, due south 100.00 feet to an iron pin set; thence along the north side of Klein Street South 88 degrees 49 minutes West 110.00 feet to an iron pin set, the place of beginning.

BEING all of Lots Nos. 514, 515, 516, 517 and 518 as shown on the recorded plan of lots which plan is recorded in Map Book 13, Page 4, in the Office for the Recording of Deeds in Northampton County, Easton, PA.

CONTAINING 10,998 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN William K. Dosedlo and Lorie E. Dosedlo, h/w, by Deed from Federal Home Loan Mortgage Corporation, dated 01/25/1999, recorded 01/28/1999 in Book 1999-1, Page 11511.

BEING KNOWN AS 3601 Klein Street aka 3601 Klien Street, Bethlehem, PA 18020.

TAX PARCEL NUMBER: N7NE1 14 2A-1 0205.

THEREON BEING ERECTED a two-story single style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of William K. Dosedlo and Lorie E. Dosedlo.

ADAM H. DAVIS, ESQUIRE

No. 32
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-10730

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate in the Township of Upper Nazareth, County of Northampton and State of Pennsylvania, designated on plan of lots entitled "East Lawn Gardens, Section A," dated July 1948 entered of record in the office of the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania, in Plan Book Volume 2, Page 65, as Lot No. 26, bounded and described as follows, to wit:

BEGINNING at a point on a circular cul-de-sac, the radius of which is fifty (50) feet and the centerline of which is distant one hundred fifteen (115) feet northwardly from the point of intersection of the centerlines of Fairview and Liberty Streets; thence along Lot No. 25 North forty (40) degrees sixteen (16) minutes East one hundred sixty-three and eighty-three one-hundredths (163.83) feet to a stake; thence along the same North seventeen (17) degrees twelve (12) minutes West fifty-eight and thirty-three one-hundredths (58.33) feet to a stake; thence along the south side of a twenty (20) foot wide alley North seventy-two (72) degrees forty-eight (48) minutes East fifteen (15) feet to a stake; thence along Lot Nos. 36 and 35 South seventeen (17) degrees twelve (12) minutes East one hundred seventy-three and seventy-three one-hundredths (173.73) feet to a stake; thence along Lot No. 27 South seventy-two (72) degrees forty-eight (48) minutes West one hundred forty-five and twenty-three one-hundredths (145.23) feet to a stake; thence along the easterly side of said cul-de-sac twenty-eight and sixteen one-

hundredths (28.16) feet on the arc to the left, the chord thereof bearing North thirty-three (33) degrees twenty-eight (28) minutes West twenty-eight and one one-hundredth (28.01) feet.

IT BEING THE SAME PREMISES which Marjorie E. Hinkel, widow, by James W. Hinkel, Jr., and Cheryl A. Hinkel, her successor trustees under the James W. and Marjorie E. Hinkel Revocable Trust dated May 23, 1997, by their Indenture bearing date the fourteenth day of August, A.D. 2002, for the consideration therein mentioned, granted and conveyed unto the said Charline F. Ford, and to her heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Record Book Volume 2002-1, Page 214756, etc., relation being thereunto had, more fully and at large appears.

BEING KNOWN AS 250 North Liberty Street, Nazareth, PA 18064.

TAX PARCEL NUMBER: J7SE2B 11 14 0432.

THEREON BEING ERECTED a Cape Cod single style dwelling with vinyl siding and shingle roof; detached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Charline F. Ford aka Charline Ford.

SCOTT R. STEIRER, ESQUIRE

No. 33
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-04745

ALL THAT CERTAIN parcel of land known as Lot No. 1-47 located in Palmer Township, Northampton County, Commonwealth of Pennsylvania, as shown on a plan entitled "The Villages At Mill Race Record Plan

Phase I" prepared by Harte Engineering, Inc., recorded July 2, 2002, in Northampton County Map Book Volume 2002-5, pages 170-178, bounded and described as follows:

BEGINNING at a point on the southerly right-of-way line of Country Side Court, said point being in line with the lands known as Lot 1-22 of The Villages At Mill Race; thence, along said Lot 1-22, South 09 degrees 46 minutes 44 seconds West 58.20 feet to a point; thence, along the lands known as Lot 1-48 of The Villages At Mill Race, North 68 degrees 05 minutes 09 seconds West 135.56 feet to a point; thence, along the same, North 82 degrees 35 minutes 46 seconds West 25.00 feet to a point; thence, along the easterly right-of-way line of Tulip Court, on a curve to the right having a radius of 175.00 feet, a chord bearing of North 18 degrees 18 minutes 39 seconds East, a chord length of 66.22 feet and an arc length of 66.63 feet to a point; thence, along the same, on a curve to the right having a radius of 35.00 feet, a chord bearing of North 73 degrees 53 minutes 27 seconds East, a chord length of 49.21 feet and an arc length of 54.58 feet to a point; thence, along the southerly right-of-way line of Country Side Court, on a curve to the left having a radius of 425.00 feet, a chord bearing of South 63 degrees 47 minutes 01 second East, a chord length of 34.82 feet and an arc length of 34.83 feet to a point; thence, along the same, on a curve to the right having a radius of 25.00 feet, a chord bearing of South 41 degrees 24 minutes 08 seconds East, a chord length of 20.92 feet and an arc length of 21.58 feet to a point; thence, along the same, on a curve to the left having a radius of 60.00 feet, a chord bearing of South 48 degrees 26 minutes 49

seconds East, a chord length of 63.19 feet and an arc length of 66.55 feet to the POINT OF BEGINNING.

CONTAINING: 11,992 square feet or 0.2753 acres.

SUBJECT TO a 15 feet wide sanitary sewer easement along the easterly property line as shown on the record plan.

TITLE TO SAID PREMISES IS VESTED IN Gilbert Cruz and Diane Cruz, h/w, by Deed from CMC Development Corporation, a Pennsylvania Corporation, dated 10/27/2003, recorded 11/14/2003 in Book 2003-1, Page 477218.

BEING KNOWN AS 4 Country Side Court, Easton, PA 18045.

TAX PARCEL NUMBER: K9 1 1-47 0324.

THEREON BEING ERECTED a two-story single style dwelling with vinyl siding and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Diane Cruz and Gilbert Cruz.

JONATHAN LOBB, ESQUIRE

No. 34
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05462

ALL THAT CERTAIN lot or piece of ground situate in the township of Bethlehem, County of Northampton, Commonwealth of Pennsylvania described in accordance with a Plan of Pennway Estates Phase 1 made by Ludgate Engineering Corporation, dated 8/19/1988 last revised 12/20/1988 and by plan recorded in Recorder of Deeds Office of Northampton County on 4/4/1989 in Map Book 89 page 120 as follows to wit:

BEGINNING at a point on the northeasterly side of Ohio Street (60 feet wide) said point being a common corner of lots 6 and 7 on the aforesaid

plan; thence extending from said point of beginning north 50 degrees 00 minutes 00 seconds east 125.00 feet to a point; thence extending south 40 degrees 00 minutes 00 seconds east 80.00 feet to a point; thence extending south 50 degrees 00 minutes 00 seconds west along line of lot number 5 on the aforesaid plan 125.00 feet to a point on the north-easterly side of Ohio Street; thence extending north 40 degrees 00 minutes 00 seconds west along the northeasterly side of Ohio Street 80.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 10,000 square feet.

BEING Lot no. 6 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Melody J. Frey, single-woman, by Deed from Mircea Sageata and Christiana Sageata, h/w, dated 08/17/2007, recorded 08/22/2007 in Book 2007-1, Page 306558.

BEING KNOWN AS 2772 Ohio Street, Easton, PA 18045.

TAX PARCEL NUMBER: M8SW3 1 6 0205.

THEREON BEING ERECTED a two-story single style dwelling with vinyl siding and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Melody J. Frey.

JONATHAN LOBB, ESQUIRE

No. 35
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03725

ALL THAT CERTAIN one-half of a duplex messuage, tenement and lot or tract of land known as 237 30th Street, being part of the Final Subdivision known as Section Three, revised January 29, 1976, Northamp-

ton Heights along Cherryville Road, prepared by Martin H. Schuler Company, surveying engineers, situated in the First Ward of the Borough of Northampton, County of Northampton and State of Pennsylvania, and recorded in the Office of the Recorder of Deeds of Northampton County, in Plan Book 38, Page 47, bounded and described as follows, to wit:

BEGINNING at a point along the southerly property line of Thirtieth (30th) Street located 48.00 feet west from the intersection formed by the extended southerly property line of Thirtieth (30th) Street with the extended westerly property line of Center Road: thence along property of Premises #233 Thirtieth (30th) Street, passing through a party wall segregating Premises #233 Thirtieth Street from Premises #237 Thirtieth (30th) Street, South 13° 16' 40" East 100.00 feet to a point; thence along property of Premises #2968 Center Road, South 76° 43' 20" West 33.00 feet to a point; thence along property of Premises #243 Thirtieth (30th) Street, North 18° 59' 32" West 100.35 feet to a point; thence along the southerly property line of Thirtieth (30th) Street, the following two (2) courses and distances: (1) curving to the right with a radius of 125.00 feet for a distance measured along the arc of the curve 6.00 feet to a point of tangency; (2) North 76° 43' 20" East 37.00 feet to the place of beginning, as surveyed by Martin H. Schuler Company, surveying engineers, May 12, 1976; being the western party of Lot No. 235 of said Plan.

BEING THE SAME PREMISES which Evelyn Javier n/k/a Evelyn Sanatana, by Deed dated 9/12/08 and recorded 9/17/08 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2008-1, Page 261170,

granted and conveyed unto LAUREN E. AGNEW.

BEING KNOWN AS 237 West 30th Street, Northampton, PA 18067.

TAX PARCEL NUMBER: L3 6 3M 0522.

THEREON BEING ERECTED a two-story half-of-double style dwelling with aluminum and brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Lauren E. Agnew.

RICHARD J. NALBANDIAN, III,
ESQUIRE

No. 36

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07615**

The following described real property, situate in the County of Northampton, Commonwealth of Pennsylvania:

All that certain lot or piece of land, situate on the north side of St. Joseph Street, in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, containing in front east and west on said street twenty-five (25) feet, and extending of that width one hundred twenty five (125) feet in depth north and south to Orchard Alley.

Bounded on the north by said alley, on the east by property formerly of Race, now other land of the said Helen B. Collins, on the south by St. Joseph Street and on the west by land now or late of Catherine W. Mattes.

Being Known As 147 W. St. Joseph Street and being Lot #121 on the plan of lots of Thomas Riley.

Title to said Premises vested in Janine D. Edwards by Deed from Stephanie E. Maliniak, individually and as executrix of the Estate of Evelyn M. Dinan, deceased dated 09/25/2003 and recorded

09/30/2003 in the Northampton County Recorder of Deeds in Book 2003-1, Page 408534.

BEING KNOWN AS 147 West St. Joseph Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE3A 13 8A 0310.

THEREON BEING ERECTED a two-story half-of-double style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Janine D. Edwards.

ROBERT W. WILLIAMS, ESQUIRE

No. 37
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-03054

All That Certain Land And Premises That Situates In The Township Of Lower Saucon, Northampton County, Commonwealth Of Pennsylvania, Described As Follows:

Beginning At A Point In The Middle Of A Public Road Leading From Hellertown To Raubsville, Where The Dividing U=Line Of Land Between Harvey Bauder And Land Of Preston T. Laubach Intersects The Middle Of Said Road, Thence North Along The Eastern Line Of Land Of Said Road, Thence North Along The Eastern Line Of Land Of Said Harvey Bauder North Twenty Degrees East Sixty Perches, That Is 990 Feet, To A Point In Line Of Land Of A. S. Shimer Estate, Thence South Fifty-One And One-Fourth Degrees Fifteen Minutes East Ten And Six-Tenths Perches, That Is 175 And One-Half Feet, To A Point, Thence South Two And Three-Quarters Degrees East Thirty And Eight-Tenths Perches, That Is 508 Feet To A Point; Thence South Thirteen Degrees West 476 Feet More Or Less (Erroneously Referred To In Deed Book 1998-1, Page 140695 As

South Seven Degrees Feet), To A Point In The Middle Of Said Public Road Leading From Hellertown To Raubsville, Thence North Along The Middle Of Said Road Sixty-Nine Degrees West Twenty-Five And Five-Tenths Perches, That Is 421 Feet To A Point And The Place Of Beginning.

Being The Same Premises Which Alek Zajac And Lisa S. Wagner Zajac, Husband And Wife, By Deed To Joseph G. Polak And Doreen M. Polak, Husband And Wife, Dated 11/30/2001 And Recorded 12/07/2001 In Deed Book 2001-1 Page 263683.

BEING KNOWN AS 2497 Easton Road, Hellertown, PA 18055.

TAX PARCEL NUMBER: P8 6 11 0719.

THEREON BEING ERECTED a two-story single style dwelling with stucco exterior and shingle roof; two detached sheds.

SEIZED AND TAKEN into execution of the writ as the property of Doreen M. Polak and Joseph G. Polak aka Joseph G. Polak, Jr.

MICHAEL T. MCKEEVER, ESQUIRE

No. 38
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-05525

ALL THAT CERTAIN lot or tract of land with the improvements erected thereon situate on the western side of macadam township road known as Hanover Street in the Township of East Allen, County of Northampton, Commonwealth of Pennsylvania and being more fully bounded and described as follows to wit:

BEGINNING at a corner on the western right-of-way line of Hanover Street (60 feet wide), said corner the most northeastern corner of Lot #5 of the development of Country Place II;

Thence along Lot #5 North eighty-seven degrees, thirty-eight minutes,

fifty-three seconds West (N 87° 38' 53" W) a distance of one hundred forty-five and forty hundredths feet (145.40') to a corner marked by an iron bolt in line of lands of Lot #4 of the development of Country Place II;

Thence along the rear of a portion of Lot #4 and all of Lot #5, North two degrees, twenty-one minutes, seven seconds East (N 02° 21' 07" E) a distance of two hundred thirty-six and seventy-two hundredths feet (236.72') to a corner marked by and iron pin;

Thence along Lot #1, South eight-seven degrees, thirty-eight minutes, fifty-three seconds, East (S 87° 38' 53" E) a distance of one hundred fifty-eight and fifty hundredths feet (158.50') to a corner near the curbline of the aforementioned Hanover Street;

Thence in and along the aforesaid Hanover Street, South two degrees, twenty-one minutes, seven seconds West (S 02° 21' 07" W) a distance of two hundred thirty-six and seventy-two hundredths feet (236.72') to a corner;

Thence North eight-seven degrees, thirty-eight minutes, fifty-three seconds, West (N 87° 38' 53" W) a distance of thirteen and ten hundredths feet (13.10') to a corner marked by an iron bolt, the PLACE OF BEGINNING.

SUBJECT to all existing drainage and utility easements of record.

BEING the same premises which Gregory A. Berger and Sarah R. berger, husband and wife, by Deed to David W. Stalsitz and Erin H. Stalsitz, husband and wife, dated 09/27/2006 and recorded 10/16/2006 in Book 2006-1 Page 427840 Instrument# 2006060406.

BEING KNOWN AS 6325 Hanover Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER: M5 3 5 0508.

THEREON BEING ERECTED a two-story single style dwelling with aluminum siding and shingle roof; attached two-car garage, small barn.

SEIZED AND TAKEN into execution of the writ as the property of Erin H. Stalsitz and David W. Stalsitz.

MICHAEL T. McKEEVER, ESQUIRE

No. 39

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2007-07052**

ALL THAT CERTAIN three-story frame dwelling house and lot or piece of land situated on the South side of Ferry Street in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the South side of Ferry Street at the distance of Seventy-Five (75 feet) feet Westwardly from the Southwest corner of Ferry and Ninth Streets, and at the corner of Marion A. Pentz, thence extending in front of width along said Ferry Street, Westwardly Twenty-Eight (28 feet) Feet, more or less, to lot of land of Mrs. Charles Stewart, thence by said Stewart's land Southwardly One Hundred and Thirty (130 feet) Feet, more or less, to a Ten (10 feet) Feet wide alley, thence along said alley Eastwardly Twenty-Eight (28 feet) Feet more or less, to said Marlon Pentz's lot, thence by the same Northwardly One Hundred Thirty (130 feet) Feet, more or less, to the place of Beginning.

BEING the same premises which Louis J. DiFede by Deed to Crystal Best, dated 06/30/2004 and recorded 07/08/2004, in Deed Book 2004-1 Page 264019, Instrument# 2004042875.

BEING KNOWN AS 914 Ferry Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1D
10 11 0310.

THEREON BEING ERECTED a three-story single style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Crystal Best.

MICHAEL T. MCKEEVER, ESQUIRE

No. 40
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-03941

TRACT NO. 1

ALL THAT CERTAIN lot and piece of land situate on the South side of Lafayette Street in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows:

BEGINNING at a concrete post set in the South building line of Lafayette Street and in the division line between land of the J. O. Wagner Estate and the Catherine Parasch Estate; thence along lands of the J. O. Wagner Estate and William Weitzman South 4 degrees 35 minutes East 349.8 feet to another concrete post; thence along land of William Weitzman North 87 degrees West 84 feet to an iron pin; thence along land being presently conveyed to Stephen Parish North 04 degrees 28 minutes West 313 feet to an iron pin set in the South building line of Lafayette Street (said point being 638 feet East of a concrete monument set in the division line between lands of the Easton Industrial Corporation and the lands of the Catherine Parasch Estate); thence along the South building line of Lafayette Street North 67 degrees 46 minutes East 87 feet to the point and place of Beginning.

TRACT NO. 2

ALL THAT CERTAIN triangular lot, piece of land situate in the City of

Easton, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Lafayette Street in line of land, now or late of Charles James; thence along said land, now or late, of Charles James, South 12 degrees 35 minutes East 134.74 feet to a concrete monument; thence along land now or late of William Weitzman South 82 degrees 36 minutes 07 seconds West 38.17 feet to an iron pin; thence along land, now or late, of Eva Stern North 03 degrees 35 minutes East 136.70 feet to the iron pin, the place of Beginning.

BOUNDED on the North by the Southerly line of Lafayette Street; on the East by lands now or late of Charles James; on the South by land now or late of William Weitzman; and on the West by land now or late of Eva Stern.

CONTAINING 0.0587 acres, more or less.

TITLE TO SAID PREMISES IS VESTED IN Desire Hernandez, as sole owner, by deed from Eva C. Stern, dated 7/29/2003, recorded 8/22/2003, in Book 2003-1, Page 344401.

BEING KNOWN AS 1104 West Lafayette Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9NE1
17 7 0310 and L9NE1 17 8F 0310.

THEREON BEING ERECTED a two-story single style dwelling with brick exterior and shingle roof; vacant land.

SEIZED AND TAKEN into execution of the writ as the property of Desire Hernandez.

JOSEPH E. DeBARBERIE,
ESQUIRE

No. 41
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-08978

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania, known as Lot No. 4-68 of Wolf's Run Phase IVA as recorded in Map Book 89, Page 116, in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania, and being further bounded and described as follows, to wit:

BEGINNING at an iron pin on the Westerly right-of-way line of Howard Lane, said iron pin being on the corner of the lands of Lot No. 4-67 of Wolf's Run, Phase IVA; thence along said lands of Lot No. 4-67 of Wolf's Run, Phase IVA North 61 degrees 38 minutes 32 seconds West 137.81 feet to an iron pin on a line of the lands of Open Space; thence along said lands of Open Space North 50 degrees 13 minutes 10 seconds East 110.41 feet to an iron pin on a corner of the lands of Lot No. 4-69 of Wolf's Run, Phase IVA; thence along said lands of Lot No. 4-69 of Wolf's Run, Phase IVA South 39 degrees 46 minutes 50 seconds East 120.00 feet to an iron pin on the Westerly right-of-way line of Howard Lane; thence along said Westerly right-of-way line of Howard Lane along the arc of a curve to the left having a radius of 225.00 feet and central angle of 15 degrees 13 minutes 34 seconds for an arc length of 59.79 feet to an iron pin, the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Colleen Manning, by Deed from Mary C. Uricoli, dated 05/28/2004, recorded 06/24/2004 in Book 2004-1, Page 245084.

BEING KNOWN AS 1307 Howard Lane, Easton, PA 18045.

TAX PARCEL NUMBER: K8SE3 9 31 0324.

THEREON BEING ERECTED a two-story townhouse style dwelling with vinyl and brick exterior and shingle roof; attached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Colleen Manning.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 42
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-09025

ALL THAT CERTAIN messuage, tenement, and lot or parcel of land situate in the Township of Forks Northampton County, Pennsylvania, designated as Lot No. 283 on the plan of Penn's Ridge, Phases 10 and 12, as said Plan is recorded in the Recorder of Deeds Office in and for Northampton County, Pennsylvania in Map Book Vol 2003-5, Page 358, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the southern right-of-way line of Hawthorn Drive (50 feet wide), said point being the northwest corner of lot 282 and the northeast corner of the herein described lot 283;

Thence along the western boundary line of Lot 282, South six degrees thirty-one minutes twelve seconds West (S 06° 31' 12" W), a distance of forty-nine and thirty-three one-hundredths feet (49.33') to a point;

Thence along the northern boundary line of Lot 284, North eighty-three degrees twenty-eight minutes forty-eight seconds West (N 83° 28' 48" W), a distance of one hundred ten and thirty one-hundredths feet (110.30') to a point;

Thence along the eastern right-of-way line of Gillian Lane, North six degrees thirty-one minutes twelve seconds East (N 06° 31' 12" E), a distance of nineteen and thirty-three one-hundredths feet (19.33') to a point;

Thence continuing along the eastern right-of-way line of Gillian Lane intersecting the southern right-of-way of Hawthorn Drive along a curve to the right, having a radius of thirty and zero one-hundredths feet (30.00') a central angle of ninety degrees zero minutes zero seconds (90° 00' 00"), a length along the arc of forty-seven and twelve one-hundredths feet (47.12'), and a tangent distance of thirty and zero one-hundredths (30.00') to a point;

Thence continuing along the southern right-of-way line of Hawthorn Drive, South eighty-three degrees twenty-eight minutes forty-eight seconds East (S 83°28' 48" E), a distance of eighty and thirty one-hundredths feet (80.30') to the place of BEGINNING.

CONTAINING IN AREA 5,271 feet or 0.1210 acre.

BEING HOUSE NO.2590 GILLIAN LANE EASTON, PA 18040.

This property is identified by Northampton County Tax Map Parcel #K9-10-6-283.

UNDER AND SUBJECT, nevertheless, and together with, a certain fifteen-foot wide access easement as more fully described and illustrated in a certain Declaration and Imposition of Cross-Easement document recorded in the recorder's office in Miscellaneous Volume 2003-1, Pages 436891-436897.

UNDER AND SUBJECT to covenants, easements and restrictions as shown on the aforementioned Plan of Penn's Ridge and otherwise of record.

BEING the same premises which Nicole Kaizen, married, by Deed dated 2/27/08 and Recorded in the Northampton County Recorder of Deeds Office on 7/22/08 in Deed Book 2008-1, Page 213066, granted and conveyed unto Michael Rawles, married.

BEING KNOWN AS 2590 Gillian Lane, Easton, PA 18040.

TAX PARCEL NUMBER: K9 10 6-283 0311.

THEREON BEING ERECTED a two-story townhouse style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Michael Rawles.

BRADLEY J. OSBORNE, ESQUIRE

No. 43

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-01130**

ALL THAT CERTAIN tract of land located on the northwest side of Wyandotte Street, City of Bethlehem, Northampton County, Pennsylvania, and being 1/2 of a double brick house bounded and described as follows, to wit:

BEGINNING at a point in the west line of Wyandotte Street, said point being distant 75.15 feet north of the northwest corner of Wyandotte Street and Sioux Street, thence in a northerly direction along the west line of Wyandotte Street, and having a bearing of North 28 degrees East a distance of 19.83 feet to a point in line with the extension of the middle of a partition wall dividing the dwelling erected in the premises herein described from the dwelling erected on the premises adjoining on the north, thence in a westerly direction along a line having a bearing of North 62 degrees West and passing partly

through the middle of said partition wall a distance of 60 feet to a point thence in a westerly direction along a line having a bearing of North 87 degrees 30 feet West a distance of 54.81 feet to a point in the east line of Bradley Street, thence in a southerly direction along the east line of Bradley Street and having a bearing of South 4 degrees 35 feet West a distance of 20 feet to a point, thence in an easterly direction along a line having a bearing of South 86 degrees 14 feet East a distance of 52.95 feet to a point, thence in an easterly direction along a line having a bearing of South 62 degrees East a distance of 52.33 feet to a point in the west line of Wyandotte Street the place of beginning.

BOUNDED on the north by other lands now or late of the Estate of Rose Doncses, a/k/a Rosi Doncses, late of Bethlehem, Pennsylvania, on the west by Bradley Street, on the south by other lands now or late of the Estate of Rose Doncses, a/k/a Rosi Doncses, late of Bethlehem, Pennsylvania, and on the east by Wyandotte Street.

TITLE TO SAID PREMISES IS VESTED IN Xenia Baez, single, by Deed from PITA Management, a PA Partnership, PITA Management was erroneously filed in the current deed as a Corporation but is actually a Partnership, dated 03/11/2002, recorded 03/14/2002 in Book 2002-1, Page 69329.

BEING KNOWN AS 754 Wyandotte Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SW3B 8 15 0204.

THEREON BEING ERECTED a two-story half-of-double with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Xenia Baez.

ADAM H. DAVIS, ESQUIRE

No. 44
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07396

ALL THAT CERTAIN lot or piece of land, Situated in the Village of Ackermanville, Township of Washington, County of Northampton and State of PA, on the road leading to Martins Creek, bounded and described as follows to wit:

BEGINNING at a stone in the public road leading to Martins Creek, thence by land late of Elizabeth Young, now Wilford Rowe, South 79 degrees and 1/2 West 180 feet to a post, thence by the same North 13 degrees and 1/2 West 50 feet to a post, thence by land now or late of Albert Phillip North 79 degrees and 1/2 East 180 feet to a stone in the aforesaid public road, thence along the said road South 13 degrees and a half, 50 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Crystal A. Willitts, by Deed from Deidre Hockin, Executrix of the Last Will and Testament of Vivian E. Pensyl, deceased, dated 08/14/2009, recorded 08/20/2009 in Book 2009-1, Page 216861.

BEING KNOWN AS 1421 Ackermanville Road, Bangor, PA 18013.

TAX PARCEL NUMBER: F9NE4 2 3 0134.

THEREON BEING ERECTED a two-story single style dwelling with wood exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Crystal A. Willitts.

ADAM H. DAVIS, ESQUIRE

No. 45
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-08256

ISSUED TO PLAINTIFF:
DEUTSCHE BANK NATIONAL

TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2007-1 ASSET BACKED NOTES.

PROPERTY BEING KNOWN AS:

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

Being known as 2619 Seip Avenue Easton, Pennsylvania.

Being the same premises which Verna M. Diehl, single, by deed dated June 24, 1994 and recorded June 28, 1994 in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Record Book 1994-6 page 044223, did grant and convey unto Bill Lee and Hiep Van Le , as tenants in common, in fee.

Being known as Northampton County Uniform Parcel Identifier Number L8NE4-13-25.

PARCEL IDENTIFICATION NO: L8NE4-13-25.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Camillus M. Mays and Yvonne M. Mays

TAX PARCEL NUMBER: L8NE4 13 25 0324.

THEREON BEING ERECTED a ranch single style dwelling with aluminum siding and shingle roof; attached one-car garage.

MARTHA E. VON ROSENSTIEL,
ESQUIRE

No. 46

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-08375**

ALL THAT CERTAIN lot or parcel of land situate in the Township of Lower Mt. Bethel, Northampton County, Pennsylvania, and being known and designated as Lot No. C-24 of the Plan of Lots of Delhaven Realty Co., Inc., Section C, entered in the Office for the Recording of Deeds in and for Northampton County, Pennsylvania, in Plan Book 18, Page 10, more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin on the northern line of the present public road; THENCE along said line North 31 degrees 53 minutes East a distance of 141.0 feet to an iron pin; THENCE by the same North 16 degrees 41 minutes West a distance of 20.60 feet to an iron pin; THENCE along the center line of a proposed 33.0 foot wide road and land of George H. Kiefer and wife South 72 degrees 39 minutes West a distance of 177.53 feet to an iron pin; THENCE along the eastern line of property of James R. Charman et al. South 48 degrees 16 minutes East a distance of 131.3 feet to the place of Beginning. CONTAINING 10,914.37 square feet or 0.251 of an acre.

BOUNDED on the North by the aforementioned public road, on the East by another public road and on the South by property of James R. Charman et al.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey A. Ross and Lorraine F. Ross, by Deed from Jack E. Titlow, Jr. and Lisa R. Titlow, dated 10/13/2006, recorded 10/20/2006 in Book 2006-1, Page 435668.

BEING KNOWN AS 5994 Del Haven Road, Bangor, PA 18013.

TAX PARCEL NUMBER: H11NW3 1 1A 0117.

THEREON BEING ERECTED a ranch single style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Jeffrey A. Ross and Lorraine F. Ross aka Lorraine Florence Ross.

ADAM H. DAVIS, ESQUIRE

No. 47
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-10119

ALSO KNOWN AS Northampton County Uniform Parcel Identifier: P7 9 1 0204 for Purposes of Compliance with Northampton County Ordinance No. 159-L989.

ALL THAT CERTAIN messuage or tenement and tract or piece of land situate on the north side of Applebutter Road in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at an iron pin in the centerline of Applebutter Road, said point being also the southwest corner of land now or late of Fairmont Real Estate Company; thence by said last mentioned land the following two courses and distances: North 79 degrees 46 minutes East 169.7 feet to a stake; and North 02 degrees 28 minutes West 408.73 feet to a post; thence through lands of the company, the following three courses and

distances; North 83 degrees 09 minutes East 226.17 feet to post; South 48 degrees 14 minutes East 640.54 feet, more or less, to an iron pin; and South 05 degrees 09 minutes East 5.3 feet to an iron pin; thence through lands of the company and along land now or late of Clark Sarson, South 82 degrees 57 minutes West 226.69 feet to a post, the northwest corner of lands now or late of Clark Sarson; thence South 03 degrees 15 minutes East 159.62 feet to an iron pin in the centerline of said Applebutter Road; thence along the centerline of said road the following four courses and distances: South 73 degrees 46 minutes West 384.2 feet to an iron pin; South 83 degrees West 91.45 feet to an iron pin; North 48 degrees 18 minutes West 77.8 feet to an iron pin; and North 29 degrees 53 minutes West 227.94 feet to the place of beginning.

EXCEPTING thereout and therefrom: land conveyed unto Photis Kartsotis and Pauline Kartsotis, his wife, by deed dated March 23, 1942 and recorded in Deed Book Volume B73, Page 329; land conveyed unto Photis Kartsotis and Pauline Kartsotis, his wife, by deed dated July 27, 1944 and recorded in Deed Book Volume G75, Page 364; land conveyed to Norman G. Fackenthall and Ruth V. Fackenthall his wife, by deed dated July 7, 1961 and recorded in Deed Book Volume 153, Page 194; and land conveyed unto Charles J. Szy and Mary M. Szy, his wife, by deed dated August 3, 1976 and recorded in Deed Book Volume 551, Page 49.

Parcel No.: P7 9 1 0204.

ALSO being known as 1104 Applebutter Road, Bethlehem, PA, 18015-9599.

BEING the same premises which JEAN HARRISON AND DOROTHY HECKMAN, by Deed dated June 18, 2004 and recorded June 29, 2004 in and for Northampton County, Pennsylvania, in Deed Book Volume 2004-1, Page 250424, granted and conveyed unto Eric M. Ortwein and Tammy M. Ortwein, husband and wife.

THEREON BEING ERECTED a two-story single style dwelling with stucco and stone exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Eric M. Ortwein and Tammy M. Ortwein.

SCOTT A. DIETTERICK, ESQUIRE

No. 48

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05163**

ISSUED TO PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION (TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY).

PROPERTY BEING KNOWN AS:

ALL that certain message, tenement, tract, lot or piece of ground situate on the north side of North Street in the said Borough of Nazareth, County and State aforesaid, now designated as #3 North Street, containing in front on said North Street, thirty (30) feet, and extending of same width northwardly thirty-five (35) feet, bounded and described as follows; to wit:

On the west by other land or lot of Anna M. Kale and Victor, her husband, about to be conveyed to Lester R. Werkheiser, on the north by land now or late of Henry Schaffer, on the east by other land or lot of Anna M. Kale and Victor, her husband, about to be conveyed to William

Schweitzer, on the south by North Street.

BEING the same premises which THOMAS FOX JR & JOHN KUGEL by Deed Dated 3/31/2006 and Recorded 4/3/2006 in Deed Book 2006-1 Page 130577 granted and conveyed unto THOMAS FOX JR & WENDY FOX H/W AND JOHN KUGEL & DEBRA KUGEL H/W.

PARCEL IDENTIFICATION NO: J7SE2A-11-14.

TITLE TO SAID PREMISES IS VESTED IN Ross Stanley, by Deed from Thomas Fox, Jr. and Wendy Fox, h/w and John Kugel and Debra Kugel, h/w, dated 10/23/2006, recorded 10/23/2006 in Book 2006-1, Page 438926.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ross Stanley.

BEING KNOWN AS 3 East North Street, Nazareth, PA 18064.

THEREON BEING ERECTED a two-story single style dwelling with vinyl siding and shingle roof.

MARTHA E. VON ROSENSTIEL,
ESQUIRE

No. 49

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-09330**

ALL THOSE CERTAIN lots situate in the Township of Bethlehem, County of Northampton and State of Pennsylvania, being Lots 1079, 1080, 1081 and 1082 on Plan of 'Bethlehem Annex' recorded in Northampton County in Map Book 6 page 49, bounded and described as follows:

BEGINNING at a point on the South side of Northampton Street 80 feet West of 6th Street; thence extending Westwardly along the South side of Northampton Street a

distance of 80 feet; thence extending Southwardly between parallel lines at right angles to Northampton Street a distance of 110 feet to a 15 feet wide alley.

BOUNDED North by Northampton Street, East by Lot 1083 on said Plan, South by said 15 foot wide alley and West by Lot 1078 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Elsa M. Flores, by Deed from Rosa Z. Ulloa and Maria B. Jimenez, dated 04/11/2005, recorded 04/27/2005 in Book 2005-1, Page 152821.

BEING KNOWN AS 2840 Northampton Street, Bethlehem, PA 18020.

TAX PARCEL NUMBER: N7NW3 46 5 0205.

THEREON BEING ERECTED a cape cod single style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Elsa M. Flores.

MEREDITH WOOTERS, ESQUIRE

No. 50
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-09326

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: L9SW2C-18-20-0310 for purposes of compliance with Northampton County Ordinance No. 159-L989.

ALL THAT CERTAIN lot or piece of ground with the brick messuage thereon erected, situate on the east side of South Fourteenth Street in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, and known as No. 140 South Fourteenth Street, bounded and described as follows, to wit:

BEGINNING at a point in the east building line of South Fourteenth

Street said point being 27.13 feet south of southerly building line of Spruce Street; thence southerly along the easterly building line of South Fourteenth Street, 14.82 feet; thence by property now or late of Hyman Baumgarten at right angles to said South Fourteenth Street, 70 feet to property now or late of George Purdy; thence by the same northerly, parallel to South Fourteenth Street, 14.82 feet to a point; thence by property now or late of Samuel Novick, westerly 70 feet to the place of beginning.

THE middle partition wall between the building erected on the subject premises and that erected on the property adjoining it on the south is intended herein to be the dividing line between said two properties.

PARCEL NO.: L9SW2C-18-20-0310.

ALSO being known as 140 South 14th Street, Easton, PA, 18042.

BEING the same premises which THE DENNIS KEITH GROUP, LTD., A PA CORPORATION, TRUSTEE OF THE 140 SOUTH, FOURTEENTH STREET LAND TRUST, by Deed dated October 10, 2003 and recorded October 28, 2003 in and for Northampton County, Pennsylvania, in Deed Book Volume 2003-1, Page 451926, granted and conveyed unto Danielle Ernst, single.

THEREON BEING ERECTED a two-story half-of-double style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Danielle Ernst.

SCOTT A. DIETTERICK, ESQUIRE

No. 51
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-10453

ALSO KNOWN AS Northampton County Uniform Parcel Identifier:

L9SW2C-17-15-0310 for purposes of compliance with Northampton County Ordinance No. 159-L989.

ALL THAT CERTAIN house and lot situate on the north side of Lehigh Street, in the City of Easton, and bounded and described as follows, to wit:

BEGINNING at a point on the north side of Lehigh Street, one hundred and ten (110') feet west from the northwest corner of Lehigh Street and Fourteenth Street, thence westwardly nineteen (19') feet to property now or late of Samuel Werkheiser; thence extending northwardly of the same width in depth one hundred seven feet, seven inches (107' 7") to property now or late of Charles H. Kindt.

BOUNDED on the north and east by lot now or late of Charles H. Kindt, on the south by said Lehigh Street, on the west by land now or late of Samuel Werkheiser.

PARCEL NO.: L9SW2C-17-15-0310.

ALSO BEING KNOWN AS 1411 Lehigh Street, Easton, PA, 18042-4020.

BEING THE SAME PREMISES which Ernest A. Wagner, unmarried, and Aniko Izay-Cossette by Edward Cossette, Agent, pursuant to a Power of Attorney dated 03/10/2010 and intended to be recorded with this deed, and Edward Cossette, joining in as husband, by deed dated June 23, 2010 and recorded August 17, 2010 in and for Northampton County, Pennsylvania, in Deed Book Volume 2010-1, Page 161573, granted and conveyed unto Donald A. Nichol, Jr. unmarried.

BEING KNOWN AS 1411 Lehigh Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2C 17 15 0310.

THEREON BEING ERECTED a two-story half-of-double style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Donald A. Nichol, Jr.

SCOTT A. DIETTERICK, ESQUIRE

No. 52

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-00546**

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: P6SW2C-18-18A for purposes of compliance with Northampton County Ordinance No. 159-L989.

ALL THAT CERTAIN messuage, tenement, in brick row known as No. 605 Itaska Street, and piece of ground situate in the City of Bethlehem Ward 1, County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a spike set in the north side of Itaska Street, North 85 degrees no minutes West 53.49 feet from the northwest corner or intersection of Ontario and Itaska Streets; thence along the north side of Itaska Street North 85 degrees no minutes West a distance of 16.5 feet to a point; thence in and through the party wall dividing No. 605 herein described and No. 607 immediately adjacent to the west and through land now or late of Gwyllin A. Henritz and Marie T. Henritz, North 5 degrees no minutes East a distance of 80 feet to a retaining wall and fence; thence along the same South 85 degrees no minutes East a distance of 16.5 feet to a point; thence through land now or late of Gwyllin A. Henritz and Marie T. Henritz and the dividing line between, No. 605 herein described and No. 603 immediately adjacent to the east, the following five courses and distances;

South 5 degrees no minutes West a distance of 39.50 feet to a drill hole; thence along present porch of No. 605 South 85 degrees no minutes East a distance of 1.40 feet. and South 5 degrees no minutes West a distance of 13.0 feet, and North 85 degrees no minutes West a distance of 1.40 feet to a drill hole; thence South 5 degrees no minutes West a distance of 27.50 feet to a spike set in the north side of Itaska Street, the place of beginning.

ALSO being known as 605 Itaska Street, Bethlehem, PA, 18015.

BEING the same premises which GWYLLIN A. HENRITZY AND MARIE T. HENRITZY, by Deed dated September 28, 1998 and recorded December 30, 1998 in and for Northampton County, Pennsylvania, in Deed Book Volume 1998-1, Page 133266, granted and conveyed unto Sonia M. Urquiza.

TAX PARCEL NUMBER: P6SW2C 18 18A 0204.

THEREON BEING ERECTED a two-story row home style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Sonia M. Urquiza.

SCOTT A. DIETTERICK, ESQUIRE

No. 53

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07979**

ISSUED TO PLAINTIFF: WELLS FARGO BANK, N.A.

PROPERTY BEING KNOWN AS:

All THAT CERTAIN piece, parcel or tract of land situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania shown as Lot 19 on the Final Subdivision Plan of Brodhead Manor as recorded in Plan Book 90, Pages 270-270d in the Office of the Recorder of Deeds for Northampton County at

Easton, Pennsylvania being further bounded and described as follows, to wit:

BEGINNING at a point on the northerly right-of-way line of Brodhead Road at a corner of lands now or formerly of Brodhead Manor Development Corporation (Lot 2 of the Minor Subdivision Plan of Brodhead Village); thence along said northerly right-of-way line of Brodhead Road the following two courses and distances: (1) North 89 degrees 42 minutes 23 seconds West 30.00 feet to a point; thence (2) North 88 degrees 53 minutes 11 seconds West 240.79 feet to a point on the easterly right-of-way line of Cottage lane; thence along the said easterly right-of-way line of Cottage Lane the following four courses and distances: (1) along the arc of a curve deflecting to the right having a radius of 15.00 feet and central angle of 89 degrees 06 minutes 42 seconds for an arc length of 23.33 feet (chord: North 44 degrees 19 minutes 50 seconds West 21.05 feet) to a point; thence (2) North 00 degrees 13 minutes 31 seconds East 153.83 feet to a point; thence (3) along the arc of a curve deflecting to the left having a radius of 375.00 feet and central angle of 06 degrees 15 minutes 46 seconds for an arc length of 40.99 feet (chord: North 02 degrees 54 minutes 22 seconds West 40.97 feet) to a point; thence (4) North 06 degrees 02 minutes 15 seconds West 44.36 feet to a point a corner of Lot 20 of Brodhead Manor; thence along said lands of Lot 20 of Brodhead Manor the following two courses and distances: (1) North 83 degrees 57 minutes 45 seconds East 196.00 feet to a point; thence (2) South 32 degrees 10 minutes 14 seconds East 126.89 feet to a point at a corner of lands now or formerly of Brodhead Manor Devel-

opment Corporation (Lot 2 of the Minor Subdivision Plan of Brodhead Village); thence along said lands now or formerly of Brodhead Manor Development Corporation (Lot 2 of the Minor Subdivision Plan of Brodhead Village) the following two courses and distances: (1) South 00 degrees 17 minutes 37 seconds West 141.81 feet to a point; thence (2) along the arc of a curve deflecting to the left having a radius of 30.00 feet and central angle of 90 degrees 00 minutes 00 seconds for an arc length of 47.12 feet (chord: South 44 degrees 42 minutes 23 seconds East 42.43 feet) to a point, the place of Beginning.

CONTAINING 65,428.52 square feet or 1.502 acres, more or less.

Said lot being subject to any and all drainage and utility easements as shown on the final recorded plan.

IT BEING THE SAME PREMISES which Brodhead Manor Development Corporation, a Pennsylvania Corporation, by Deed dated August 25, 2000 and recorded in the Office of the Recorder of Deeds, in Deed Book Volume 2000-1, Page 111275, at Easton, Northampton County, Pennsylvania, did grant and convey unto Frank Oieni and Grace M. Oieni, his wife, Grantors herein.

ALSO KNOWN AS THE NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP: L7SW3 BLOCK: 3 LOT: 1.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling.

TITLE TO SAID PREMISES IS VESTED IN Monte S. Brooks and Stephanie M. Floyd Brooks, his wife, by Deed from Frank Oieni and Grace M. Oieni, his wife, dated 06/28/2001, recorded 07/03/2001 in Book 2001-1, Page 126482.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF

Monte S. Brooks and Stephanie M. Floyd Brooks and United States of America.

ATTORNEY ON WRIT: MARTHA E. VON ROSENSTIEL, P.C.

BY: MARTHA E. VON ROSENSTIEL, ESQUIRE HEATHER RILOFF, ESQUIRE.

BEING KNOWN AS 4110 Cottage Lane, Bethlehem, PA 18020.

THEREON BEING ERRECTED a two-story single style dwelling with vinyl, stucco and fieldstone exterior and shingle roof; attached three-car garage.

MARTHA E. VON ROSENSTIEL, ESQUIRE

No. 54**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-03544**

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: N6NE3A 2 8 0204 for purposes of compliance with Northampton County Ordinance No. 159-L989.

ALL THAT CERTAIN message, tenement and lot or piece of land situate in the Fourteenth Ward of the City of Bethlehem. County of Northampton, Commonwealth of Pennsylvania, designated as Lot No. 24 and the northerly thirty-one (31) feet of Lot No. 25, Block B, of Green Acres, D. R. Cahill, Engineer. which plan is recorded in the office for the Recording of Deeds in and for Northampton County in Map Book 12, page 37, known and designated as 2338 Beacon Avenue, according to present city numbering, bounded and described as follows:

BEGINNING at a monument in the easterly side of Beacon Avenue, said point being in the northerly boundary line of Green Acres, thence extending along the said northerly line of Green

Acres and in line of land now or late of Joseph Kemmerer, South 88 degrees 14' 30" East a distance of one hundred thirty and one-tenth (130.1) feet more or less to a point in the division line between Lots Nos. 24 and 33 of Plan aforesaid, thence along said division line and along the division line between Lot No. 25 and Lots Nos. 32m and 33 of plan aforesaid, South 1 degree 31' West a distance of eighty and seven-tenths (80.7) feet to a point in line of land formerly of Joseph G. Ruggeri and Irene Ruggeri, now Harold Dieterly, thence North 88 degrees 29' West along lands of Harold Dieterly and through Lot No. 25, a distance of one hundred thirty (130) feet more or less to a point in the easterly line of Beacon Avenue, thence along the easterly line of Beacon Avenue North 1 degree 31' East a distance of eighty-one and two-tenths (81.2) feet more or less to a monument, the place of BEGrNN[NG. BOUNDED on the North by lands now or late of Joseph Kemmerer, on the South by lands now of Harold Dieterly, on the West by Beacon Avenue, and on the East by Lot No. 33 and part of Lot No. 32 of plan aforesaid.

UNDERAND SUBJECT to certain restrictions and reservations of easements set forth in Deed from Paul W. Memmert and Alice H. Memmert, his wife, to Mary T. O'Reilly, dated February 1, 1950 and recorded in the Office for the Recording of Deeds in and for Northampton County in Deed Book B. Volume 86, Page 215.

PARCEL NO.: N6NE3A 2 8 0204.

ALSO being known as 2338 Beacon Avenue, Bethlehem, PA, 18017.

BEING the same premises which Stephen F. Luther and Michaelle Luther, husband and wife, by Deed

dated September 25, 2008 and recorded September 25, 2008 in and for Northampton County, Pennsylvania, in Deed Book Volume 2008-1, Page 266853, granted and conveyed unto Adam Breeswine, married.

SEIZED AND TAKEN into execution of the writ as the property of Adam Breeswine.

SCOTT A. DIETTERICK, ESQUIRE

No. 55

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2013-07375

ALL THAT CERTAIN lot parcel or piece of land situate in the township of Lower Mount Bethel county of Northampton, Commonwealth of Pennsylvania described as follows

BEGIN LOT 14 as shown on a plan entitled subdivision of Eric Turnquist Phase 1 which plan was filed in the office for the recording of deeds Northampton county on March 15 1991 in plot book volume 91 page 59.

BEING the same premises which Richard R. Tonnies and Julie A. Tonnies, husband and wife and David T. Wade, by Deed dated May 29, 2002 and recorded June 4, 2002 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2002-1 Page 144045, granted and conveyed unto John J. Gennace and Marcelina M. Gennace, husband and wife.

BEING KNOWN AS 6088 Geraldine Court, Bangor, PA 18013.

TAX PARCEL NUMBER: F11 8 5A-14 0117.

THEREON BEING ERECTED a two-story single style dwelling with vinyl siding and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of John J. Gennace and Marcelina M. Gennace.

ANDREW J. MARLEY, ESQUIRE

No. 56
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-01028

ALL THAT CERTAIN piece or parcel or plot of land situate in the 15th Ward, Block 25, Lot 9, City of Bethlehem, Northampton County, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the easterly edge of the right of way of Minsi Trail Street, the southwest corner of land known as Lot 8 and the northwest corner of Lot 9 of the United States Housing Corporation of Pennsylvania Project Number 24, Block 2500, Section 1; thence along Lots 8 and 9 of the United States Housing Corporation of Pennsylvania Project Number 24, Block 2500, Section 1, North 81 degrees 00 minutes 00 seconds East 120.00 feet to a point at the right of way of Bryan Street and Lots 8 and 9 of the United States Housing Corporation of Pennsylvania Project Number 24, Block 2500, Section 1; thence along right of way of Bryan Street and Lot 9 of the United States Housing Corporation of Pennsylvania Project Number 24, Block 2500, Section 1, South 09 degrees 00 minutes, 00 seconds East 35.00 feet to a point at boundary of Lots 9 and 10 of the United States Housing Corporation of Pennsylvania Project Number 24, Block 2500, Section 1; thence along lots 9 and 10 of the United States Housing Corporation of Pennsylvania Project Number 24, Block 2500, Section 1; South 81 degrees 00 minutes 00 seconds West 120.00 feet to a point at the edge of the right of way of Minsi Trail Street, lots 9 and 10 of the United States Housing Corporation of Pennsylvania Project Number 24,

Block 2500, Section 1; thence along the right of way of Minsi Trail Street and lot 9 of The United States Housing Corporation of Pennsylvania Project Number 24 Block 2500 Section 1, North 09 degrees 00 minutes 00 seconds West 35.00 feet to the Place of Beginning.

CONTAINING 4,200 square feet, or 0.10 acres.

UNDER AND SUBJECT to all covenants, easements, restrictions and reservations appearing in the chain of title, including storm sewer and utility easements depicted upon and recorded on the subdivision plan of The United States Housing Corporation of Pennsylvania Project Number 24 Block 2500 Section 1 recorded in Map Book 9, Page 16, in the Recorder of Deeds Office in Northampton County.

TO SAID PREMISES IS VESTED IN Connie A. Schmidt, by Deed from Goldstar Management Corporation, a PA Corporation, dated 06/27/2003, recorded 06/30/2003 in Book 2003-1, Page 242395.

BEING KNOWN AS 1144 Minsi Trail Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: N6SE3C 2 9E 0204.

SEIZED AND TAKEN into execution of the writ as the property of Connie A. Schmidt aka Connie Schmidt.

JOSEPH E. DeBARBERIE,
ESQUIRE

No. 57
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-14292

All that certain lot or piece of ground situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania, lying on the North side of the Public Road leading from Seipsville to

Bushkill Park, and being designated as Lot No. 141 on a Plan of Lots of Parkwood, Section B, drawn by Walter F. Auch, C.E., dated October 22, 1927, bounded and described as follows:

Containing in front on the North side of said Road (known as Park Avenue on said Plan) 50 feet, and extending Northwardly of this width 115 feet, the Western boundary of said lot being 105 feet East of proposed Coolidge Avenue.

Bounded on the North by proposed 20 feet wide street; on the South by Park Avenue; on the East by Lot No. 142; and on the West by Lot No. 140.

Under and subject to restrictions and covenants as of record.

TITLE TO SAID PREMISES IS VESTED IN Joseph P. D'Imperio and Margaret M. D'Imperio, h/w, by Deed from Joseph P. D'Imperio and Margaret M. Koskey, n/b/m Margaret M. D'Imperio, dated 03/06/2002, recorded 03/15/2002 in Book 2002-1, Page 70751.

BEING KNOWN AS 2327 Park Avenue, Easton, PA 18045.

TAX PARCEL NUMBER: L8NE3 7 8 0324.

THEREON BEING ERECTED a SEIZED AND TAKEN into execution of the writ as the property of Margaret M. D'Imperio and Joseph P. D'Imperio.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 58
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02835

All that certain land with the improvements thereon erected, situate in the Borough of Tatamy, County of Northampton and Commonwealth of Pennsylvania:

Beginning at a point in the South curb line of Main Street and one hundred fifty-three and thirty-three one-hundredths (153.33) feet East curb line of Fourth Street; thence passing over an iron pin on the inside edge of the curb on the said main Street and by lot about to be conveyed to Ross Muffley South six (6 degrees) degrees thirty-nine (39) minutes East and passing through the middle of a double house, two hundred fifty-three and five-tenths (253.5) feet to an iron pin on the North side of a twenty (20) foot alley known as Green Street; thence along the North curb line of Green Street north eighty-three (83 degrees) degrees thirty (30) minutes East, twenty-eight and twenty-three hundredths (28.23) feet to an iron pin; thence by land of the Messinger Manufacturing Company, Inc., North five (5 degrees) degrees fifty-one (51) minutes west, two hundred fifty-two and nine-tenths (252.9) feet, sane passing over an iron pin on the inside edge of the south curb of Main Street and to the curb line of said main Street; thence along the said curb line South eighty-four (84 degrees) degrees forty-six (46) minutes West, thirty-one and sixty-seven one-hundredths (31.67) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Frank T. Langilotti, married and June L. Langilotti, his wife, by Deed from William K. Dew, married and Candace L. Dew, his wife, dated 04/30/1999, recorded 05/05/1999 in Book 1999-1, Page 64172.

BEING KNOWN AS 350 Main Street, Tatamy, PA 18085.

TAX PARCEL NUMBER: J8SE2C 6 4A 0430.

THEREON BEING ERECTED a two-story half-of-double style dwelling

with aluminum siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Frank T. Langilotti and June L. Langilotti.

JOSEPH E. DeBARBERIE,
ESQUIRE

No. 59
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-12114

All that certain tract, piece or parcel of land, situated in the Borough of Pen Argyl, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the South curb line of Pennsylvania Avenue, directly opposite the center of a double dwelling house erected on the lot of which is a part; thence in a Southerly direction, passing through the center of said double dwelling house; parallel to and with the boundary line of said Lot at a distance of one hundred (100) feet to a public alley; thence in a Westerly direction twenty-five (25) feet more or less, to a corner in land now or late of John S. Romig; thence in a Northerly direction along said land now or late of John S. Romig, one hundred (100) feet to a point in the South curb line of Pennsylvania Avenue, thence in an Easterly direction twenty-five (25) feet, more or less, to the place of beginning.

It being the Westerly half of Lot No. 45 in Block 2 as designated on the plan of Town Lots of the Pen Argyl Land Improvement Company on file in the Office of the Recorder of Deeds at Easton, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Virginia Farleigh and Chris Farleigh, mother and son, by Deed from Steven A. Strouse, dated

06/30/2008, recorded 07/07/2008 in Book 2008-1, Page 199417.

BEING KNOWN AS 110 West Pennsylvania Avenue aka 110 Pennsylvania Avenue, Pen Argyl, PA 18072.

TAX PARCEL NUMBER: E8NE2D 11 4 0625.

THEREON BEING ERECTED a two-story half-of-double with aluminum siding and shingle/slate roof.

SEIZED AND TAKEN into execution of the writ as the property of Virginia Farleigh and Chris Farleigh.

JOSEPH E. DeBARBERIE,
ESQUIRE

No. 60
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05764

ALL THOSE CERTAIN contiguous lots, pieces or parcels of land, situated in the Second Ward of the Borough of Pen Argyl, County of Northampton, and State of Pennsylvania, designated as Lots No. 222 and No. 223, upon Map or Plan of Lots of Isaiah Davey, and more particularly bounded and described as follows, to wit:

BEGINNING at a corner on Main Street and corner of Lot No. 221; thence along Lot No. 221 One Hundred Thirty and Five-tenths (130.5) feet to a corner and Lot No. 220; thence along Lot No. 220 Seventy-one (71) feet to a corner and Vine Street; thence along Vine Street One Hundred Thirty-four and Nine-tenths (134.9) feet to a corner on said Main Street; thence along said Main Street Seventy-one and Two tenths (71.2) feet to a corner and Lot No. 221, the place of BEGINNING.

BEING the same premises which Grace United Methodist Church, by

Deed to Guy J. Norris, dated 09/22/2010 and recorded 10/15/2010 in Book 2010-1 Page 212349.

BEING KNOWN AS 819 East Main Street, Pen Argyl, PA 18072.

TAX PARCEL NUMBER: D8SE3C 19 4 0625.

SEIZED AND TAKEN into execution of the writ as the property of Guy J. Norris.

MICHAEL T. McKEEVER, ESQUIRE

No. 61

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04974**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Hanover, County of Northampton, Commonwealth of Pennsylvania, as shown on the Development of Pointe North Phase IV, prepared by Spotts, Stevens and McCoy, Inc.; Consulting Engineers, dated 8/30/1988 and recorded in the Office of the Recorder of Deeds of Northampton County, Pennsylvania, in Plan Book 88 Page 307 and being more fully bounded and described as follows to wit:

BEGINNING at a point on the Southwesterly side of Virginia Drive (50 feet wide) which point is measured on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet from a point of curve on the Southeasterly side of Susan Drive (50 feet wide); thence extending along the Southwesterly side of Virginia Drive South 13 degrees 23 minutes 30 seconds East 63.51 feet to a point of curve; thence still along the same on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 21.21 feet to a point of tangent; thence still along the same, South 20 degrees 20 minutes 06 seconds East 9.79 feet to a point; thence extending

along Lot #19 on said Plan South 69 degrees 39 minutes 54 seconds West 125.00 feet to a point; thence extending along Lot #16 and 17 on said Plan, North 20 degrees 20 minutes 06 seconds West 129.08 feet to a point on the Southeasterly side of Susan Drive aforementioned; thence extending along the same North 69 degrees 39 minutes 54 seconds East 45.00 feet to a point of curve; thence still along the same on the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 15.15 feet to a point of tangent; thence still along the same North 76 degrees 36 minutes 30 seconds East 52.44 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to the point and place of beginning.

BEING Lot #18 Block B on said Plan.

UNDER AND SUBJECT to covenants, restrictions, reservations, conditions, and easements as set forth in Deed Book 844 Page 645.

TITLE TO SAID PREMISES IS VESTED IN Joseph S. Babyak, unmarried and Elizabeth J. Hahn, unmarried, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Jack E. Hahn, unmarried and Elizabeth J. Hahn, unmarried, dated 06/04/2004, recorded 09/17/2004 in Book 2004-1, Page 234094.

BEING KNOWN AS 4645 Virginia Drive, Bethlehem, PA 18017.

TAX PARCEL NUMBER: M5NE2 5 4 0214.

THEREON BEING ERECTED a colonial single style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage, in-ground pool.

SEIZED AND TAKEN into execution of the writ as the property of Joseph S. Babyak and Elizabeth J. Hahn.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 62
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-08376

All that certain unit, designated as 11 West 2nd Street, Unit #222 in the Lehigh Riverport Condominium, situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, as designated in Declaration of Lehigh Riverport Condominium, dated August 26, 2004, and recorded on August 26, 2004, in the Office of the Recorder of Deeds in and for Northampton County in Book Volume 2004-1, Page 336478, as amended from time to time and as identified on the Lehigh Riverport Condominium Plat recorded in the Office of the Recorder of Deeds in and for Northampton County in Plan Book Volume 2004-5, Page 531, as amended from time to time.

Together with a .5405% percent undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium, Condominium Plat and Amendments thereto.

Title to said Premises vested in Dave J. Rank and Frances A. Rank by Deed from Lehigh Riverport Realty, L.P. successor by merger to Lehigh Riverport Development, LLC dated 09/27/2006 and recorded 12/27/2006 in the Northampton County Recorder of Deeds in Book 2006-1, Page 531670.

BEING KNOWN AS 11 West 2nd Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6 2 222 0204.

THEREON BEING ERECTED a condominium style dwelling with brick exterior and flat roof.

SEIZED AND TAKEN into execution of the writ as the property of David J. Rank and Frances A. Rank.

ROBERT W. WILLIAMS, ESQUIRE

No. 64
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-10113

ALL THOSE CERTAIN four lots of tracts of land Situate in the Borough of Bath, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: On the North by Penn Street, on the South by a 16 feet wide alley, on the East by Lot No. 5 and on the West by Lot No. 2, containing in front on Penn Street 40 feet and extending in depth of equal width 150 feet to the aforesaid, 16 feet wide alley, being Lots Nos. 3 and 4, as shown upon the map or plan of Sunnyside Building Lots belonging to the Bath Land and Improvement Company and recorded in the Office for Recording of Deeds in and for the County of Northampton in Map Book No. 2 Page 147.

TRACT NO. 2: On the North by Penn Street, on the South by a 16 feet wide alley, on the East by Lot No. 3, and on the West by lands now or late of James P. Snyder, containing in front on Penn Street 45.9 feet, on the said 16 feet wide alley, 56.5 feet, along Lot No. 3 150 feet, and along lands now or late of James P. Snyder, 151.4 feet, being Lots Nos. 1 and 2 as shown upon the map or plan of Sunnyside Building Lots belonging to the Bath Land and Improvement Company and recorded in the Office for

Recording of Deeds in and for the County of Northampton in Map Book No. 2, page 147.

LESS AND EXCEPTING ALL THAT CERTAIN tract, piece or parcel of land Situate in the Borough of Bath, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located in the Southerly property line of Penn Street, said point being distant 195.53 feet Southwest of the Westerly property line of Poplar Street, being the Northwest corner of lands of Carl Barrall; thence along the Westerly property line of said lands of Carl Barrall, South 0 degrees 52 minutes West 150.92 feet to a point, marked by an iron pin located in the Northerly property line of a 16 foot wide unnamed alley; thence along said Northerly property line of a 16 foot wide unnamed alley, South 82 degrees 48 minutes 16 seconds West, 4.00 feet to a point, marked by an iron pin, being the Southeast corner of lands of the Sacred Heart Cemetery; thence along the Easterly property line of said lands of the Sacred Heart Cemetery North 0 degrees 38 minutes, 16 seconds East, 151.41 feet to a point, the place of beginning.

CONTAINING 299.9943 square feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN David Doyne and Cynthia Doyne, h/w, by Deed from Edgar P. Roosa and Linda B. Roosa, h/w, dated 06/30/1999, recorded 07/08/1999 in Book 1999-1, Page 102140.

BEING KNOWN AS 326 Penn Street, Bath, PA 18014.

TAX PARCEL NUMBER: K6NW3D 5 1 0503.

THEREON BEING ERECTED a cape cod single style dwelling with

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

SEIZED AND TAKEN into execution of the writ as the property of David Doyne and Cynthia Doyne.

ADAM H. DAVIS, ESQUIRE

No. 66

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-08516**

Also known as Northampton County Uniform Parcel Identifier: L9SE3D 5 15 0310 for purposes of compliance with Northampton County Ordinance No. 159-L989.

ALL THAT CERTAIN house and lot of land situate in the City of Easton, County of Northampton and State of Pennsylvania, designated as Lot Number 14 in Block A on a plan of lots of "The Ott Farm" made originally by Charles McIntyre for Charles Seitz and Frederick Seitz and afterwards amended by Phillips and Wells and recorded in the Office for the Recording of Deeds at Easton, PA. The said Lot No. 14 is situated on the south side of Nesquehoning Street, bounded on the north by said Nesquehoning Street, east by Lot No. 13 in said Block A, South by Cooper Alley and West by Lot No. 15, now or late of Catherine Parks.

Containing in front on said Nesquehoning Street twenty-five (25) feet and extending of that width between parallel lines southwardly one hundred and twenty-five (125) feet to said Cooper Alley.

Being the same premises which John Levens, single, and Victor Levens, single, by Deed dated December 5, 1997 and recorded February 4, 1998 in and for Northampton County, Pennsylvania, in Deed Book Volume 1998-1, Page 012760, granted and conveyed unto John Levens, single.

BEING KNOWN AS 350 West Nesquehoning Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE3D 5 15 0310.

THEREON BEING ERECTED a two-story single style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of John Levens.

SCOTT A. DIETTERICK, ESQUIRE

No. 67
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03570

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: L9SW2B-15-1-0310 & L9SW2B-15-1A-0310 for purposes of compliance with Northampton County Ordinance No. 159-L989.

BOUNDED on the East by lands now or late of David J. Linton and Roseann G. Linton; on the North by Liberty Street; on the South by Church Street; and on the West by lands of other.

ALL THAT CERTAIN lot of piece of ground, hereditaments and appurtenances, situate in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Liberty and Peach Streets; thence extending Eastwardly along the South side of Liberty Street, 20 feet to a point. the Southeast corner of Liberty and Peach Streets; thence Southwardly 141 feet to the Northern boundary of Church Street; thence Westerly 10 feet to a point in the center of Peach Street (if extended); thence Northwardly 70 feet to a point in the center of Peach Street; thence Westwardly 10 feet to the Westerly

boundary of said Peach Street; thence Northwardly 71 feet to the place of beginning.

THE said strip of land being a portion of the bed or an unopened street known as Peach Street.

ALSO, ALL THAT CERTAIN lot or piece of ground with the dwelling house thereon erected, hereditaments and appurtenances, situate in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at the Southeast corner of Liberty and Peach Streets thence extending Eastwardly along the South side of Liberty Street, 19 feet; thence extending of that width Southwardly 141 feet in depth to Church Street.

BOUNDED on the North by Liberty Street; on the East by land now or late of Regina Kurth; on the South by Church Street; and on the West by Peach Street.

PARCEL NOS.: L9SW2B-15-1-0310 & L9SW2B-15-1A-0310.

ALSO being known as 1322 Liberty Street, Easton, PA, 18042-3240.

BEING the same premises which Therry H. Schwartz and Marianne Schwartz, husband and wife,, by Deed dated November 29, 2005 and recorded November 29, 2005 in and for Northampton County, Pennsylvania, in Deed Book Volume 2005-1, Page 478776, granted and conveyed unto James E. Ryerson, a married man.

THEREON BEING ERECTED a two-story half-of-double style dwelling with vinyl siding and shingle roof; vacant land.

SEIZED AND TAKEN into execution of the writ as the property of James E. Ryerson.

SCOTT A. DIETTERICK, ESQUIRE

No. 68
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02878

ALL THAT CERTAIN lot or parcel of land situate on the northeast corner of the western intersection of Evergreen Drive and Killarney Drive in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly right-of-way line of Evergreen Drive, (a 50.00 feet wide street), said point being a corner in common with Lot #51 of Emerald Hills, Phases 5 & 6; thence along the northerly right-of-way line of Evergreen Drive parallel to and 25.00 feet distant from the centerline thereof, South 87° 12' 44" West, 100.00 feet to a point of curvature; thence along a curve to the right, having a radius of 20.00 feet, a central angle of 90° 00'00", an arc length of 31.42 feet to a point of tangency on the easterly right-of-way line of Killarney Drive, (a 50.00 feet wide street); thence along the easterly right-of-way line of Killarney Drive, parallel to and 25.00 feet distant from the centerline thereof, North 02° 47' 16" West, 80.00 feet to a point, said point being a corner in common with Lot #41 of Emerald Hills, Phases 5 & 6; thence along lands of Lot #41, North 87° 12' 44" East, 120.00 feet to a point, said point being a corner in common with Lot #41, Lot #42, and Lot #51 of Emerald Hills, Phases 5 & 6; thence along lands or Lot #51, South 01° 47' 16" East, 100.00 feet to the place of beginning.

CONTAINING: 11,914 square feet or 0.2735 acres of land, more or less.

SUBJECT to the building restriction lines and easements indicted on the Plan of record. Also subject to Declaration of Protective Covenants recorded in Book 1998-1, Page 130314.

BEING more fully shown as Lot #52 in the map or plan entitled, "Final Record Plan, Emerald Hills— Phases 5 & 6, Bethlehem Township, Northampton County, Pennsylvania, Scale: 1"=50', Date: June 1, 1998, latest revision August 3, 1998, Project 1968-5A, as prepared by and in accordance with a survey performed by Hanover Engineering Associates, Inc., 5920 Hamilton Boulevard, Allentown, Pennsylvania, 18106-9773 and recorded in Book 1998-5, Page 291 and 292, in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania. BEING the same premises which Douglas E. Miller and Louella M. Miller, by Deed dated August 9, 1999 and recorded August 15, 1999 in the Office of the Recorder of Deeds in and for the County of Northampton in Record Book 1999-1 Page 141388, granted and conveyed until James J. Coleman, III and Jacqueline M. V. Coleman, husband and wife.

BEING KNOWN AS 3903 Evergreen Drive, Bethlehem, PA 18020.

TAX PARCEL NUMBER: M7SE1 38 12 0205.

THEREON BEING ERECTED a two-story single style dwelling with vinyl siding and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of James J. Coleman III and Jacqueline M. Coleman and The United States of America.

SHAWN M. LONG, ESQUIRE

No. 69
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-08539

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the City of Bethlehem, County of Northampton, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point formed by the intersection of the northern line of Morton Street (formerly Church Alley) with the western line of Hayes Street; fourteen and forty-eight one-hundredths (14.48') feet to a point; thence by a line a right angles to Hayes Street, passing in and through the middle of a partition wall, a distance of eighty-two (82') feet to a point in line of lands now or late the property of Rev. P.J Ryan; thence southwardly along the same and parallel to Hayes Street a distance of fourteen and forty- eight- one hundredths (14.48') feet to a point in the northern line of Morton Street; a distance of eighty-two (82') feet to a point, the place of beginning.

KNOWN and DESIGNATED AS NO. 418 Hayes Street, according to the present city numbering.

Under and subject to zoning restrictions in prior deeds of title.

Also known as Northampton County Parcel Identifier: Map P6SE2A, Block 21, Lot 16.

Being known as: 418 Hayes Street, Bethlehem, Pennsylvania 18015.

Title to said premises is vested in Shawn M. Ballek and Stephen J. Ballek, Jr., husband and wife, by deed from STEPHEN J. BALLEK, JR, MARRIED dated November 13, 2013 and recorded November 15, 2012 in Deed Book 2012 , Page 274833 .

THEREON BEING ERECTED a two-story row home style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Shawn M. Ballek and Stephen J. Ballek, Jr.

JOSEPH F. RIGA, ESQUIRE

No. 70
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-07225

ALL THAT CERTAIN Unit, designates as Unit No. NN-3 being a Unit in the Penn's Farms Condominium, situate in the Township of Bethlehem, County of Northampton and Commonwealth of PA as designated in Declaration of Condominium of Penn's Farms Condominium, recorded in Northampton County in Misc. Book Volume 337 page 448, as amended by First Amendment recorded in Misc Book Volume 339 page 66, as amended by Second Amendment recorded in Book Volume 340 page 165, as amended by Third Amendment recorded in Misc. Book Volume 346 page 973, as amended by Fifth Amendment recorded in Misc. Book Volume 350 page 42, as amended by Sixth Amendment recorded in Misc. Book Volume 354 page 561, as amended by Seventh Amendment recorded in Misc. Book 362, page 234, as amended by Eighth Amendment recorded in Misc. Book Volume 362, page 234, as amended by Ninth Amendment recorded in Misc. Book Volume 364 page 206, Tenth Amendment recorded Misc. Book Volume 367 page 408, Eleventh Amendment as recorded in Misc. Book Volume 370 page 438, Twelfth Amendment recorded in Misc. Book Volume 374 page 362 Thirteenth Amendment as in Misc. Book Volume 382 page 602, Fourteenth

Amendment as recorded in Misc. Book Volume 393 page 317 and further described in the Plans of Penn's Farm Condominium recorded in Plan Book Volumes 88 page 118 as amended in Plan Book Volumes 88 page 176, 212 page 213, 88 pages 353 and 353A, 89 page 21 and 21A, 89 pages 149 and 149A, 89 pages 249 and 249A, 89 pages 298 and 298A, 89 pages 395 and 395A, 89 pages 429, 429A, 429B and 429C, 90 page 52, 90 page 108 and 108A, 90 page 177, 90 Page 317 and 91 page 86.

TOGETHER with a . 60% undivided interest of, in and do the common elements as set as forth in the aforesaid Declaration of Condominium and Amendment thereto.

BEING Known as Penn's Farm Condominium, Unit No. NN-3 Commonwealth Drive, Bethlehem Pa.

Title to said premises is vested in Margaret Ann Nusser by deed from CLAIRE M. GEIS dated August 15, 2005 and recorded August 23, 2005 in Deed Book 2005-1, Page 322939.

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-52CB, Mortgage Pass-Through Certificates, Series 2005-52Cvs. Margaret Ann Nusse Northampton County, No. 2012-7225.

BEING KNOWN AS 115 Independence Court, Bethlehem, PA 18020.

TAX PARCEL NUMBER: M7NE3 1 159 0205.

THEREON BEING ERECTED a two-story row home style dwelling with vinyl and wood shingle siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Margaret Ann Nusser.

MARC S. WEISBERG, ESQUIRE

No. 71

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2013-09023

ALL THAT CERTAIN lots or pieces of land, with the tenements thereon erected, situate in the Borough of Walnutport, County of Northampton and Commonwealth of Pennsylvania, being designated as Lot Nos. 51 and 52 on Map of Owen Williams, as recorded in Map Book Volume 2, page 100, being bounded and described as follows, to wit:

BEGINNING at a stake on Washington Street and corner of Lot No. 53; thence along said lot, North seventy-nine (79) degrees thirty-seven (37) minutes East one hundred forty-five (145) feet to a stake at a sixteen (16.00) foot wide alley; thence along said alley; South ten (10) degrees twenty-three (23) minutes East eighty (80.00) feet to a stake at Lot No. 50; thence along Lot No. 50, South seventy-nine (79) degrees thirty-seven (37) minutes West one hundred forty five (145.00) feet to a stake at Washington Street; thence along said Washington Street North ten (10) degrees twenty-three (23) minutes West eighty (80.00) feet to the place of BEGINNING.

BEING the same premises which Charles A. Heffelfinger and Phyllis A. Heffelfinger, husband and wife and Iren Yurconic, by Deed dated 8/10/06 and recorded in the Northampton County Recorder of Deeds Office on 8/25/06 in Deed Book 2006-1, Page 350402, granted and conveyed unto Charles A. Heffelfinger and Phyllis A. Heffelfinger, husband and wife.

BEING KNOWN AS 409 Washington Street, Walnutport, PA 18088.

TAX PARCEL NUMBER: J2SW1C 6 8 1033.

THEREON BEING ERECTED a two-story single style dwelling with

aluminum siding; detached three-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Charles A. Heffelfinger and Phyllis A. Heffelfinger and United States of America.

BRADLEY J. OSBORNE, ESQUIRE

No. 72

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-08680**

The land referred to in this Commitment is described as follows:

All that certain messuage or tenement and tract or parcel of land situate along the Westerly side of the public road leading from Freemansburg to Butztown, between Fairview Street and Keystone Street, and being all of Lots Numbered 1754, 1755, 1810 and 1811, and the Northerly 0.71 feet of Lots Numbered 1753 and 1809, as shown on map or plan of Bethlehem Annex, in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described according to a survey thereof, made the 13th day of October, 1948, by Leonard M. Fraivillig Company, Engineers, Bethlehem, Pennsylvania, as follows, to wit:

Beginning at a point on the Westerly side of Freemansburg-Butztown Road, distant two hundred twenty-four and twenty-nine one-hundredths (224.29) feet Northwardly along the said Westerly side of the Freemansburg-Butztown Road from its intersection with the Northerly side of Fairview Street; thence extending North 4 degrees 00 minutes East along the Westerly side of the Freemansburg-Butztown Road, a distance of forty and seventy-one one hundredths (40.71) feet to a point in line of land now or formerly of Joseph

Balazs; thence extending North 86 degrees 00 minutes West along the division line between Lots 1811, 1755, and 1812, 1756, as shown on map or plan of Bethlehem Annex, and along land of Joseph Balazs, a distance of two hundred twenty (220) feet to an iron pipe on the Easterly side of Second Street; thence extending South 1 degrees 00 minute West along the Easterly side of Second Street, a distance of forty and seventy-one one-hundredths (40.71) feet to a point; thence extending South 86 degrees 00 minutes East through and across Lots Numbered 1753 and 1809 as shown on aforesaid plan, a distance of two hundred twenty (220) feet to the point on the Easterly side of Freemansburg-Butztown Road, the point the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kevin A Lock, given by J & JS Partners, LP, dated 09/19/2008, and recorded 12/21/2006 in Book 2006-1 Page 524998 Instrument # 2006073264.

BEING KNOWN AS 1925 Willow Park Road, Bethlehem, PA 18020.

TAX PARCEL NUMBER: N7NW3 42 9 0205.

SEIZED AND TAKEN into execution of the writ as the property of Kevin A. Lock.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 73

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-08204**

ALL THAT CERTAIN lot or piece of land, together with the buildings and improvements thereon erected, situate in the Township of Lehigh, County of, Northampton and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point at the Southeastern corner of property of Leo and Clair Ryan; thence along the Northern line of a 33.00 foot wide street South 86 degrees 03 minutes East for a distance of 95.00 feet to a point the Western line of another 33.00 foot wide street; thence along said line North 12 degrees 30 minutes East for a distance of 39.37 feet to a point on the line of property now or late of Richard S. and Dorothea P. Miltenberger; thence along said line North 3 degrees 51 minutes West for a distance of 74.92 feet to a point; thence along the line of property now or late of Chester L. Daubert, et ux, of which the herein described tract was formerly a part, south 89 degrees 03 minutes West for a distance of 100.00 feet to a point; thence along the line of property of Leo and Clair Ryan, South 00 degrees 57 minutes East for a distance of 105.00 feet to the place of Beginning.

CONTAINING 11,039.88 feet.

BEING the same premises which Dianne M. Meckes, now by marriage Dianne M. Edelman and Robert R. Edleman, her husband, by Deed to Everett L. Doutt, III and Kimberly A. Doutt, dated 03/24/1994 and recorded 03/25/1994 in Deed Book 19943 Page 9720.

BEING KNOWN AS 3732 Daubert Road, Northampton, PA 18067.

TAX PARCEL NUMBER: J4 19 3T 0516.

THEREON BEING ERECTED a ranch single style dwelling with vinyl siding and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Kimberly A. Doutt and Everett L. Doutt III.

MICHAEL T. MCKEEVER, ESQUIRE

No. 74
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-04743

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the PALMER TOWNSHIP, County of NORTHAMPTON, Commonwealth of Pennsylvania:

BEGINNING at an iron pipe on the Northerly building line of Newburgh-Road, laid out to a width of sixty (60) feet, said point being at a distance of one hundred sixty five (165) feet by the said building line on the course North eighty-one (81) degrees thirty (30) minutes East from the point of intersection of the aforesaid building line and the Easterly property line of land late of Pinkney Love; thence by other land of the Grantors, North eight (8) degrees thirty (30) minutes West, one hundred seventy-five (175) feet to an iron pipe; thence by the same, North eighty-one (81) degrees thirty (30) minutes East, one hundred fifty (150) feet to an iron pipe; thence by the same, South eight (8) degrees thirty (30) minutes East, one hundred seventy-five (175) feet to a point on the Northerly building line of Newburgh Road; thence by the said building line, thirty (30) feet North of the center line thereof and parallel thereto, South eighty-one (81) degrees thirty (30) minutes West, one hundred fifty (150) feet to a point, the place of Beginning.

CONTAINING sixty one-hundredth (.60) of an acre of land.

BEING THE SAME PREMISES which DONALD C. MEYERS, Unmarried by Indenture bearing the date of October 15, 2001 and recorded in the Office of the Recorder of Deeds, in and for the County of Northampton, COMMONWEALTH OF PENN-

SYLVANIA on November 2, 2001 in book 20011 Page 232375 granted and conveyed unto JOSEPH E. FRITZ.

BEING KNOWN AS 2507 Newburg Road, Easton, PA 18045.

TAX PARCEL NUMBER: L8NE1 1 14 0324.

THEREON BEING ERECTED a ranch single style dwelling with aluminum and stone exterior and shingle roof; attached two-car garage and detached three-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Joseph E. Fritz.

MICHAEL T. McKEEVER, ESQUIRE

No. 75
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-08522

ALL THAT CERTAIN lot or piece of ground situate in Forks Township, County of Northampton, Commonwealth of Pennsylvania.

ALL THAT CERTAIN message, tenement, and lot or parcel of land SITUATE in the Township of Forks, Northampton County, Pennsylvania, designated as Lot No. 106 on the Plan of Penn's Ridge, Phases 1, 2, and 3, as said Plan is recorded in the Recorder of Deeds Office in and for Northampton County, Pennsylvania in Map Book Volume 1998-5 Pages 235-237, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southern Right of Way line of Hickory Drive (50 feet wide) said point being the Northeast corner of Lot 105 and the Northwest corner of the therein described Lot 106; thence along the Southern Right of Way line of Hickory Drive along a curve to the left, having a radius of 423 feet, a central angle of 6 degrees 30 minutes 24 seconds, a length along the arc of a 48.04 feet,

and a tangent distance of 24.04 feet to a point; thence along the Western boundary line of Lot 107, South 8 degrees 3 minutes 13 seconds West, a distance of 101.60 feet to a point; thence along the Northern boundary line of Lot 108, North 82 degrees 52 minutes 55 seconds West, a distance of 52.89 feet to a point; thence continuing along the Northern boundary line of Lot 108, North 72 degrees 38 minutes 32 seconds West, a distance of 7.01 feet to a point; thence along the Eastern boundary line of Lot 105, North 14 degrees 33 minutes 37 seconds East, 104.73 feet to the place of beginning.

CONTAINING in area 5,575.68 square feet or .128 acres.

BEING the same premises which Robert M. Weber and Lindsey A. Weber, by Deed to Hilario Flauta, Jr. and Eunice Flauta, dated 08/21/2009 and recorded 08/27/2009 in Deed Book 2009-1 Page 224650.

BEING KNOWN AS 2795 Hickory Drive, Easton, PA 18040.

TAX PARCEL NUMBER: K9 33 106 0311.

THEREON BEING ERECTED a two-story half-of-double style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Eunice Flauta and Hilario Flauta, Jr.

MICHAEL T. McKEEVER, ESQUIRE

No. 76
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-00296

All THAT CERTAIN piece, parcel or tract of land situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, being designated as Lot No.

122, Phase One, according to the Map or Plan entitled 'Subdivision Plan Emerald Hills, Inc.' prepared by Louis A. Ferrone, P.E., L.S., Consulting Engineers and Land Surveyors, Easton, Pa. as revised January 28, 1993, and as recorded February 8, 1993, in Northampton County Plan Book Volume 93, Pages 30, 30A, B, C and D.

TITLE TO SAID PREMISES IS VESTED IN Frederick W. Wickemeyer and Maryann Wickemeyer, his wife, by Deed from K & E Corporation, a Corporation, dated 06/14/1994, recorded 06/22/1994 in Book 1994-6, Page 41747.

BEING KNOWN AS 3105 Scherman Boulevard, Bethlehem, PA 18020.

TAX PARCEL NUMBER: M7SE1 31 7 0205.

THEREON BEING ERECTED a two-story single style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Maryann Wickemeyer and Frederick Wickemeyer aka Frederick W. Wickemeyer.

ADAM H. DAVIS, ESQUIRE

No. 77

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-06576**

ALL THAT CERTAIN lot or piece of land, together with the buildings and improvements thereon erected, situate in the Borough of North Catasauqua, Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the easterly right-of-way line of Third Street, said point being distant 243.00 feet northwest from the intersection of the northerly right-of-way

line of Cypress Street (55 feet wide); thence along the said right-of-way line of Third Street, North 39 degrees 42 minutes West, a distance of 30 feet to a point in line of lands now or late of Bruce R. Fox and Sandra L. Fox; thence along said lands now or late of Bruce R. Fox and Sandra L. Fox, North 50 degrees 18 minutes East, a distance of 180.00 feet passing in and through a party wall to a point in the westerly right-of-way line of Church Street (20 feet wide); thence along said westerly right-of-way line of Church Street, South 39 degrees 42 minutes East, a distance of 30.00 feet to a point, in line of lands now or late of Eunice M. Moyer; thence along said lands now or late of Eunice M. Moyer, South 50 degrees 18 minutes West, a distance of 180.00 feet to a point, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Corey J. Leibenguth, unmarried and Patricia A. Zuppert, unmarried, by Deed from Shawn P. Reed and Gwen Reed, h/w, dated 12/01/2008, recorded 12/02/2008 in Book 2008-1, Page 316099.

BEING KNOWN AS 1329 3rd Street, Catasauqua, PA 18032.

TAX PARCEL NUMBER: M4SE4A 8 16A 0923.

THEREON BEING ERECTED a two-story half-of-double style dwelling with vinyl and brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Corey J. Leibenguth and Patricia A. Zuppert.

JONATHAN LOBB, ESQUIRE

No. 78

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2008-07266**

ALL THAT CERTAIN lot or parcel of land with the improvements

erected thereon situate in Bethlehem Township, Northampton County and Commonwealth of Pennsylvania being known as Lot 20 of Willow Ridge recorded on July 30, 1996 in Map Book Volume 1996-5, page 240, bounded and described as follows:

BEGINNING at a point on the northerly right-of-way line of Ridge View Court 25 feet from the center-line, said point being the southwest-erly corner of Lot 19 of Willow Ridge; thence along the said northerly right-of-way line on a curve to the left having a radius of 225.00 feet, a chord bearing of South 76 degrees 52 minutes 34 seconds West, a chord length of 53.61 feet and an arc length of 53.73 feet to a point; thence along Lot 33 of Willow Ridge, North 21 degrees 44 minutes 54 seconds West 74.16 feet to a point; thence along the same, North 03 degrees 50 minutes 22 seconds East 86.49 feet to a point; thence along the same and Lot 8 of Willow Ridge, South 86 degrees 09 minutes 38 seconds East 58.71 feet to a point; thence along Lot 19, South 06 degrees 16 minutes 56 seconds East 139.92 feet to a point of Beginning.

SUBJECT to a drainage easement as shown on the record plan.

UNDER AND SUBJECT to any and all covenants, conditions, reservations, restrictions, limitations, rights-of-way, objections, easements, agreements, etc., as they appear of record.

TITLE TO SAID PREMISES IS VESTED IN Karlene Walker, by Deed from Winston A. Wilson and Karlene Walker, h/w, dated 04/19/2011, recorded 04/21/2011 in Book 2011-1, Page 85418.

BEING KNOWN AS 2435 Ridge View Court, Bethlehem, PA 18020.

TAX PARCEL NUMBER: N7NW2 20 18 0205.

THEREON BEING ERECTED a two-story half-of-double style dwelling with vinyl and brick exterior and shingle roof; attached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Winston A. Wilson and Karlene Walker.

ADAM H. DAVIS, ESQUIRE

No. 79

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-09208**

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

TITLE TO SAID PREMISES IS VESTED IN Jeffrey Jacobs, unmarried and Leslie Jackson, unmarried, as tenants in common, by Deed from NVR, Inc., a Virginia Corporation, t/a, Ryan Homes, dated 12/29/2006, recorded 01/16/2007 in Book 2007-1, Page 17833.

BEING KNOWN AS 17 Upper Way Road, Easton, PA 18045.

TAX PARCEL NUMBER: K8 15 2-42 0324.

THEREON BEING ERECTED a two-story single style dwelling with vinyl siding and shingle roof; attached three-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Jeffrey Jacobs and Leslie Jackson.

ADAM H. DAVIS, ESQUIRE

No. 81

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-04925**

ALL THAT CERTAIN lot or tract of land with the improvements thereon erected located in Allen Township, Northampton County, Common-

wealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin which is North eighty-three (83) degrees fifty (50) minutes East, one hundred eight and ninety-two one-hundredths (108.92) feet from a 3 1/2" square monument; thence along the lands now or late of of Russell Borger South three (03) degrees thirty (30) minutes East, one hundred (100) feet to an iron pin; thence continuing along the lands now or late of Russell Borger North eighty-three (83) degrees fifty (50) minutes East, one hundred thirty-nine and fifty-eight one-hundredths (139.58) feet to an iron pin; thence along Highway Route No. 48068 North eight (08) degrees twenty-three (23) minutes West, fifty and ten one-hundredths (50.10) feet to a stake on the right-of-way line; thence continuing along Highway Route No. 48068 North thirteen (13) degrees twenty-three (23) minutes West, fifty and thirty-five one-hundredths (50.35) feet to an iron pin; thence along the North side of a twelve foot private road and lands now or late of Stanley Berg South eighty-three (83) degrees fifty (50) minutes West, one hundred twenty-six and eighty one-hundredths (126.80) feet to an iron pin, the place of BEGINNING.

ALSO

ALL THAT CERTAIN messuage or tenement and lot or piece of ground situate on the West side of the public road leading from Kreidersville to Pennsville, in Allen Township, Northampton County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of said road and in the middle of a private road leading westward from said public road and in the line of lands now or late of Milton Frack;

thence along the middle of said public road North 12 degrees West 100 feet to a point in the middle of the Indian Creek; thence along the latter and along lands now or late of Alfred Weitnecht South 87 1/2 degrees West 231 feet to a point; thence still along lands now or late of Alfred Weitnecht Estate South 12 degrees East 90 feet to a point in the middle of the aforesaid private road; thence along the latter North 84 degrees East 231 feet to a point, the place of BEGINNING.

BEING KNOWN AS 5459 Indian Trail Road, Northampton, PA 18067.

TAX PARCEL NUMBER: K3 11 4 0501.

THEREON BEING ERECTED a ranch single style dwelling with vinyl siding and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Deborah A. Lenik aka Deborah A. Quigney aka Deborah A. Pope and Daniel Lenik.

WILLIAM F. COLBY, JR., ESQUIRE

No. 82
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07065

ALL THAT CERTAIN tract or piece of land with the improvements thereon erected located in Forks Township, County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the public road leading from Easton to Martin's Creek; thence running North forty-three degrees West two hundred fifty-three feet to a point; thence North thirty-four degrees twenty-six minutes East one hundred one and thirty-three hundredths feet to a point in the Township line between Forks Township and Lower Mt. Bethel

Township; thence South thirty-nine degrees thirty minutes East two hundred sixty-four and five-tenths feet to a point in the middle of said Public Road; thence South forty degrees sixteen minutes West eighty-one and thirty-one one hundredths feet to the point of beginning.

BEING the same premises which is vested in Charles P. Brown, Jr. and Sonya M Brown, husband and wife, by Deed from Shirley Talcott, dated 02/28/1997 and recorded 02/28/1997 in Deed Book 1997-1 Page 18769.

BEING KNOWN AS 4350 North Delaware Drive, Easton, PA 18040.

TAX PARCEL NUMBER: J10NW4 3 1 0311.

THEREON BEING ERECTED a two-story single style dwelling with aluminum siding and shingle roof; carport.

SEIZED AND TAKEN into execution of the writ as the property of Charles P. Brown, Jr.

MICHAEL T. MCKEEVER, ESQUIRE

No. 83

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-02025**

ALL THAT CERTAIN tract or parcel of land and premises, situate lying and being in the Township of Lower Saucon in the County of Northampton and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a stake set for a corner on the West side of Old Bethlehem Road at the corner of a twenty (20) feet wide driveway. Thence along the west side of said Bethlehem Road, South nineteen (19) degrees West, sixty-seven (67) feet and six (6) inches to a stake set for a corner, thence by other land of the said William Bachman, North seventy-

one (71) degrees and one-half (1/2) west, one hundred and forty (140) feet to a stake and by the same North nineteen (19) degrees east, sixty-seven (67) feet and six (6) inches to a stake set for a corner on the south side of the aforesaid twenty (20) feet wide driveway, thence along the said driveway owned by the said William Bachman opposite lands of Jacob Diehl and Mrs. Ellen J. Ruth, South seventy-one (71) degrees and one-half (1/2) East one hundred and forty (140) feet to the place of BEGINNING.

Containing nine thousand four hundred and fifty (9,450) square feet of ground.

TITLE TO SAID PREMISES IS VESTED by Warranty Deed, dated 01/10/2001, given by Richard W. Vanemburgh and Kathleen T. Vanemburgh to Thomas W. Schmidt, as tenants by the entirety, their assigns and unto the survivor of them, and the survivor's personal representatives and assigns, her heirs and assigns and recorded 1/30/2001 in Book 2001-1 Page 13461 Instrument # 2001003595.

BEING KNOWN AS 3536 Old Philadelphia Pike, Bethlehem, PA 18015.

TAX PARCEL NUMBER: Q6SW3 5 13 0719.

THEREON BEING ERECTED a ranch single style dwelling with brick exterior and shingle roof; detached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Thomas W. Schmidt.

ADAM H. DAVIS, ESQUIRE

No. 84

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

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, bounded and described as follows:

BEGINNING at a point on the turnaround at the Northerly terminus of Oliver Court (55 foot radius), being a common corner of Lots 55 and 54 as shown on a plan titled 'Phase 2—Final Plan, Nancy Run Estates, Record Plan' dated July 31, 1998, prepared by Reimer Associates, Inc., and recorded February 15, 1999, in Map Book 1999-5, pages 43 44; thence along the right of way line of Oliver Court on a curve to the left with a radius of 55.00 feet and an arc length of 8.99 feet (chord South 40 degrees 29 minutes 24 seconds East 8.48 feet) to a point of reverse curvature; thence along said right of way line on a curve to the right with a radius of 100.00 feet and an arc length of 89.87 feet (chord South 19 degrees 25 minutes 25 seconds East 86.88 feet) to a point, being a common corner of Lots 55 and 55A of Nancy Run Estates; thence along said Lot 55A North 83 degrees 40 minutes 39 seconds West 25.00 feet to a point; thence along the same South 89 degrees 50 minutes 20 seconds West 96.56 feet to a point; thence along the same South 78 degrees 15 minutes 49 seconds West 25.00 feet to a point on the Easterly right of way line of Washington Street (60 feet wide), being a common corner of Lots 55 and 55A of the same; thence along said right of way line on a curve to the right with a radius of 370 feet and an arc length of 37.35 feet (chord North 07 degrees 46 minutes 25 seconds West 37.32 feet) to a point of tangency; thence along the same North 03 degrees 48 minutes 38 seconds West 33.29 feet to a point, being a common corner of Lots 55 and 54 of Nancy Run Estates; thence along said Lot 54 North 86 degrees 11 minutes 22 seconds East 98.37 feet to a point;

thence along the same North 54 degrees 11 minutes 24 seconds East 25.00 feet to the place of BEGINNING.

CONTAINING: 10,404.85 square feet or 0.239 acres more or less.

UNDER AND SUBJECT to drainage and utility easements and buffer easements as shown on the aforementioned subdivision plan.

ALSO UNDER AND SUBJECT to covenants, conditions, restrictions, notes, reservations and easements as set forth on Plan of Nancy Run Estates Subdivision, Phase II, dated July 31, 1998, and recorded February 15, 1999, at Map Book Volume 1999-5, pages 43-44, Northampton County Records.

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.

BEING KNOWN AS 4115 Oliver Court, Bethlehem, PA 18020.

TAX PARCEL NUMBER: N7NE2 7 25 0205.

THEREON BEING ERECTED a colonial single style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of John L. Ganz.

JONATHAN LOBB, ESQUIRE

**No. 85
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-02728**

ALL THAT CERTAIN messuage, tenement, lot or piece of land situate on the North side of Sixth Street, in the City of Bethlehem (Formerly the Borough of South Bethlehem), County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Said Sixth Street, seventy-one feet four inches (71 feet 4 inches) more or less, East of the Northeast corner of said Sixth Street and Atlantic (formerly Oak) Street; thence extending Eastwardly along the North side of said Sixth Street fourteen and one-half feet (14 1/2) more or less, to the middle of a partition wall; thence of the same width to the middle of said partition wall, Northwardly Sixty-seven feet (67 feet) more or less to a three feet wide private alley.

TITLE TO SAID PREMISES IS VESTED IN Flavia A. Novo and Juan B. Munoz given by Flavia A. Novo and Juan B. Munoz (incorrectly spelled Juan B. Muniz on previously recorded deed), dated 02/13/2007, recorded 0.3/07/2007 in Book 2007-1 Page 86506.

BEING KNOWN AS 809 East 6th Street aka 809 6th Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SE2D 3 29 0204.

THEREON BEING ERECTED a two-story half-of-double style dwelling with brick exterior and flat roof.

SEIZED AND TAKEN into execution of the writ as the property of Flavia A. Novo and Juan B. Munoz.

ADAM H. DAVIS, ESQUIRE

No. 86
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-09586

TRACT NO. 1

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Upper Mount Bethel, County of Northampton and State of Pennsylvania, shown as Lot No. 1 on the Boots Subdivision as prepared by Policelli Engineering, Inc., bounded and described as follows, to wit:

BEGINNING at a concrete monument on the westerly thirty (30) foot right-of-way line of the public road known as Fox Gap Road, T.R. 743, said point also on line of land now or late of Elwood Landon; thence along said land North forty-two (42) degrees thirty (30) minutes zero (0) seconds West five hundred ninety-six and twelve one-hundredths (596.12) feet to an iron pipe in concrete; thence along land now or late of Polly Acres, Inc., South forty-seven (47) degrees thirty (30) minutes zero (0) seconds West two hundred seventy-five (275) feet to a point in the middle of a private lane leading from S.R. 191 to Fox Gap Road, first above mentioned, said point also marking the northernmost corner of land now or late of Gilead Stallard, said private lane agreement is recorded in Miscellaneous Book Volume 115, Page 440, between Everett Kent and Polly Acres, Inc.; thence in and along said lane and along said land now or late of Gilead Stallard South forty-seven (47) degrees nineteen (19) minutes forty-one (41) seconds East one hundred ninety-three and forty-three one-hundredths (193.43) feet to a point; thence n and along said lane and said land now or late of Gilead Stallard and then leaving said lane and along said land now or late of Gilead Stallard South thirty-eight (38) degrees thirty-four (34) minutes thirty (30) seconds East two hundred fifteen and eleven one-hundredths (215.11) feet to a point; thence along said land now or late of Gilead Stallard South fifty-two (52) degrees forty-nine (49) minutes thirty (30) seconds West two hundred twenty-one and fifty-seven one-hundredths (221.57) feet to a pont; thence along the same South eighty-two (82) degrees thirty (30) minutes thirty (30) seconds East one

hundred seventy-five (175) feet to a point, said point also marking a corner of Lot No. 2; thence along said lot North forty-nine (49) degrees zero (0) minutes zero (0) seconds East ninety-six and seventy-six one-hundredths (96.76) feet to a point; thence along the same South forty-one (41) degrees zero (0) minutes zero (0) seconds East one hundred ninety-nine and thirty-nine one-hundredths (199.39) feet to a point; thence along the same South seventy-six (76) degrees eleven (11) minutes fifty-three (53) seconds East thirty (30) feet to a point on the westerly thirty (30) feet right-of-way line of Fox Gap Road first above mentioned; thence along said road along a curve to the right having a central angle of seven (7) degrees forty-nine (49) minutes twenty-three (23) seconds a radius of one thousand eight hundred twenty-eight and fifty one-hundredths (1,828.50) feet, and an arc length of two hundred forty-nine and sixty-six one-hundredths (249.66) feet to a point; thence along the same North twenty-one (21) degrees thirty-seven (37) minutes thirty (30) seconds East sixty-three and twenty-three one-hundredths (63.23) feet to the place of BEGINNING.

CONTAINING four and six thousand four hundred ninety-six ten-thousandths (4.6496) acres.

UNDER AND SUBJECT, nevertheless, to the conditions and restrictions of records.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP: C9, BLOCK: 1A, LOT: 8.

TRACT NO. 2

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Upper Mount Bethel, County of Northampton and State of Pennsylvania, shown as Lot No. 2 on the

Boots Subdivision as prepared by Policelli Engineering, inc., bounded and described as follows, to wit:

BEGINNING at a point on the westerly thirty (30) foot right-of-way line of the public road known as Fox Gap Road, T.R. 743, said point also marking the southeastern corner of Lot No. 1; thence along said lot North seventy-six (76) degrees eleven (11) minutes fifty-three (53) seconds West thirty (30) feet to a point; thence along the same North forty-one (41) degrees zero (0) minutes zero (0) seconds West one hundred ninety-nine and thirty-nine one-hundredths (199.39) feet to a point; thence along the same South forty-nine (49) degrees zero (0) minutes zero (0) seconds West ninety-six and eighty-six one-hundredths (96.86) feet to a point, said point also marking a corner of land now or late of Gilead Stallard; thence along said land South thirty-seven (37) degrees one (1) minute fifty (50) seconds West two hundred forty-three and twenty-nine one-hundredths (243.29) feet to a point; thence along the same North seventy (70) degrees forty-five (45) minutes thirty-five (35) seconds West one hundred eighty-eight and eighty-eight one-hundredths (188.88) feet to a point on line of land now or late of James Lohman; thence along said land South nineteen (19) degrees fourteen (14) minutes twenty-five (25) seconds West one hundred eighty-four and ten one-hundredths (184.10) feet to a point; thence along the same North thirty-four (34) degrees forty-seven (47) minutes thirty (30) seconds West one hundred forty-six and twenty-two one-hundredths (146.22) feet to a point on the easterly right-of-way line of Valley View Drive, S.R. 191; thence along said road South fifteen (15) degrees twenty-six (26) minutes forty-eight (48) seconds West

thirty and one one-hundredth (30.01) feet to a point; thence along the same North seventy-four (74) degrees thirty-three (33) minutes twelve (12) seconds West five (5) feet to a point; thence along the same South fifteen (15) degrees twenty-six (26) minutes forty-eight (48) seconds West one hundred fifty (150) feet to a point on line of Lot No. 4; thence along said lot South seventy-four (74) degrees thirty-three (33) minutes twelve (12) seconds East ninety (90) feet to a point; thence along the same South thirty-nine (39) degrees thirteen (13) minutes three (3) seconds East one hundred sixty-two and twenty-one one-hundredths (162.21) feet to a point; said point also marking a corner of Lot No. 3; thence along said lot North fifty (50) degrees thirty (30) minutes forty-two (42) seconds East four hundred three and ninety-six one-hundredths (403.96) feet to a point; thence along the same South eighty-two (82) degrees nine (9) minutes six (6) seconds East two hundred twenty (220) feet to a point on the westerly thirty (30) feet right-of-way line of Fox Gap Road first above mentioned; thence along said road along a curve to the right having a central angle of five (5) degrees fifty-seven (57) minutes thirteen (13) seconds, a radius of one thousand eight hundred twenty-eight and fifty one-hundredths (1,828.50) feet, and an arc length of one hundred ninety (190) feet to the place of beginning.

CONTAINING three and eight thousand three hundred seventy-five ten-thousandths (3.8375) acres.

Also granting to Lot No. 4 the uninterrupted use of a twenty (20) foot right-of-way over the existing lane from Fox Gap Road to Lot No. 4, as shown on the recorded plan.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP: C9, BLOCK: 1A, LOT: 8E.

TRACT NO. 3

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Upper Mount Bethel, County of Northampton and State of Pennsylvania, shown as Lot No. 4 on the Boots Subdivision as prepared by Policelli Engineering, inc., bounded and described as follows, to wit:

BEGINNING at a point on the easterly forty-five (45) foot right-of-way line of the public road known as Valley View Drive, S.R. 191, said point also on line of land now or late of the Pennsylvania American Water Company; thence along said point South thirty-two (32) degrees forty-five (45) minutes zero (0) seconds East two hundred four and sixty-five one-hundredths (204.65) feet to a point; said point also marking the westernmost corner of land now or late of Franklin Boots, of which this is to become a n integral part; thence along said land North forty-seven (47) degrees twenty (20) minutes forty-eight (48) seconds East two hundred thirteen (213) feet to a point, said point also marking a corner of Lot No. 3; thence along said lot North fourteen (14) degrees forty-five (45) minutes one (1) second West ninety-five (95) feet to a point, said point also marking a corner of Lot No. 2; thence along said lot North thirty-nine (39) degrees thirteen (13) minutes three (3) seconds West one hundred sixty-two and twenty-one one-hundredths (162.21) feet to a point; thence along the same North seventy-four (74) degrees thirty-three (33) minutes twelve (12) seconds West ninety-five (95) feet to a point on the easterly thirty-five (35) foot right-of-way line of Valley View Drive;

thence along said road (149.94) feet for an arc length of one hundred forty-nine and ninety-eight one-hundredths (149.98) feet to a point; thence within the lands now or late of Stephen and Jennifer Bickford the following two (2) courses: (1) North eighty-two (82) degrees nine (9) minutes six (6) seconds West a distance of two hundred twenty (220) feet to a point; and (2) South fifty (50) degrees thirty (30) minutes forty-two (42) seconds West a distance of three hundred fifty-six and forty-seven one-hundredths (356.47) feet to a point; thence along the land now or late of Franklin and Cathleen Boots North thirty-four (34) degrees twenty-five (25) minutes twenty-six (26) seconds West a distance of one hundred sixty-eight and twenty-seven one-hundredths (168.27) feet to an iron pipe; thence along the lands now or late of James and Mildred Lohman, DBV 595, Page 263, North eighteen (18) degrees forty (40) minutes thirty-one (31) seconds East a distance of two hundred sixteen and seventy-eight one-hundredths (216.78) feet to an iron pin set; thence along the land now or late of Matthew and Misty Stallard, DBV 2003-1, Page 491662, the following two (2) courses: (1) South seventy (70) degrees forty-five (45) minutes thirty-five (35) seconds East a distance of one hundred eighty-five and twenty-nine one-hundredths (185.29) feet to an iron pin set; and (2) North thirty-seven (37) degrees one (1) minute fifty (50) seconds East a distance of two hundred forty-three and twenty-nine one-hundredths (243.29) feet to an iron pin set; thence along the land now or late of Franklin and Cathleen Boots, DBV 1999-1, Page 18853, the following three (3) courses: (1) South forty-five (45) degrees zero (0) minutes

zero (0) seconds East a distance of two hundred one and seventy-seven one-hundredths (201.77) feet to an iron pipe; (2) North forty-five (45) degrees zero (0) minutes zero (0) seconds East a distance of thirty-one and ninety-eight one-hundredths (31.98) feet to an iron pipe; and (3) South seventy-seven (77) degrees twenty-seven (27) minutes five (5) seconds East a distance of sixty (60) feet to the point of beginning.

CONTAINING one hundred twenty-two thousand three hundred eighty-one (122,381) square feet, or two and eight thousand ninety-five ten-thousandths (2.8095) acres of land, more or less.

BEING KNOWN AS 1524 Fox Gap Road, Bangor, PA 18013.

TAX PARCEL NUMBER: C9 1A 8 0131.

THEREON BEING ERECTED a two-story single style dwelling with stone and wood exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Franklin J. Boots and Cathleen M. Boots.

ALFRED S. PIERCE, ESQUIRE

No. 87

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07543**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, on September 15, 1955, as follows, to wit:

BEGINNING at a point on the southeasterly side of Winfield Terrace fifty feet wide measured the four following courses and distances from a point set in the center of a concrete

monument on the northwesterly line of thirty foot right of way of the Central Railroad of Pennsylvania: (1) on a line crossing said right of way and along the center line of Winfield Terrace bearing north seventy five degrees forty seven minutes east four hundred thirty four feet and twenty six one hundredths of a foot to a point; (2) on the arc of a circle still along the center line of Winfield Terrace curving to the left having a radius of one hundred sixty eight feet and twenty five on hundredths of a foot, the arc distance of one hundred fifty five feet and five on hundredths of a foot to a point; (3) south sixty seven degrees one minute east twenty five feet to a point on the southeasterly side of Winfield Terrace, aforesaid; (4) north twenty two degrees fifty nine minutes east four hundred sixty seven feet and thirty five one hundredths of a foot to the place of beginning.

CONTAINING in front or breadth on said side of Winfield Terrace sixty six feet and ten one hundredths of a foot and extending of the width in length or depth southeastwardly between parallel lines at right angles to said Winfield Terrace one hundred feet.

IT BEING THE SAME PREMISES Pevonia Kruczko, dated December 8, 1998, and recorded December 15, 1998, in the Office for the Recording of Deeds in and for Northampton county of East, Pennsylvania, in Deed Book H, Volume No. 1998-1 at Page 173946, granted and conveyed unto The Pevonia Kruczko Revocable Living Trust.

BEING KNOWN AS 4316 Winfield Terrace, Easton, PA 18045.

TAX PARCEL NUMBER: M8SE1 8 3 0205.

THEREON BEING ERECTED a ranch single style dwelling with vinyl

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

SEIZED AND TAKEN into execution of the writ as the property of Pevonia Kruczki, Trustee of the Pevonia Kruczko Revocable Living Trust.

BRETT A. SOLOMON, ESQUIRE

No. 88

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-13108**

ALL THAT CERTAIN message, tract or parcel of land, Hereditaments and Appurtenances, Situate on the Northerly side of Spring Street in the Borough of West Easton, County of Northampton and Commonwealth of Pennsylvania, and known as and designated 201 Spring Street, bounded and described according to a survey dated May 18, 1999, prepared by William L. Diehl, P.E., P.L.S., as follows, to wit:

BEGINNING at a point located on the Northerly right-of-way line of Spring Street being South 58 degrees 30 minutes 0 seconds West a distance of 100.08 feet from the point of intersection of the Westerly right-of-way line of Low Street and the Northerly right-of-way line of Spring Street; thence continuing along the Northerly right-of-way line of Spring Street South 58 degrees 30 minutes 0 seconds West a distance of 18.88 feet to a point; thence along land now or formerly of John V. and Suzanne L. Moyer North 31 degrees 19 minutes 0 seconds West a distance of 139.94 fet to a point; thence along the Southerly right-of-way line of a 20 feet wide alley North 58 degrees 30 minutes 0 seconds East a distance of 31.67 feet to an iron pin; thence along land now or formerly of John William, Sr. and Shirley M. Border the following three courses and distances: (1)

South 30 degrees 59 minutes 12 seconds, East a distance of 26.75 feet to an iron pin; (2) South 20 degrees 13 minutes 12 seconds East a distance of 62.40 feet to a point; (3) through the center of a partition wall of a double frame dwelling South 30 degrees 31 minutes 17 seconds East a distance of 52 feet to a point, the place of beginning.

CONTAINING 0.074 acres (3,415 square feet) of land.

TITLE TO SAID PREMISES IS VESTED IN Stacy Sprague, his heirs and assigns given by Malissa L. Bartholomew, now known as Malissa L. Carson and Kenneth Carson, husband and wife, dated 04/18/2005, recorded 04/20/2005 in Book 2005-1, Page 142523.

BEING KNOWN AS 201 Spring Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW3D 17 3 0835.

THEREON BEING ERECTED a two-story half-of-double style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Stacy Sprague.

JONATHAN LOBB, ESQUIRE

No. 89

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05845**

ALL THAT CERTAIN messuage or tenement or lot or piece of ground, situate in the Borough of North Catasauqua (formerly Allen Township). Northampton County, Pennsylvania, bounded and described as follows, to wit:

On the North by lands now or late of Peter McManus; on the East by a twenty feet (20) wide alley; on the South by a street or public road; on the West by a street called Front Street, being twenty- one (21) feet eight (8) inches more or less on said Front Street and in depth one

hundred ninety- nine (199) feet five (5) inches.

BEING KNOWN as 118 Arch Street, in the Borough of North Catasauqua., Northampton County, Pennsylvania.

BEING THE SAME PREMSIES, which Josph V. Quigley, single, by his deed dated June 9, 1988, and recorded in the Office of the Recorder of Deeds of Northampton County, Pennsylvania, in Deed Book and Mary Ann Shugart, then single, now married and known as Mary Ann Shugart, then single, now married and known as Mary Ann Smida, the Grantors, herein, as joint tenants with right of survivorship.

The said Helen M. Ojeda has departed this life on 02/23/2013. Thus vesting property to Luis A. Ojeda as sole defendant by operation of law.

Title to said premises is vested in Luis A. Ojeda by deed from JOSEPH V. QUIGLEY, SINGLE, BY MARY ANN SMIDA (f/k/a MARY ANN SHUGART), HIS ATTORNEY-IN-FACT AND MARY ANN SMIDA f/k/a MARY ANN SHUGART, MARRIED dated March 29, 1994 and recorded March 31, 1994 in Deed Book 19943 , Page 10573 .

BEING KNOWN AS 118 Arch Street, North Catasauqua, PA 18032.

TAX PARCEL NUMBER: M4SE4D 9 6 0923.

THEREON BEING ERECTED a two-story single style dwelling with aluminum siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Luis A. Ojeda.

JOSEPH F. RIGA, ESQUIRE

No. 90

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05160**

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, bounded and described as follows, to wit:

CONTAINING in front on the east side of the Philadelphia Road, now Wyandotte Street, thirty (30) feet, more or less, and extending in length or depth of that same width one hundred and ninety- five (195) feet.

BOUNDED on the north by lot now or late of Peter Miller, on the east by lot now or late of Charles Kaufman, on the south by lot now or late of Louis Koerner, on the west by the said Philadelphia Road, now Wyandotte Street.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP P6SW3C, BLOCK 7, LOT 18.

BEING THE SAME PREMISES which Anthony M. Shalbert, Jr. And Theresa Molnar, now Theresa Seladi, brother and sister, by their deed dated August 28, 1974, and recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book Volume 506, Page 93, granted and conveyed unto Theresa Seladi, formerly Theresa Molnar, and George Seladi, husband and wife.

AND THE SAID George Seladi died on June 9, 1996, and whereupon the entire fee simple title in and to said premises vested in Theresa Seladi, as surviving tenant by the entireties.

This is a conveyance from mother to son and is, therefore, exempt from transfer taxes. Being known as: 949 Wyandotte Street, Bethlehem, Pennsylvania 18015.

Title to said premises is vested in United States of America c/o United States Attorney for the Eastern District of Pennsylvania and John J. Molnar, Jr. by deed from THERESA SELADI, WIDOW dated November 26,

1997 and recorded December 2, 1997 in Deed Book 19971 , Page 134491 .

BEING KNOWN AS 949 Wyandotte Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SW3C 7 18 0204.

THEREON BEING ERECTED a two-story single style dwelling with asbestos shingle siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of John J. Molnar, Jr. and United States of America c/o United States Attorney for the Eastern District of Pennsylvania.

JOSEPH F. RIGA, ESQUIRE

No. 91**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03910**

ALL THAT CERTAIN dwelling house and two lots of land, situate on the North side of and known as No. 1083 Wilkes Barre Street, in the City of Easton, South side, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the North side of Wilkes Barre Street, 600 feet West of the intersection of Wilkes Barre and McKeen Streets, thence extending Westwardly along the North side of Wilkes Barre Street 40 feet and extending Northwardly of that width 140 feet in depth to Cooper Alley, the lots being numbered 31 and 32 on plan of Packer Farm.

BOUNDED on the North by Cooper Alley, on the East by property late of Newton R. Turner, on the South by Wilkes Barre Street and on the west by land now or late of Florence Nolan.

BEING PARCEL No. L9SE4D-13-25.

BEING the same premises which BELVA MARIE STEVENS, WIDOW, by Indenture bearing date 4/24/1956 and recorded 4/24/1956 in the Office of the Recorder of Deeds, in and for the County of NORTHAMPTON in Deed Book B 99 page 2 etc, granted and conveyed unto STEPHAN O. ENCELEWSKI and VIRGINIA G. ENCELEWSKI, HIS WIFE, in fee.

AND THE SAID STEPHAN O. ENCELEWSKI departed this life on 4/19/1980, whereby title vested in VIRGINIA G. ENCELEWSKI by right of survivorship.

Being known as: 1083 Wilkes Barre Street, Easton, Pennsylvania 18042.

Title said premises to be invested in Desiree R. Cotignola by Deed from Virginia G. Encelewski, by her agent Thaddeus J. Encelewski; by Power of Attorney dated the 13th day of August, 2004 and forthwith recorded, dated on July 1st, 2005 and recorded on July 25th, 2005 in Deed Book 2005-1 and Page 278028.

TAX PARCEL NUMBER: L9SE4D 13 25 0310.

THEREON BEING ERECTED a two-story single style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Desiree R. Cotignola.

JOSEPH F. RIGA, ESQUIRE

No. 93
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-12762

All that certain messuage or tenement and parcel of land situate in the Third Ward of the Borough of Northampton, Northampton County, Pennsylvania, known as 724 Main Street, bounded and described as follows, to wit:

Beginning at a point in line of Main Street 440.00 feet South of the South-eastern corner of Mrs. H. T. Raisbeck's lot; thence Southwardly along the West side of Main Street for a distance of twenty (20) feet to a point in line of premises 722 Main Street, now or late of Joseph and Theresa Koren; thence Westwardly along the same and passing through the party wall of a double frame dwelling for a distance of eighty-one (81) feet 9 (9) inches, more or less, to the time of a private alley along the land of the Lehigh Coal and Navigations Company; thence Northwardly for a distance of twenty (20) feet to a point in the line of property now or late of Jacob Reiterman; thence Eastwardly along the same for a distance of eighty-one (81) feet nine (9) inches, more or less, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Larry E. Graver, by Deed from Joanne Rehrig, Executrix of Joan Davis, aka Joan R. Davis, Deceased, dated 12/01/2006, recorded 03/24/2008 in Book 2008-1, Page 77403.

BEING KNOWN AS 724 Main Street, Northampton, PA 18067.

TAX PARCEL NUMBER: M4NW3B 2 24 0522.

THEREON BEING ERECTED a two-story half-of-double style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Larry E. Graver.

JOSEPH E. DeBARBERIE,
 ESQUIRE

No. 94
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05159

ALL THAT CERTAIN messuage or tenement and lot, tract or piece of land situated in the Township of

Washington, County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of land now or late of Joseph Cortazzo and a street twenty feet wide; thence by land now or late of Joseph Cortazzo and Joseph Carboue running in a northerly direction two hundred and eighty (280) feet more or less to a corner of a street thirty feet wide; thence along said street running in a westerly direction fifty-five (55) feet, more or less, to line now or late of Lehigh & New England Railway; thence along land now or late of Lehigh & New England Railway running in a southerly direction; two hundred and eighty (280) feet, more or less, to a street twenty feet wide; thence along said street running in an easterly direction two hundred (200) feet more or less, to a corner the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Donna L. Herrera, a married woman, by Deed from Anthony Maida and Theresa Maida, h/w, dated 03/14/2008, recorded 03/19/2008 in Book 2008-1, Page 75272.

BEING KNOWN AS 848 Slate Belt Boulevard, Bangor, PA 18013.

TAX PARCEL NUMBER: D9 16 25 0134.

THEREON BEING ERECTED a two-story single style dwelling with asbestos shingle siding and shingle roof; shed.

SEIZED AND TAKEN into execution of the writ as the property of Donna L. Herrera.

MARIO J. HANYON, ESQUIRE

No. 95

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

CV-2011-09144

ALL THAT CERTAIN double two and one-half story brick dwelling

house and lot or piece of land situate at the Southwest corner of Sixteenth and Ferry Streets, in the Borough of Wilson, County of Northampton and State of Pennsylvania, being designated and known as Lots Nos. 64 and 65 on a certain plan of lots of Edward Somers Estate, recorded in the Office for the Recording of Deeds, etc., at Easton, Pa., in and for the County of Northampton, in Map Book No. 8, Page 8, containing in front on said Ferry Street forty-four (44') feet, and extending of that width in depth one hundred twenty (120') feet to a ten (10') feet wide public alley, being known as premises Nos. 1600 and 1602 Ferry Street; bounded on the North by said Ferry Street, on the East by said Sixteenth Street, on the South by said ten (10') feet wide public alley and on the West by Lot No. 66 of said plan.

BEING KNOWN AS 1600-02 Ferry Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2D 15 9 0837.

THEREON BEING ERECTED a SEIZED AND TAKEN into execution of the writ as the property of Nicholas M. Krasznayolgyi, Executor for the Estate of Beatrice Krasznayolgyi.

JAMES R. WOOD, ESQUIRE

No. 96

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-08763**

ALL THOSE CERTAIN lots, tracts or pieces of land situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania, and designated on the plan or draft of Palmer Heights Building Lots recorded in the Office for the Recording of Deeds at Easton at Map Book 7, Page 36, as Lots Nos. 650, 651, and 652, according to said

Plan of Lots, said lands being more particularly bounded and described as follows:

BEGINNING at a point, the point being the Southeast corner of Lot #652; thence Northwestwardly along the building line on the Northeast side of John Street 60 feet to a point; thence Northeastwardly along Lot #649, according to said Plan, 16.73 feet to a point; thence Southeastwardly a distance of 60 feet along Lots Nos. 629, 628, and 627 according to said Plan to a point; thence Southwestwardly along Lot #653 a distance of 16.73 feet to a point, the place of BEGINNING., as said lands are shown on the aforesaid Map of Palmer Heights.

TITLE TO SAID PREMISES IS VESTED IN Irving Sotero and Erika Sotero, h/w, by Deed from William A. Suter, dated 06/30/2008, recorded 07/18/2008 in Book 2008-1, Page 209848.

BEING KNOWN AS 2807 John Street, Easton, PA 18045.

TAX PARCEL NUMBER: L8SE2 11 5B 0324.

THEREON BEING ERECTED a bi-level single style dwelling with aluminum and brick exterior and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Erika Sotero and Irving Sotero aka Irving Sotero, III.

ADAM H. DAVIS, ESQUIRE

No. 97

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-07275**

ALL THAT CERTAIN message, tenements and lots or tracts of land situate in the City of Bethlehem, Northampton County, State of Pennsylvania, the first two (2) thereof being known and designated as Lots Nos.

11-1/2 and 11-1/4 West Fourth Street according to Plan of Lots of Charles Brodhead, Esquire (in the Southern addition to the Borough of Bethlehem in Saucon Township, Northampton County, State of Pennsylvania, 1858, now the City of South Bethlehem, Pennsylvania) bounded and described as follows, to wit:

LOT NO. 11-1/2 containing in front on said Fourth Street twenty-five (25) feet and extending of that width Northwardly one hundred and twenty (120) feet to an alley. Bounded on the North by said alley; on the East by land of A.H. Gross; on the South by Fourth Street and on the West by land now or late of Charles Brodhead. Said described lot of land begins at a point in the Northern line of West Fourth Street at a distance of one hundred and twenty-five (125) feet Westwardly from the Northwestern corner of Vine and Fourth Streets; thence extending Westwardly along Fourth Street twenty-five (25) feet; thence Northwardly and at right angles to said Fourth Street one hundred and twenty (120) feet to an alley; thence along said alley Eastwardly twenty-five (25) feet; thence by line of right angles to said Fourth Street Southwardly to the place of beginning.

LOT NO. 11-1/4 containing in front on said Fourth Street ten (10) feet and extending of the same width Northwardly one hundred and twenty (120) feet to an alley. This lot commences at a point on the North side of West Fourth Street, being the Southwestern corner of lot of lands late of A.L. Cope designated as Lot No. 11-1/2 according to the same plan now of the said W.G. McCaa; thence westwardly along the North side of said Fourth Street ten (10) feet to a point; thence Northwardly at right angles to Fourth Street one hundred twenty (120) feet to an alley; thence

Eastwardly along the South side of said alley ten (10) feet to a point being the Northwestern corner of above-mentioned lot, late of A.L. Cope, now of W.G. McCaa; thence Southwardly along said Lot of A.L. Cope, now of W.G. McCaa, one hundred twenty (120) feet to a point in the Northern line of West Fourth Street being the place of beginning. Bounded on the North by said alley, on the East by lot late of A.L. Cope now W.G. McCaa, on the South by West Fourth Street and on the West by other lands now or late of said Charles Brodhead.

Having erected thereon a building known and numbered as 111-113 West Fourth Street, Bethlehem, Northampton County, Pennsylvania, according to present system of City numbering.

BEING KNOWN AS 111 W. 4th Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SE1A 18 9 0204.

THEREON BEING ERECTED a three-story commercial use building with stone exterior and flat roof.

SEIZED AND TAKEN into execution of the writ as the property of Four Star Properties, L.L.C.

JAMES R. WOOD, ESQUIRE

No. 98

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-07661**

ALL THAT CERTAIN message, tenement and lot or piece of ground situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania shown as 1620 E. Sixth Street on the Subdivision Plan for Habitat for Humanity of the Lehigh Valley, Inc. East Sixth Street Site recorded in the Office of the Recorder of Deeds Office in and for Northampton County in Volume 1994-5, Page 305, bounded and described as follows, to wit:

BEGINNING at an iron pin in the southerly right-of-way line of East Sixth Street in the 17th Ward of the City of Bethlehem, Pennsylvania, said iron pin being a corner common to property of Jorge Navedo and Rebecca Navedo and the property herein described, said point being located South 64 degrees 57 minutes East 91.79 feet from the southeasterly point of intersection of the easterly right-of-way line of Rapp Street and the southerly right-of-way line of East Sixth Street; thence South 64 degrees 57 minutes East 28.86 feet to an iron pin, a corner common to Lots 1620 and 1622; thence by the westerly line of Lot 1622, South 5 degrees 00 minutes 27 seconds East, 121.89 feet to an iron pin, also a corner common to Lots 1620 and 1622, and the northerly right-of-way line of Thurston Street; thence along Thurston Street North 78 degrees 48 minutes West 26.00 feet to an iron pin in the northerly right-of-way line of Thurston Street and common to the property of Jorge Navedo and Rebecca Navedo and the property herein described; thence by property of said Jorge and Rebecca Navedo North 5 degrees 1 minute West 129.09 feet to an iron pin in the southerly right of way line of East Sixth Street, the point or place of Beginning.

CONTAINING 3,134 square feet (0.0719 acre) more or less.

BEING KNOWN AS 1620 E. 6th Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P7SW1B 8 3 0204.

THEREON BEING ERECTED a two-story half-of-double style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Kady T. Johnson.

JAMES R. WOOD, ESQUIRE

No. 99
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-07993

PARCEL NO. 1

ALL THAT CERTAIN lot or piece of land with the messuage or tenement No. 1212 Railroad Street thereon erected situate, lying and being in the Fifth Ward of the City of Bethlehem, County of Northampton and State of Pennsylvania, and specifically designated on Plan of Lots of H.A. Doster, Trustee and described as follows, to wit:

BEGINNING at a point in the southerly line of Railroad Street, said point being in the middle of the party or partition wall dividing the house erected on these premises from the one adjoining it immediately on the east, thence extending southwardly and partly through the middle of said partition or party wall a distance of one hundred (100) feet to a point, thence extending westwardly a distance of 19.06 feet to a corner, thence extending northwardly a distance of one hundred (100) feet to the southerly line of Railroad Street, thence extending eastwardly a distance of 19.05 feet to the first mentioned point and place of beginning.

PARCEL NO. 2

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, being the eastern portion of Lot Number 21 according to Plan of Lots of H.A. Doster, made in 1868, and recorded at Easton, Pennsylvania in Deed Book "H", Volume 18, Page 701, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the partition wall of the

double frame dwelling house on said entire lot; thence through the middle of said partition wall southwardly one hundred (100') feet to a point; thence eastwardly twenty and ninety-four one hundredths (20.94') feet to a corner; thence northwardly one hundred (100') feet to a corner in the building line of said houses; thence westwardly twenty and ninety-four one hundredths (20.94') feet to a point, the place of beginning.

PARCEL NO. 1 and PARCEL NO. 2, above, formerly known as Northampton County Uniform Parcel Identifiers P6NE3C-6-5 and P6NE3C-6-6, respectively, but now collectively, BEING KNOWN AS 1212 Railroad Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6NE3C 6 5 0204.

THEREON BEING ERECTED vacant land.

SEIZED AND TAKEN into execution of the writ as the property of Michael J. Shannon.

JAMES R. WOOD, ESQUIRE

No. 103
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07688

ALL THOSE CERTAIN lots or tracts of land lying and being in the Borough of Wind Gap, County of Northampton and State of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at a point, said point being the southeast intersection of North Chestnut Street and Wind Gap Avenue; thence along the southerly side of said Wind Gap Avenue South, 71 degrees 00 minutes 00 seconds East 100.00 feet to a point; thence along a lot belonging to Blue Mountain Companies, said lot being Lot No. 30 of Plan of Building Lots as recorded in Map Book 1, Page 39, South 19

degrees 00 minutes 00 seconds West 100.00 feet to a point; thence along the northerly side of a 12 foot wide alley North 71 degrees 00 minutes 00 seconds West 100 feet to a point in the easterly side of North Chestnut Street; thence along the easterly side of said North Chestnut Street North 19 degrees 00 minutes 00 seconds East 100.00 feet to the PLACE OF BEGINNING.

ALL THAT PIECE, PARCEL OR TRACT of land situate in the Borough of Wind Gap, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the southerly side of an unimproved street known as Wind Gap Avenue, said pin also marking the northwest corner of land belonging to Herbert Hahn; thence long the southerly side of Wind Gap Avenue North 71 degrees 00 minutes 00 seconds West 50.00 feet to a point; thence along land of Paul and Anna Shook South 19 degrees 00 minutes 00 seconds West 100.00 feet to an iron pin; thence along the northerly side of a 12 foot wide alley, South 71 degrees 00 minutes 00 seconds East 50.00 feet to an iron pin; thence along land of Herbert Hahn North 19 degrees 00 minutes 00 seconds East 100 feet to the PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Tracy T. Achenbach BY DEED FROM Thomas A. Caracio and Donna B. Caracio, his wife DATED 01 / 06 / 2004 R E C O R D E D 01/06/2004 IN DEED BOOK 2004-1 PAGE 5404.

BEING KNOWN AS 965 Chestnut Street, Wind Gap, PA 18091.

TAX PARCEL NUMBER: F8NW4A 5 1 0638.

THEREON BEING ERECTED a ranch single style dwelling with

aluminum siding and shingle roof; attached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Tracy Achenbach aka Tracy T. Achenbach.

JORDAN DAVID, ESQUIRE

No. 104

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

CV-2013-06185

ALL THAT CERTAIN piece, parcel, or tract of land situate in the Borough of Wilson, County of Northampton and Commonwealth of Pennsylvania, being known as Lot 8 of the Anthony Subdivision as recorded in Plan Book 83, Page 126 in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania and also being known as 2313 Birch Street, and being further bounded and described as follows, to wit:

BEGINNING at an iron pin set on the northerly right of way line of Birch Street (45 feet wide), said iron pin being south 69 degrees 00 minute 00 second east 180.60 feet from the intersection of said Northerly right of way line of Twenty-Fourth Street (50 feet wide); thence along the lands of Lot 7 of the Anthony Subdivision north 31 degrees 00 minute 00 second east 120.00 feet to an iron pin set on the southerly side of a 10 foot wide alley; thence along said southerly side of an alley south 69 degrees 00 minute 00 second east 28.50 feet to a point; thence along the lands of Lot 9 of said Anthony Subdivision south 31 degrees 00 minute 00 second west 120.00 feet to a point on the northerly right of way line of Birch Street, thence along said northerly right of way line of Birch Street north 69 degrees 00 minute 00 second west 25.80 feet to an iron pin, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kelly Ann Walbert, indi-

vidually, by Deed from Christopher J. Walbert and Kelly Ann Walbert, formerly Kelly Ann Strauss, his wife, dated 06/15/1994, recorded 06/17/1994 in Book 1994-6, Page 40561.

BEING KNOWN AS 2313 Birch Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW4C 4 22-8 0837.

THEREON BEING ERECTED a two-story half-of-double style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Kelly A. Strauss aka Kelly Ann Walbert.

JONATHAN LOBB, ESQUIRE

No. 105

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05307**

ALL THAT CERTAIN lot or parcel of ground with the improvements thereon erected situate in the Township of Lower Nazareth, County of Northampton and State of Pennsylvania being designated as Lot No. 24, Section I, according to a Map or Plan entitled 'Penn's Dryland Estates' prepared by Mt. Bethel Associates, Inc., Mount Bethel, Pennsylvania, dated 10/25/1973 and recorded in Plan Book 32, Page 1, Northampton County Records.

TITLE TO SAID PREMISES IS VESTED IN Sophia Robles, by Deed from Barbara J. Kahler, dated 12/16/2002, recorded 01/02/2003 in Book 2003-1, Page 196. Sophia Robles departed this life on or about 4/1/2012 and, upon information and belief her heirs are unknown.

BEING KNOWN AS 4363 High View Drive, Nazareth, PA 18064.

TAX PARCEL NUMBER: L7 1 2F-5 0418.

THEREON BEING ERECTED a two-story single style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Sophia Robles, Deceased.

ADAM H. DAVIS, ESQUIRE

No. 106

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05162**

ALL THAT CERTAIN messuage, or tenement and lot or tract or piece of land, lying and being in the Borough of Roseto, County of Northampton and State of Pennsylvania, bounded and described in accordance with a survey and map of the premises, made by Michael A. Policelli in the month of July A.D. 1949, as follows, to wit:

BEGINNING on the east curb line of Roseto Street and in line with the South side of a twelve feet wide alley; thence along said twelve feet alley south eighty-one degrees fifteen minutes east one hundred fifty-one feet to a point on the west side of a twenty feet wide alley; thence along said twenty feet wide alley south twelve degrees twenty-seven minutes west thirty-seven and seven tenths feet to a point, also a corner in other lands of Maria Liberto, of which this was a part; thence along said Maria Liberto's land north eighty-one degrees fifteen minutes west one hundred fifty-one feet to a point on the east curb line of Roseto Street; thence along said Roseto Street north twelve degrees twenty-seven minutes east thirty-seven and seven tenths feet to the place of BEGINNING.

BEING THE SAME PREMISES WHICH NANCY LIBERTO, by Deed dated 11/26/90 and recorded 12/7/90 in the Office for the Recorder of Deeds in and for the County of NORTHAMPTON, and Commonwealth of Pennsylvania in Deed Book Volume 818, Page 235, granted and conveyed unto ANTHONY J. LIBERTO, MARIA N. GODINO, RALPH F. LIBERTO, FRANK N. LIBERTO, AND JOHN A. LIBERTO, grantor/mortgagor herein. The said Frank N. Liberto having since died, his interest in said premises vested in his widow, Lee Ann Liberto, by virtue of the Pennsylvania law relating to tenancy by the entireties.

IMPROVEMENTS: Residential dwelling.

TITLE TO SAID PREMISES IS VESTED IN John A. Liberto, by Deed from Anthony J. Liberto and Monica Liberto, his wife and Maria N. Godino and Frank Godino, her husband and Ralph F. Liberto and Nada Liberto, his wife and Lee Ann Liberto, widow of Frank N. Liberto and John A. Liberto, dated 03/24/1997, recorded 03/31/1997 in Book 1997-1, Page 29281.

BEING KNOWN AS 125 Roseto Avenue, Roseto, PA 18013.

TAX PARCEL NUMBER: D9SE4B 2 9 0128.

THEREON BEING ERECTED a Cape Cod single style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of John A. Liberto.

MARTHA E. VON ROSENSTIEL,
ESQUIRE

No. 107
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-09930

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township

of Upper Mt. Bethel, County of Northampton and State of Pennsylvania, being Lot # 16 on Map of Portion of Land owned by Lutheran Brethren Conference Center, situate in Upper Mt. Bethel Township, Northampton County, Pennsylvania, as surveyed by Mt. Bethel Associates, Inc. in December, 1973, which Plan is recorded in Northampton County records in Map Book Volume 36, page 44, and which lot is more particularly described as follows:

BEGINNING at a point in the centerline of Lenape Trail, said point being the northeasterly corner of lands herein described and the southeasterly corner of Lot #15, as shown on subdivision plan of Lutheran Brethren Conference Center; thence from point of beginning, in the centerline of said Lenape Trail, South 42 degrees 03 minutes 13 seconds East 50.00 feet to a point, the northeasterly corner of Lot #17; thence leaving said Lenape Trail and along Lot #17, South 8 degrees 39 minutes 25 seconds West, 142.13 feet to a point along lands now or formerly Shawnee Group Association; thence along lands of Shawnee Group Association, North 42 degrees 03 minutes 13 seconds West 140.00 feet to a point, the southwesterly corner of Lot #15; thence along Lot #15, North 47 degrees 56 minutes 47 seconds East 110.00 feet to the point and place of beginning.

CONTAINING 10,450 square feet of land.

UNDER AND SUBJECT NEVERTHELESS to the right-of-way of Lenape Trail to the extent incorporated in the above-noted description as shown in Map Book Volume 36, page 44.

UNDER AND SUBJECT to all utility easements and any other easements and restrictions noted on

the recorded Plot Plan, recorded in Map Book Volume 36, page 44.

ALSO UNDER AND SUBJECT to easements, conditions, restrictions and covenants of record.

TITLE TO SAID PREMISES IS VESTED IN Cheri L. Howarth, individually, by Deed from R Joseph Hazen, widower, dated 07/17/2009, recorded 07/23/2009 in Book 2009-1, Page 188682.

BEING KNOWN AS 139 Lenape Trail, Mount Bethel, PA 18343.

TAX PARCEL NUMBER: D12 8 2H 0131.

THEREON BEING ERECTED an A-Frame single style dwelling with wood exterior and shingle roof; attached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Cheri L. Howarth.

JONATHAN LOBB, ESQUIRE

No. 108
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-05853

All that certain lot or piece of ground situate in the Township of Upper Mt. Bethel, County of Northampton, Pennsylvania, being Lot #2 as shown of Subdivision Map or Plan of Anna Patti Estate dated February 14, 1978, revised June 22, 1978, and entered of record in the Office for Recording of Deeds, in and for Northampton County of July 13, 1978, bounded and described as follows, to-wit:

BEGINNING at a point in the Public Road, Boulder Drive (TR736), leading from Turkey Ridge Road to Portland; said Point of BEGINNING being the Northerly corner of land herein described and lying 5.81' on a course N. 77° 31' 30" E. from the Easterly corner of land now or

formerly of I. Michael & Loretta Wald; thence (1) from point of BEGINNING in and along Boulder Drive, S 17° 25' 10" E., 82.11' to a point; thence (2) in and along same, S. 44° 56' 10" W., 342.99' to a point, the Northeasterly corner of Lot #1, as shown on above mentioned plan; thence (3) leaving said Boulder Drive through grantors lands being along said Lot #1 and in centerline of a 10' wide drainage and utility easement, N. 61° 15' 20" W., 372.58' to an iron pipe along line of Lot #3, passing an iron pipe at 31.24'; thence (4) along lot #3, N. 38° 22' 30" E., 110.17' to an iron pipe, a corner of said Lot #3; thence (5) along same and the Northerly line of a second 10' wide drainage and utility easement, S. 62° 18' 10" E., 75.00' to a concrete monument, a mutual corner of said Lot #3 and land of aforementioned Wald; thence (6) along said Wald and the Northerly line of a 10' drainage and utility easement, N. 77° 31' 30" E., 419.28' to the point and place of BEGINNING, passing concrete monument at 389.17' and passing said Wald's Easterly corner at 413.47'.

SUBJECT HOWEVER TO the right of way of the public over that portion of land taken for Boulder Drive, as shown on said map or plan of Estate of Anna Patti; and subject also to the drainage and utility easements described therein.

BEING designated as Tax Parcel No. B11-15-16B in the Deed Registry Office of Northampton County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN DARRYL C. MOSER AND PHYLLIS A. MOSER, HIS WIFE BY DEED FROM THOMAS PATTI, EXECUTOR OF THE LAST WILL AND TESTAMENT OF ANNA PIZZUTO PATTI, DECEASED; THOMAS PATTI, INDIVIDUALLY, AND ANTHONY

JOSEPH PATTI, BEING THE RESIDUARY HEIRS AND DEVISEES UNDER THE LAST WILL AND TESTAMENT OF ANN PIZZUTO PATTI; MARY GRACE PATTI, WIFE OF THOMAS PATTI, AND VIVIAN S. PATTI, WIFE OF ANTHONY JOSEPH PATTI DATED 07/25/1978 RECORDED 08/04/1978 IN DEED BOOK 586 PAGE 138.

BEING KNOWN AS 101 Boulder Drive, Mount Bethel, PA 18343.

TAX PARCEL NUMBER: B11 15 16B 0131.

THEREON BEING ERECTED a ranch single style dwelling with vinyl siding and shingle roof; detached three-car garage, shed.

SEIZED AND TAKEN into execution of the writ as the property of Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming right, Title or Interest from or Under Phyllis A. Moser, Deceased and Karen Burns and Kris Burns, Known Heirs of Phyllis A. Moser and Darryl C. Moser and Phyllis A. Moser, Deceased.

HARRY B. REESE, ESQUIRE

No. 109

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-08462**

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the Northerly side of Northampton Street, known as 2003 Northampton Street, in the Borough of Wilson, County of Northampton, Pennsylvania, and shown on a survey plan prepared by Kenneth R. Hahn, R.S., Drawing No. 85-176, dated July 9, 1985, bounded and described as follows:

BEGINNING at a point on the Northerly curbline of Northampton Street South 90 degrees 00 minutes West (due West), 22.25 feet to a point; thence extending along the Easterly

property now or late of James J. Smith, 2005 Northampton Street, as recorded in Deed Book Volume 491, Page 9, North 0 degrees 00 minutes West, 103.00 feet to a point on the Southerly side of Church Street (15 feet wide); thence extending along the Southerly side of Church Street North 90 degrees 00 minutes East (due East) 22.25 feet to a point; thence extending along the Westerly property line now or late of Donald A. Ramaly, 2001 Northampton Street, as recorded in Deed Book F, Volume 87, Page 600, passing partly in and through the party wall separating 2003 Northampton Street from 2001 Northampton Street, South 0 degrees 00 minutes East (due South) 103.00 feet to the place of Beginning.

CONTAINING 2,291.75 square feet.

BEING KNOWN AS: 2003 NORTHAMPTON STREET, EASTON, PA 18042.

BEING THE SAME PREMISES WHICH DARLENE M. PINTO, BY DEED DATED 9/27/2002 AND RECORDED 9/30/2002 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NORTHAMPTON COUNTY IN DEED BOOK VOLUME 2002-1, PAGE 263044, GRANTED AND CONVEYED UNTO ROBERT J. RINDOS AND PATRICIA A. RINDOS.

BEING KNOWN AS 2003 Northampton Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW1C 2 2 0837.

THEREON BEING ERECTED a two-story half-of-double style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Robert J. Rindos and Patricia A. Rindos.

JILL MANUEL COUGHLIN,
ESQUIRE

No. 110
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-08188

ALL THAT CERTAIN tract of land and dwelling situate in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on Palmer Street 422 feet 5 inches East of the South East intersection of the building lines of St. John St. & Palmer St.; thence South 166 feet more or less along the property of St. John Development Company, Inc. to North building line of Line St.; thence East 52 feet 10 inches more or less to building line of Folk St.; thence North along this line 166 feet more or less to the intersection of the South West building lines of Folk St. and Palmer St.; thence West 52 feet 10 inches more or less along building line of Palmer St. to the point of beginning and Lot #18 on Plot Plan of St. John Development Company, Inc., drawn by James Waterbor.

BEING the same premises that John Barber, by Deed dated March 12, 2004 and recorded March 22, 2004 in the County of Northampton (Book 2004-1 Page 105038) / (as Document No. 2004019648) granted and conveyed unto John Barber and Linda Barber, husband and wife, their heirs and assigns, in fee.

BEING KNOWN AS 100 Palmer Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NE2B 19 9 0310.

THEREON BEING ERECTED a ranch single style dwelling with vinyl siding and shingle roof; detached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of John Barber aka John H. Barber

aka John H. Barber, III and Linda Barber aka Linda A. Barber.
THOMAS M. FEDERMAN, ESQUIRE

No. 111
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02656

The land referred to in this commitment is described as follows: All that certain lot or tract of land, situate in the Borough of Bangor, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit: Beginning at an iron pin the eastern side of Sixth Street, said pin also marking the northwest corner of land of Arthur Rutt; thence along the easterly side of said South Sixth Street North 2 degrees, 39 minutes, 10 seconds East 105.00 feet to a point; thence along other land of J. M. Nicholas Realty Corp., South 87 degrees, 20 minutes 50 seconds East 159.89 feet to a point; thence along land of same South 2 degrees, 39 minutes, 17 seconds West 111.20 feet to a point in line of Arthur Rutt, first above mentioned, thence along land said Arthur Rutt North 85 degrees, 07 minutes, 37 seconds West 160.00 feet to the place of beginning. Being erected thereon a residential dwelling house known as 585 South 6th Street, Bangor, PA. Being the same premises which James A. Sayre and Margaret P. Sayre, husband and wife, by deed dated September 20, 2004 and recorded September 22, 2004, in and for the County of Northampton, Commonwealth of Pennsylvania, in Book 2004-1, Page 368172, granted and conveyed unto John D. Gipp, III and Cynthia J. Gipp, husband and wife. Being Tax Parcel Number E9-22-14A.

TITLE TO SAID PREMISES IS VESTED IN John D Gipp III and Cynthia J Gipp, H/W, as tenants by

entirety BY DEED FROM James A Sayre and Margaret P Sayre, H/W DATED 09/20/2004 RECORDED 09/22/2004 IN DEED BOOK 2004-1 PAGE 368172.

BEING KNOWN AS 585 South 6th Street, Bangor, PA 18013.

TAX PARCEL NUMBER: E9 22 14A 0102.

SEIZED AND TAKEN into execution of the writ as the property of Cynthia J. Gipp and John D. Gipp, III.

AMANDA RAUER, ESQUIRE

No. 112
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-03504

ALL THAT CERTAIN tract or parcel of land situate at the northwesterly corner of the intersection of Township Road 575 known as Jacksonville Road and Township Road 431 known as Macada Road in the Township of Hanover, County of Northampton and Commonwealth of Pennsylvania, in accordance with a boundary survey by Keystone Consulting Engineers, Inc., of Bethlehem, Pennsylvania, on June 10, 1987, last revised July 12, 2004 and recorded September 14, 2004 in Map Book 2004-5 Page 580, as follows to wit:

BEING Lot #73 Hanover Pointe, also known as 1159 Blair Road.

BEING PARCEL #N6-22-1-73.

BEING KNOWN AS: 1159 Blair Road, Bethlehem, PA 18017-3073.

TITLE TO SAID PREMISES IS VESTED IN Dexter O. Charter and Kathy-Ann Charter, husband and wife BY DEED FROM NVR, Inc., a Virginia Corporation, trading as Ryan Homes DATED 06/28/2007 RECORDED 07/18/2007 IN DEED BOOK 2007-1 PAGE 263391.

TAX PARCEL NUMBER: N6 22 1-73 0214.

THEREON BEING ERECTED a two-story single style dwelling with vinyl siding and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Dexter O. Charter and Kathy-Ann Charter.

AMANDA RAUER, ESQUIRE

No. 113
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-06754

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, described according to a final plan of Pennway Estates Phase II made by Ludgate Engineering Corporation, dated February 19, 1988 and last revised August 3, 1989 and recorded in the Office of the Recorder of Deeds at Easton, Pennsylvania, in Plan Book 89, Page 335, as follows to wit:

BEGINNING at a point on the northeasterly side of Ohio Street (60.00 feet wide) said point being the three following courses and distances from a point of curve on the southeasterly side of Sturbridge Avenue (50.00 feet wide) : (1) on the arc of a circle curving to the left having a radius of 30.00 feet the arc distance of 47.24 feet to a point of compound curve (2) southeastwardly along the northeasterly side of Ohio Street on the arc of a circle curving to the left having a radius of 530.00 feet the arc distance of 3.54 feet to a point of tangent and (3) South 13 degrees 00 minutes 00 seconds East 169.41 feet to the point of beginning; thence extending from said point of beginning North 77 degrees 00 minutes 00 seconds East 83.82 feet to a point; thence extending South 40 degrees 00 minutes 00 seconds East 91.71

feet to a point; thence extending South 63 degrees 19 minutes 00 seconds West 116.85 feet to a point on the northeasterly side of Ohio Street; thence extending the two following courses and distances along the northeasterly side of Ohio Street: (1) northwestwardly on the arc of a circle curving to the right having a radius of 420.00 feet the arc distance of 100.30 feet to a point of tangent and (2) North 13 degrees 00 minutes 00 seconds West 10.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Nabil Mfarej and Bonnie E. Mfarej, husband and wife by Deed from Pennway Joint Venture, L.P., a New Jersey Limited Partnership, by its General Partner, Calton Homes of Pennsylvania at Pennway, Inc. dated 07/31/90 recorded 07/31/90 in Deed Book 807 Page 366.

BEING KNOWN AS 2808 Ohio Street, Easton, PA 18042.

TAX PARCEL NUMBER: M8SW3 1 9 0205.

THEREON BEING ERECTED a two-story single style dwelling with vinyl siding and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Nabil Mfarej and Bonnie E. Mfarej.

JORDAN DAVID, ESQUIRE

No. 114
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-12255

ALL THAT CERTAIN lot or piece of ground lying and being situate in the Township of Washington, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit;

BEGINNING at a point on the northerly right-of-way line of Rutt Road (25 feet from centerline), a

corner also if land of John P. Linaberry; thence along said right-of-way line of Rutt Road (Township Road 679) on a curve to the right having a radius of 406.46 feet an arc distance of 236.98 feet (chord bearing South 66 degrees 41 minutes 26 seconds East 233.64 feet) to a point of tangency; thence continuing along said right-of-way line South 49 degrees 59 minutes 07 seconds East 29.22 feet to a corner of other land of Donald A. Menecola and Patsy Ann Menecola, grantors hereof, of which this is a part; thence along said land the following two courses and distances (1) North 40 degrees 00 minutes 53 seconds East 173.00 feet; (2) North 30 degrees 10 minutes 37 seconds East 302.49 feet to a point on line of land of Blue Mountain Rod and Gun Club; thence along said land North 82 degrees 46 minutes 55 seconds West 232.50 feet to a point on line of land of Robert L. Gray; thence along said land South 30 degrees 58 minutes 05 seconds West 24.75 feet to a point; thence by the same North 85 degrees 16 minutes 55 seconds West 108.90 feet to a point on the southerly line of land of the Bangor-East Bangor-Portland Street Railway; thence along said land South 67 degrees 22 minutes 57 seconds West 140.45 feet to a corner of land of John P. Linaberry; thence along said South 4 degrees 20 minutes 46 seconds West 246.40 feet to the place of Beginning. Containing 3.0653 acres and being Lot No. 1, according to a Subdivision of land for Donald A. Menecola and Patsy Ann Menecola, being recorded in Map Book 85, Page 107.

TITLE TO SAID PREMISES IS VESTED IN Bonnie Fatzinger and Richard Fatzinger, by Deed from Clayton Rutt and Elaine Rutt, his

wife, dated 08/19/2004, recorded 09/14/2004 in Book 2004-1, Page 358231.

BEING KNOWN AS 225 Rutt Road, Bangor, PA 18013.

TAX PARCEL NUMBER: E10 1 1A-1 0134.

THEREON BEING ERECTED a two-story single style dwelling with wood exterior and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Bonnie Fatzinger aka Bonnie L. Fatzinger and Richard Fatzinger aka Richard C. Fatzinger.

JOSEPH E. DeBARBERIE,
ESQUIRE

No. 115
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-04236

PARCEL NO. 1: ALL THAT CERTAIN frame house and lot or piece of ground, known as No. 1221 Washington Street, in the City of Easton, County of Northampton, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the North side of Washington Street, 58.33 feet East of the East Building Line of Cherry Street, 24 feet; thence the property extending Northwardly of the same width in depth 75 feet 4 inches to land now or late of Adam E. Christman.

BOUNDED on the North and East by property now or late of Adam E. Christman, on the South by said Washington Street, and on the West by land now or late of the Estate of Joseph Siegfried, deceased.

PARCEL NO. 2: ALL THAT CERTAIN lot or piece of land situate in the Seventh Ward, of the City of Easton, County of Northampton and Commonwealth of Pennsylvania,

bounded and described as follows, to wit:

BEGINNING at a point on the Northeast corner of land lately conveyed by Louisa D. Zimmerman and J. Weir Zimmerman, her husband, to Vitaliano Sacco and Carmelina Sacco, his wife (Deed Book C, Vol. 52, Page 661—conveyance within chain of title to Parcel No. 1 above), said point being seventy-five and four-tenths (75.4) feet North of the North side of Washington Street; thence Northwardly along other lands of Adam E. Christman, ten (10) feet to other lands of Adam E. Christman; thence Westwardly twenty-four (24) feet to lands now or late of Josiah Siegfried; thence Southwardly nine feet five inches (9'5"), more or less, to the Northwest corner of land lately conveyed by Louisa D. Zimmerman and J. Weir Zimmerman, her husband, to Vitaliano Sacco and Carmelina Sacco, his wife, a distance of twenty-four (24) feet to a point, the place of beginning.

BOUNDED on the North by land now or late of Adam E. Christman, on the East by lands now or late of Adam E. Christman, on the South by lands late of Vitaliano Sacco and Carmelina Sacco, his wife and on the West by lands now or late of Joseph Siegfried.

BEING the same premises which Anthony Galati and John Galati, by Deed dated February 24, 2000, and recorded on February 28, 2000, in Northampton County Record Book 2000-1, at Page 21833 granted and conveyed to Bernadine M. Webster.

BEING KNOWN AS 1221 Washington Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1D 18 17 0310.

THEREON BEING ERECTED a two-story single style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Bernadine M. Webster.

BARBARA A. FEIN, ESQUIRE

No. 116
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02579

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, and being further bounded and described as follows:

BEGINNING at an iron pin on the easterly right-of-way line of Maple Avenue (50 feet wide), said iron pin being a corner of the lands of Lot No. 37 of Sycamore Hills II,

THENCE along said lands of Lot No. 37 of Sycamore Hills II; South 58 degrees 55 minutes 33 seconds East 100.00 feet to an iron pin on a corner of the lands of Lot No. 35 of Sycamore Hills II,

THENCE along said lands of Lot No. 35 of Sycamore Hills II, South 34 degrees 03 minutes 52 seconds West 132.85 feet to an iron pin on the right-of-way line of Willow Drive (50 feet wide);

THENCE along said right-of-way line of Willow Drive the following three courses and distances 1) along the arc of a curve to the left having a radius of 225.00 feet and central angle of 02 degrees 59 minutes 25 seconds for an arc length of 11.74 feet (chord; North 57 degrees 25 minutes 51 seconds West 11.74 feet) to a concrete monument;

THENCE 2) North 58 degrees 55 minutes 33 seconds West 66.33 feet to a concrete monument;

THENCE 3) Along the arc of a curve to the right having a radius of 15.00 feet and central angle of 90 degrees 00 minutes 00 seconds for an arc length of 23.56 feet (chord: North 13 degrees 55 minutes 33 seconds West 21.21 feet) to an iron pin on the easterly right-of-way line of Maple Avenue;

THENCE along said easterly right-of-way line of Maple Avenue; North 31 degrees 04 minutes 27 seconds East 117.36 feet to an iron pin, the place of beginning. Containing 12,731.523 square feet or .292 acre.

BEING the same premises which Mirtha Dininni, by Deed dated 9/9/2007 and recorded 9/11/2007 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.

BEING KNOWN AS 1825 Willow Drive, Easton, PA 18040.

TAX PARCEL NUMBER: K9 24 10 0311.

SEIZED AND TAKEN into execution of the writ as the property of Richard H. Dininni and Mirtha Dininni.

JILL MANUAL COUGHLIN,
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.

CHRISTOPHER ZIEGER
Acting Sheriff
Northampton County,
Pennsylvania

DAVID CERAUL, ESQUIRE
Solicitor to the Sheriff

Mar. 20, 27; Apr. 3

Contemporary Commercial Office Space for Lease

Professional office space available for immediate occupancy on the third floor of the Crown Tower building at 33 S. Seventh Street in Allentown. Single or multi-office space for lease with optional customization. Suitable for one to several attorneys or other professionals with amenities including:

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**Allentown Crown Tower
Associates, LLC**



**COMMONWEALTH OF PENNSYLVANIA, Plaintiff v.
BRIAN K. TEVALD, Defendant**

Omnibus Pretrial Motion—Motion to Quash—Motion to Suppress—Corpus Delicti Rule—Motion to Dismiss—Evidence Spoliation—Miranda Warnings—Custodial Interrogation—Polygraph Test.

The Defendant, who was charged with Rape, Aggravated Indecent Assault, Indecent Assault and Corruption of Minors, filed an Omnibus Pretrial Motion, which included a Motion to Quash, a Motion to Dismiss due to evidence spoliation and a Motion to Suppress statements based on a failure to receive *Miranda* warnings. The Court denied the Motion to Quash, finding that the Commonwealth had established a *prima facie* case with evidence independent from the Defendant's own statements, in accordance with the *corpus delicti* rule. The Court also denied the Motion to Dismiss based on evidence spoliation. The Court held that there is no spoliation where there is no proof that the piece of evidence existed in the first place. Finally, the Court granted the Motion to Suppress. The Court concluded that an interrogation of the Defendant by a polygrapher acting on behalf of the Commonwealth constituted custodial interrogation. Accordingly, the polygrapher was required to administer *Miranda* warnings before questioning the Defendant. Because the polygrapher did not do so, all statements made by the Defendant during his interview with the polygrapher were suppressed.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Criminal Division—No. 666-2012.

PATRICIA BROSCIUS, ESQUIRE, for the Commonwealth.

GEORGE HEITZMAN, ESQUIRE, for Defendant.

Order of the Court entered on October 15, 2012 by BARATTA, J.

ORDER

AND NOW, this 15th day of October, 2012, upon consideration of the Defendant, Brian K. Tevald's, Omnibus Pretrial Motion, it is hereby ORDERED that the motions are disposed of as follows:

- (1) Motion to Quash is DENIED.
- (2) Motion to Dismiss due to evidence spoliation is DENIED.
- (3) Motion to Suppress statements made by the Defendant during his interview by polygraph examiner Charles Patton is GRANTED.

STATEMENT OF REASONS

I. Factual and Procedural History

On December 16, 2011, Defendant was arrested and charged with Rape (victim unconscious/unaware)—18 Pa. C.S.A. §3121(a)(3); Aggravated Indecent Assault (victim unconscious/unaware)—18 Pa. C.S.A. §3125(a)(4); Indecent Assault—18 Pa. C.S.A. §3126(a)(4); and Corruption of Minors—18 Pa. C.S.A. §3121(a)(1). The charges arose out of an incident that took place on October 2, 2011.

On that date, the alleged victim, T.M.,¹ and the Defendant were both present at a college party on Montclair Avenue in Bethlehem, Pennsylvania. (Transcript of Preliminary Hearing, dated February 28, 2012 (“Transcript”) at 4, 6.) T.M.’s brother, who is a student at DeSales University, invited her to attend this party hosted by his teammates from the lacrosse team. (*Id.* at 4-5.) At approximately 12:15 A.M. on October 2, 2011, T.M. arrived at the party with a female friend. (*Id.* at 5.) T.M.’s brother was already present, along with his friends from the lacrosse team and a few girls. (*Id.*) There were approximately fifteen to twenty people at the party. (*Id.* at 20.) T.M.’s brother introduced T.M. and her friend to the other party guests, including the Defendant. (*Id.* at 6.) T.M. and the Defendant did not interact further following their introduction. (*Id.* at 7.)

Shortly after arriving at the party, T.M. began drinking beer. (*Id.* at 6.) At the Preliminary Hearing, she testified that she had approximately three to five glasses of beer that night. (*Id.*) After consuming these beverages, T.M. felt tired and wanted to go to sleep. (*Id.* at 8.) Her brother had told her that she could spend the night at the house hosting the party, so T.M. went upstairs to find somewhere to sleep. (*Id.*) When she got upstairs, T.M. entered the first room that had a light on. (*Id.*) There were two or three males in the room at this time. (*Id.* at 9-10.) One of them offered T.M. a pair of shorts, which she put on under her skirt and on top of her underwear. (*Id.* at 10.) T.M. was also wearing a sweater and a pair of boots; she did not remove any of her clothing at this time. (*Id.* at 10-11.) After putting on the shorts, T.M. lay down on the bed and went to sleep. (*Id.* at 11.)

The next thing that T.M. remembers is waking up to her iPhone ringing and vibrating in her hand. (*Id.* at 11-12.) T.M. opened her eyes to find that the lights were off in the room, and she felt someone on top of her, kissing her and placing his tongue in her mouth. (*Id.* at 12.) She also felt an erect penis against her thigh. (*Id.* at 13.) T.M. immediately jumped up out of bed. (*Id.* at 12.) The person on top of her jumped out of bed as well. (*Id.* at 13.) T.M. then discovered that she was no longer wearing the shorts, her underwear, or her boots. (*Id.* at 13-14.) She also found that her skirt was lifted up around her waist. (*Id.* at 14.) T.M. did not know how her clothing had been removed. (*Id.* at 31-32.)

T.M. began to scream, asking where her underwear and boots were, and the person in the room with her helped her find them at the end of the bed. (*Id.* at 14-15.) T.M. did not recognize this person’s voice. (*Id.* at 16.) T.M. put her underwear and boots on as soon as she found them. (*Id.* at 15.) She then attempted to leave the room, but the door was locked. (*Id.*) The person in the room with her unlocked the door for her, and she ran out of the bedroom. (*Id.* at 16.) She passed her brother in the hallway on her way out. (*Id.*) T.M. did not look back to see who had been in the room with her. (*Id.*)

¹ We refer to the complainant simply by her initials, T.M., as she was a sixteen-year-old minor at the time of the alleged crimes.

After leaving the bedroom, T.M. went outside with her friend who had arrived at the party with her. (*Id.*) The two sat on the porch, where T.M. began to cry and told her friend that she thought she had been sexually assaulted. (*Id.*) T.M.'s brother then joined the two girls outside, and T.M. told him what had happened in the upstairs bedroom. (*Id.* at 34.) Based on T.M.'s account, her brother believed that he knew who had been in the room with her. (*Id.* at 34, 43.) He had been to the house before and knew which bedroom belonged to each of the residents of the house; therefore, he knew that T.M. had been in the Defendant's room. (*Id.* at 54.) He also recalled seeing a figure wearing white basketball shorts in that bedroom when his sister ran past him in the hallway; the Defendant was the only person wearing white basketball shorts that night. (*Id.* at 41-43.) In addition, T.M. told her brother that the person with her in the bedroom had short hair; this description led T.M.'s brother to believe that his sister had been with the Defendant, because the other male party guest who had been upstairs had long hair. (*Id.* at 43-44.)

After this incident took place, T.M. sought medical attention at the hospital and was given a rape exam. (*Id.* at 34.)

On October 4, 2011, Detective Thomas Galloway of the Bethlehem Police Department interviewed the Defendant regarding what took place on October 2, 2011. (*Id.* at 55.) The Defendant stated that he had sexual contact with T.M.; specifically, he stated that he had penetrated T.M.'s vagina with his finger and also with his penis. (*Id.* at 55-56.) The Defendant told Detective Galloway that the sexual contact was consensual. (*Id.* at 56.)

On November 9, 2011, at the request of the District Attorney's Office and the Bethlehem Police Department, the Defendant met with Charles Patton, a polygraph examiner, for an interview and a polygraph examination regarding T.M.'s allegations. However, Mr. Patton did not conduct a polygraph examination. Instead, Mr. Patton interrogated the Defendant with regard to his alleged sexual assault. Mr. Patton apparently attempted to record his interview/interrogation of the Defendant but, for some unknown reason, he was unable to successfully operate his recording equipment. Mr. Patton sent a detailed report regarding his interview to Detective Galloway.

Finally, on December 15, 2011, Detective Galloway interviewed the Defendant again. (Exhibit 3 to Defendant's Omnibus Pretrial Motion ("Ex. 3 to Def. Motion"), Detective Thomas Galloway's Incident Report Form; Transcript at 56.) When Detective Galloway asked the Defendant to give an account of what happened on October 2, 2011, the Defendant gave an account that was identical to his previous statements to Detective Galloway from the October 4, 2011 interview. (*Id.*) Detective Galloway then told the Defendant that he had a copy of Mr. Patton's report from his interview. (*Id.*) Based on Mr. Patton's report, Detective Galloway determined that some of the Defendant's statements from the October 4, 2011, interview and the November 9, 2011, interview were inconsistent. (Transcript at 58.) Accord-

ingly, Detective Galloway asked the Defendant about each of these inconsistent statements. (*Id.*)

In response to Detective Galloway's questions, the Defendant stated that T.M. did not have a conversation with him in his bedroom on the night of the incident. (*Id.*) The Defendant also stated that T.M. did not initiate any sexual contact with him. (*Id.*) The Defendant maintained that he had consensual sex with T.M., although he noted that it was not consensual according to "the legal definition of consensual sex." (Ex. 3 to Def. Motion; *id.* at 58, 60-61.) The Defendant did not tell Detective Galloway what the legal definition of consensual sex is, nor did Detective Galloway ask for the Defendant's definition. (Transcript at 61.) The Defendant also told Detective Galloway that T.M. was not aware that the Defendant was having sex with her that night. (Ex. 3 to Def. Motion; *id.* at 58-59, 61.)

At the Preliminary Hearing on February 28, 2012, defense counsel asked T.M. questions regarding her awareness of her sexual contact with the Defendant. T.M. testified that, when she woke up with the Defendant on top of her, it felt like the Defendant was wearing basketball shorts. (Transcript at 28.) T.M. stated that, to her knowledge, the erect penis that she felt had not directly touched her body. (*Id.*) In addition, T.M. was not aware that anyone had touched her between her legs; specifically, she was not aware of anyone touching her labia or inserting anything in her vagina. (*Id.*)

At the conclusion of the Preliminary Hearing, the charges of Rape, Aggravated Indecent Assault, Indecent Assault and Corruption of Minors were bound over.

On July 6, 2012, Defendant filed an Omnibus Pretrial Motion. On September 21, 2012, Defendant filed a Brief in support of the Omnibus Pretrial Motion. The Motion includes (1) a Motion to Quash, (2) a Motion to Dismiss and (3) a Motion to Suppress.

A hearing on Defendant's Omnibus Pretrial Motion was held on August 15, 2012. At the hearing, the Defendant testified and called Charles Patton, the polygrapher, who managed to convert himself into a material fact witness against the Defendant. Mr. Patton allegedly obtained admissions for inculpatory statements from the Defendant. The Defendant's Pretrial Motion attempts to suppress the statements obtained by Mr. Patton.

Mr. Patton acknowledged that he was a self-employed, independent contractor for the Northampton County District Attorney's Office. Mr. Patton was hired to give the Defendant a polygraph prior to his eventual arrest. *See Omnibus Hearing Transcript (N.T.) 8/15/2012*, pp. 45-47. Mr. Patton arranged for the Defendant to come to the District Attorney's Office for his polygraph. Mr. Patton's strategy was to conduct a detailed "interview" with the Defendant related to the Defendant's involvement in the alleged sexual assault. The interview was conducted at the Courthouse in the County Detective's Office/Interview Room in the basement of the building. *N.T.* p. 48.

Prior to commencing the polygraph, Mr. Patton reviewed a written “Polygraph Waiver of Rights Form” with the Defendant and required the Defendant to sign the form. The rights form indicates that the Defendant’s submission to the polygraph was “voluntary, without duress, coercion, promise, reward or immunity.” The form also required the Defendant to hold harmless the American Polygraph Association and Charles A. Patton for any claims, demands or other damages arising out of the examination. Finally, the form indicated that the examination may be videotaped and/or recorded and that all recordings or other documentation generated from the examination would be released to the possession of the Assistant District Attorney prosecuting the case. N.T. p. 49; *see also*, Exhibit 2 to Def. Motion. We note that the polygraph Waiver of Rights Form does not contain any warning or waivers required by *Miranda v. Arizona*. It merely attempted to shield the polygrapher from civil liability.

Immediately after obtaining the waiver of civil liability from the Defendant, Mr. Patton commenced his interview related to the alleged criminal episode. Before asking the Defendant direct questions about the alleged assault, Mr. Patton provided the Defendant with “definitions” related to sex crimes so that “we’re all on the same page.” *See* N.T. p. 50. Interestingly, Mr. Patton then proceeded to provide the Defendant with blatantly incorrect legal definitions related to his pending criminal charges. Specifically, Mr. Patton told the Defendant: “Most young adults, don’t really probably know the true law. I only know because I’ve been in the business, and then from my training, so I gave him the definition of what consensual sex means ... I start out telling him that both persons must agree, however, there are exceptions to the rule who cannot give consent. That is exactly how I said it to him. I said that if either person is under the influence of an alcoholic beverage, if they’re impaired, even slightly impaired, *they cannot give consent*. If a person suffers from a mental disability or is deemed mentally retarded, *they cannot give consent*. If a person is considered, or by definition, suffers from a mental disorder, say bipolar, paranoid schizophrenia, generally if they’re on medications, however, if you know they’re off medications and the fact they’re off the medications, *they cannot give consent*.” N.T. pp. 51-52 (emphasis added).

Mr. Patton also indicated that he attempted to record his interview examination using a new MP3 player. Mr. Patton believed that he turned on the device, because he saw a red light go on. Mr. Patton assumed that it was recording everything. Apparently, Mr. Patton was unable to properly operate his MP3 player as he failed to record the interview. *See* N.T. pp. 56-57.

Mr. Patton then conducted a lengthy interrogation in which he purportedly received inculpatory statements from the Defendant. Mr. Patton then reduced his interview into an alleged transcript and provided that transcript to the District Attorney. The transcript can be found in Defendant’s

Exhibit No. 1, which purports to be a four-page letter addressed to the prosecuting Assistant District Attorney. Allegedly, the Defendant provided a series of answers to Mr. Patton's questions. The material portions of the alleged transcript are as follows:

I explained what the allegations were; he had sexual contact with [T.M.] in the early morning hours, in his bed. [T.M.] was asleep during the assault and was intoxicated. Mr. Tevald was further informed that he would be asked questions during the polygraph as to whether or not the sexual contact was consensual. Was [T.M.] awake during the contact? Did she assist in undressing him? Undressing herself? Brian was asked if he remembers how intoxicated or under the influence he was when he went to bed that morning? Could he rate his intoxication level on a scale of one to ten; ten being very intoxicated?

Response: 'I would say I was definitely intoxicated, inebriated; maybe six or seven, at the most an eight.'

Question: If you can remember; what was [T.M.]'s condition prior to going to bed?

Response: 'I don't know her personally but I would guess she was drunk, definitely inebriated.'

Question: Were you sexually attracted to [T.M.] that night?

Response: 'Oh, yeah.'

Question: Did you know that [T.M.] was sixteen years old?

Response: 'I thought maybe seventeen. Kyle said she was his younger sister. I assumed she was seventeen and in high school.'

Question: Were you horny that morning when you went to your bedroom?

Response: 'When I drink, alcohol makes me horny, so, yeah, I was horny.'

Question: Did you know before you went up to your bedroom that [T.M.] was in your bed?

Response: 'No, I knew she went upstairs, but I didn't know where she was sleeping until I got into my room. I couldn't figure out how she got in my room and she was wearing a pair of my shorts.'

At this point, I informed Brian that I would be asking him the following questions. After hearing the questions, he informed this Examiner that he understood them, felt comfortable with them and could answer them truthfully on the polygraph. He gave the following responses.

Question: Was [T.M.] asleep in your bed when you entered your bedroom that early morning? And who was present?

Response: 'Chris, Josh, Devon; I think myself and [T.M.]. She was asleep. She poked her head up when we entered and went back to sleep.'

Question: Do you remember her having a conversation with you, Chris, Josh or Devon while they were in the room?

Response: 'No, not really. She kind a stirred, then laid back down.'

Question: Would Josh Martin be telling the truth if he reported to the authorities that [T.M.] was asleep the entire time he was in the room and was asleep when he left the room?

Response: 'Yeah, like I said, she stirred a little but she didn't say anything.'

Question: On that morning in question: Did you initiate the sexual contact or did [T.M.]?

Response: 'I did. I got in bed with her and cuddled up to her.'

Question: Did you initiate the alleged kissing or did [T.M.]?

Response: 'I did. I started kissing her and she kissed back.'

Question: Did [T.M.] take the shorts and her panties off or did you?

Response: 'I did both.'

Question: While taking [T.M.'s] panties off, did she assist you?

Response: 'No, I pulled them off.'

Question: At any time: Did you rub near or around [T.M.'s] vagina that morning?

Response: 'Yeah, I fingered her then I put my penis in her.'

Question: Did [T.M.] ask you to finger her or put your penis in her?

Response: 'No.'

Question: Did [T.M.] have any conversation with you during this sexual contact or was she asleep?

Response: 'She didn't say anything; she was half asleep. Then her phone rang while I was on top of her. I got off when she freaked out on me.'

Question: Knowing the definitions of consensual sex now: Was [T.M.] under the influence of alcohol? Did you think she was capable of giving consent to the sexual contact?

Response: 'Honestly, no.'

Question: Did you force her, push her down, threaten her or intimidate her during this sexual contact?

Response: 'I'm not like that. There was none of that. I didn't force her, there wasn't any conversation when this was happening other than when her boyfriend called her on her

phone. She looked at me and freaked out. I took advantage of her and the situation.'

Question: Why do you think you took advantage of [T.M.] that night? Pot/drugs or alcohol or both?

Response: 'Pot doesn't do that to me. Booze always makes me horny and every time I get drunk, I do really stupid things that I would never, never have done if I wasn't drinking. What I did was wrong. I'm not a rapist and I didn't force her or anything. I took advantage of her in that condition.'

Question: If [T.M.] reports that she was drunk, asleep and woke up to you on top of her, her panties off and having intercourse, would she be lying?

Response: 'No, she isn't lying.'

Question: Is [T.M.] telling the truth when she reported to her brother, Ariel and the authorities that she never gave consent or asked you to have sexual contact with her?

Response: 'She's telling the truth, but what I can remember, I think she helped me take my shorts and shirt off.'

Mr. Tevald was asked if he thought he might benefit from counseling for his drug and alcohol issues? Did he think he needed to apologize to [T.M.] in order to validate that the sexual contact was not consensual?

See Exhibit 1 to Def. Motion, Patton letter to ADA Broscius, dated November 9, 2011, pp. 2-3.

At the conclusion of the interview, Mr. Patton decided that a polygraph was not necessary. Mr. Patton provided the following reason for not conducting the polygraph: "All of the questions that were going to be asked on the polygraph he admitted it was not consensual. If he admits it, I don't have to choose whether or not the victim is telling the truth when he says it's not consensual ..." N.T. p. 61. When asked again if he gave the polygraph, Mr. Patton responded: "No, there was no need to." *Id.* Thereafter, Mr. Patton informed the Defendant, "I said to him now that you realize that this was not consensual, you said that she was asleep, there's no need for a polygraph." N.T. p. 62.

Mr. Patton also produced his handwritten notes filled out on a printed form entered contemporaneously with his interview with the Defendant. Mr. Patton's handwriting is rather small and somewhat difficult to fully decipher. However, upon close inspection, it appears as if his handwritten notes do not substantiate Mr. Patton's verbatim transcript. In fact, his notes seemingly contradict the purported transcript or provide different information, perhaps favorable to the Defendant. As best as we were able to decipher the relevant portions of Mr. Patton's notes, we found the following entries by Mr. Patton [the symbol * reflects an undecipherable word]:

'She was weary(?) my shorts when she was in my bed.

Had shorts/shirt & dress/skirt? No ***** on.' 'Poked her head up and went back to sleep' 'she took my shirt' 'Took her shorts

off—me’ ‘panties off—she initiated—I took them off’ ‘Who took your clothes off—she took the shirt & shorts off’ ‘I fingered her. She asked me have sex—something like put it in’ ‘Did you do anything wrong ****—She was younger ***** both intoxicated’ ‘I shouldn’t have done that that night’ ‘They were drinking’ ‘Real bad decision on my part that night’ ‘She ask you to have sex with you that night—*NO!*’ ‘I’m willing to do what it takes to fix this.’ ‘Do you think that you took advantage of T.M. that night knowing she was drinking? Yeh, I took advantage of her. I’m 95% of the blame’ ‘I’m really sorry’

See Exhibit 2 to Defendant’s Motion, two-page form entitled Personal Data containing handwritten notes of Mr. Patton. (Attached as an Exhibit.)

Finally, Mr. Patton testified that “At the end of the interview, I had asked him did he think that he would be in the thought process of apologizing to the alleged victim.” N.T. p. 62. Mr. Patton testified: “He said I’d like to write her a letter.” N.T. p. 63. Mr. Patton then stated: “I said would you like to write her an apology or write a letter and I would have it disseminated. I left the room, gave him a pen and paper.” *Id.* Mr. Patton also noted, “He did ask how would this affect the case, and I said I didn’t know, that the female was vacillating whether or not she wanted the charges pressed, but that his apology would certainly have some bearing on the case.” *Id.* Mr. Patton provided the “apology” letter to the District Attorney, apparently with the expectation that it would be used as evidence against the Defendant.

At the conclusion of the Omnibus hearing, counsel requested the opportunity to submit briefs in support of their respective positions. Defense Counsel submitted his brief on September 21, 2012. We have not received a brief from the Commonwealth.

DISCUSSION

I. Motion to Quash

At a preliminary hearing, the Commonwealth bears the burden of establishing a *prima facie* case that a crime has been committed and that the accused is probably the one who committed it. *Commonwealth v. Phillips*, 700 A.2d 1281, 1287 (Pa. Super. 1997) (citation omitted); *Commonwealth v. Oliver*, 869 A.2d 1167, 1171 (Pa. Commw. 2005) (citation omitted). In determining whether the Commonwealth has established a *prima facie* case, a court must view the evidence in the light most favorable to the Commonwealth. *Commonwealth v. Cordoba*, 902 A.2d 1280, 1285 (Pa. Super. 2006) (citation omitted). A court should give effect to inferences reasonably drawn from the evidence of record that would support a guilty verdict. *Id.* However, suspicion and conjecture are not evidence and are unacceptable as such. *Id.*

The evidence must be such that probable cause would warrant submitting the case to the jury. *Id.*; *Commonwealth v. Marti*, 779 A.2d 1177, 1180 (Pa. Super. 2001) (citation omitted). Evidence of guilt beyond a reasonable doubt is not required. *Commonwealth v. Nieves*, 876 A.2d 423, 424 (Pa. Super. 2005), *appeal denied*, 586 Pa. 737, 891 A.2d 731 (2005); *Marti*, *supra*; *Commonwealth v. Allbeck*, 715 A.2d 1213, 1214 (Pa. Super. 1998), *aff'd*, 562 Pa. 227, 754 A.2d 678 (2000).

Under this standard, the Defendant brings a Motion to Quash² in his Omnibus Pretrial Motion and seeks the dismissal of the charges against him. (Defendant's Omnibus Pretrial Motion ("Def. Motion") at ¶¶I1-I6.) In support of the Motion to Quash, the Defendant notes that, at the Preliminary Hearing, T.M. testified that she was not aware that Defendant had touched her labia or inserted anything in her vagina. (*Id.* at ¶I2 (citing Transcript at 28).) The Defendant also notes that, in establishing a *prima facie* case, the Commonwealth relied on statements that the Defendant allegedly made during his interview with Mr. Patton. (*Id.* at ¶I3.) As a result, the Defendant contends, the Commonwealth has attempted to use the Defendant's statements as the sole evidence forming the basis of its case. (*Id.* at ¶I4.) Thus, the Defendant asserts that the Commonwealth has violated the *corpus delicti* rule and, therefore, the charges against the Defendant should be dismissed. (*Id.*)

A criminal conviction may not be based solely on extrajudicial confessions or admissions of the accused "unless it is corroborated by independent evidence establishing the *corpus delicti*." *Commonwealth v. Ware*, 459 Pa. 334, 365, 329 A.2d 258, 274 (1974). The *corpus delicti* rule grew out of our system's reluctance to convict a person of a crime solely on the basis of his own statements. *Commonwealth v. Buck*, 426 Pa. Super. 26, 29, 626 A.2d 176, 177 (1993). The rule does not require the Commonwealth to prove the existence of a crime beyond a reasonable doubt prior to admitting the statement of the accused. *Id.* (citing *Commonwealth v. Edwards*, 521 Pa. 134, 144, 555 A.2d 818, 823 (1989)). Rather, the rule is satisfied where independent evidence, other than the statement of the accused, suggests that a crime has occurred. *Id.* In establishing the *corpus delicti*, the Commonwealth may rely on circumstantial evidence; "if it were otherwise it would be impossible in many cases, where there were no eye witnesses,

² We recognize that a motion to quash is not the proper means by which to test the sufficiency of the Commonwealth's pretrial evidence. *Commonwealth v. Marti*, 779 A.2d 1171, 1179 n.1 (Pa. Super. 2001) (citing Pa. R.Crim.P. 578, Comment; *Commonwealth v. Nicodemus*, 431 Pa. Super. 342, 636 A.2d 1118, 1121 (1993), *appeal denied*, 540 Pa. 580, 655 A.2d 512 (1994)). Rather, the appropriate means is a petition for a writ of *habeas corpus*. *Id.* (citing *Commonwealth v. McBride*, 528 Pa. 153, 156 n.2, 595 A.2d 589, 590 n.2 (1991)). However, since the Commonwealth did not object to the Defendant's procedural error, we will review the motion to quash in accordance with the standard of review for a writ of *habeas corpus*. *Id.* (citing *Commonwealth v. Ballard*, 501 Pa. 230, 232 n.1, 460 A.2d 1091, 1092 n.1 (1983) (treating a motion incorrectly characterized as a motion to quash like a *habeas corpus* petition)).

to convict a criminal.” *Commonwealth v. Edwards*, 521 Pa. 134, 145, 555 A.2d 818, 824 (1989).

In the present case, the Commonwealth has offered independent evidence to support the charges against the Defendant. As T.M. testified at the Preliminary Hearing, she fell asleep in someone’s bed on October 2, 2011. (Transcript at 11.) When she woke up, several articles of her clothing had been removed; namely, her boots, shorts and underwear. (*Id.* at 13-14.) T.M. did not know how her clothing had been removed. (*Id.* at 31-32.) In addition, she discovered that her skirt was lifted up around her waist. (*Id.* at 14.) Finally, there was an unknown person on top of her, with his erect penis against her thigh, kissing her with his tongue. (*Id.* at 12-13.)

T.M.’s testimony at the Preliminary Hearing was that she was the victim of a sexual assault while she was not conscious. (*Id.* at 57.) Moreover, it is not fatal to the Commonwealth’s case that T.M. was unaware as to the extent of the assault, *i.e.*, whether the Defendant had actually touched her labia or penetrated her vagina. To the contrary, it makes sense that T.M. would lack such awareness, because the charges against the Defendant accuse him of sexual contact with a victim who was unconscious or otherwise unaware of such contact.

As noted above, the Commonwealth may rely on circumstantial evidence in satisfying the *corpus delicti* rule. *Edwards*, *supra*. Here, where the victim awoke with her underwear removed to find an unknown male on top of her, kissing her with his erect penis touching her thigh, satisfies the *corpus delicti* rule. The Commonwealth may properly offer the Defendant’s out-of-court statements to establish the full extent of the sexual contact.³

Accordingly, the Defendant’s Motion to Quash is DENIED.

II. Motion to Dismiss Due to Evidence Spoliation

Spoliation of evidence is the “non-preservation or significant alteration of evidence for pending or future litigation.” *Pyeritz v. Commonwealth*, 613 Pa. 80, 88, 32 A.3d 687, 692 (2011) (citation omitted). Trial courts may exercise their discretion to impose a range of sanctions against a spoliating party. *Id.* (citing *Schroeder v. Commonwealth, Department of Transportation*, 551 Pa. 243, 710 A.2d 23, 27 (1998)). Generally, courts should impose the least severe sanction commensurate with the spoliator’s fault and the other party’s prejudice. *Mount Olivet Tabernacle Church v. Edwin L. Wiegand Division*, 781 A.2d 1263, 1273 (Pa. Super. 2001), *order aff’d*, 571

³ As discussed in Part III of the Discussion below, we are granting Defendant’s Motion to Suppress the statements he made during his interview with Mr. Patton. Therefore, while the Commonwealth has satisfied the *corpus delicti* rule, as required to admit the Defendant’s extrajudicial admissions, this Order acts only to permit the admission of Defendant’s statements to Detective Galloway, as the statements to Mr. Patton are suppressed for all purposes of trial.

Pa. 60, 811 A.2d 565 (2002) (citation omitted). Where fault and prejudice are not severe, dismissal is an inappropriate sanction for spoliation of evidence. *Id.* (citations omitted).

Here, the Defendant bases his Motion to Dismiss on the alleged spoliation of evidence by Mr. Patton, acting as an agent of the Commonwealth when he interviewed the Defendant on November 9, 2011. The Defendant claims that Mr. Patton informed the Defendant that his interview would be recorded and that he appeared to have activated a recording device at the beginning of the interview. In addition, Defendant points out that Detective Galloway testified at the Preliminary Hearing that it was his understanding that Defendant's interview had been recorded. Finally, Mr. Patton acknowledged during his testimony that he informed the Defendant that his interview would be recorded, that he brought an MP3 recorder to the interview and that he believed that he had turned on the device because the red light went on. We also note that Mr. Patton later informed the ADA that the interview was recorded *and presented the ADA with a transcript that Mr. Patton passed off as an accurate, verbatim recitation of his interview with the Defendant.* Thereafter, the Defendant filed a motion to compel discovery to obtain a copy of the recording. That motion was granted by Order of the Honorable Paula Roscioli, dated May 11, 2012. After Judge Roscioli's Order was entered, the Commonwealth informed the Defendant that the interview had not been recorded. (Exhibit No. 6 to Def. Motion, letter from ADA Broscius to Defendant's Counsel.) This turn of events led the Defendant to believe that Mr. Patton either destroyed or suppressed the recording.

Mr. Patton responded to the Defendant's allegations of evidence spoliation at the hearing on this motion on August 15, 2012. Mr. Patton testified that he did not destroy or suppress any recording of the interview with the Defendant. Rather, he was not able to properly operate his own MP3 device, and as a result, there was no recording of his interview with the Defendant.

The final considerations are related to fault and prejudice. With regard to fault, the record before us does not support a finding that the Commonwealth and/or Mr. Patton intentionally destroyed evidence. For our purposes, it is irrelevant whether Mr. Patton's account is credible or not, because (as set forth in the subsequent sections of this Opinion) we are granting the Defendant's Motion to Suppress statements made during his interview with Mr. Patton. Likewise, although the Defendant can make a credible claim that he would suffer prejudice if Mr. Patton would be allowed to pass off his transcript as an accurate recitation of the interview, we do not need to further discuss prejudice, as we will be suppressing all statements obtained by Mr. Patton in the next section of our discussion. Therefore, the Commonwealth will not be permitted to use any of the statements obtained

during Mr. Patton's interview of the Defendant, thus rendering the spoliation claim moot.⁴

Finally, we also note that in the absence of severe prejudice, dismissal of the charges is not an appropriate sanction for evidence spoliation. We shall not impose any sanction upon the Commonwealth for the failure to produce a recording of the interview. *See Mount Olivet Tabernacle Church, id.*

Accordingly, the Defendant's Motion to Dismiss, related to spoliation of evidence, is DENIED.

III. Motion to Suppress

Defendant seeks the suppression of all statements that he made during his November 9, 2011, interview with Mr. Patton. Defendant argues that these statements must be suppressed, because they were obtained in violation of Defendant's constitutional rights due to the absence of *Miranda* warnings.

Frankly, the testimony of Mr. Patton raises significant Constitutional issues related to the statements that the Commonwealth expects to present at trial, including the failure to give *Miranda* warnings, the use of trickery which may have induced an involuntary confession and the inherent reliability of the transcript of the Defendant's statements purportedly obtained by Mr. Patton.

A. *Miranda* Warnings—Generally

Under *Miranda v. Arizona*, 384 U.S. 436 (1966), if an individual is subjected to custodial interrogation, he must be advised in clear and unequivocal language that:

- (1) he has a right to a lawyer, and if he cannot afford a lawyer, one will be provided for him;
- (2) if he desires a lawyer, the police will not pursue the interrogation until he has an opportunity to consult on [sic];
- (3) that he has the right to remain silent and the interrogators will allow him to exercise that right; and
- (4) that if he desires to talk, anything he says can and will be used against him in court.

If the police place a person in custody or restrict his freedom in any significant way prior to or during the interview, then the interrogator must advise that person of his *Miranda* rights. *Id.* at 444. If the police fail to provide *Miranda* warnings to a person in police custody, no evidence obtained as a result of interrogation can be used against the defendant. *Commonwealth v. Brown*, 700 A.2d 1310, 1315 (Pa. Super. 1997).

⁴ Further, we need not address the logical conundrum presented by this fact pattern, *i.e.*, can there be a spoliation claim where the tape recording never existed. Defense Counsel argued that there can be a claim of spoliation where the Commonwealth's negligence resulted in the failure to acquire/protect the evidence.

The intention of the *Miranda* warnings is to provide the person interrogated by police with notice as to his constitutional protection against compulsory self-incrimination. The concern of the United States Supreme Court was that the environment created by a custodial interrogation could subjugate the individual to submit to the will of the interrogator. *See Rhode Island v. Innis*, 446 U.S. 291, 299 (1980) (citing *Miranda*, 384 U.S. at 457-58).

An officer's obligation to administer *Miranda* warnings attaches only where there has been such a restriction of a person's freedom as to render him "in custody." *Oregon v. Mathiason*, 429 U.S. 492, 495 (1977). For purposes of determining whether an individual is "in custody," the test is an objective one: whether police conduct would have communicated to a reasonable person that he or she was not at liberty to leave. *Commonwealth v. Oppel*, 754 A.2d 711, 713 (Pa. Super. 2000). Said another way, police detention becomes custodial when, under the totality of the circumstances, "the conditions and/or duration of the detention become so coercive as to constitute the functional equivalent of arrest." *Commonwealth v. Mannion*, 725 A.2d 196, 200 (Pa. Super. 1999) (citing *Commonwealth v. Ellis*, 379 Pa. Super. 337, 549 A.2d 1323, 1332 (1988), *appeal denied*, 562 A.2d 824 (1989), citing *California v. Beheler*, 463 U.S. 1121, 1125, 103 S. Ct. 3517, 3520, 77 L. Ed. 2d 1275 (1983)).

The factors a court utilizes to evaluate the "totality of the circumstances" to determine whether a detention has become so coercive as to constitute the functional equivalent of arrest include: the basis for the detention; its length; its location; whether a suspect was transported against his or her will, how far and why; whether restraints were used; whether the law enforcement officer showed, threatened or used force; and the investigative methods employed to confirm or dispel suspicions. *Mannion*, *id.* (citing *Commonwealth v. Busch*, 713 A.2d 97, 101 (Pa. Super. 1998)).

The Pennsylvania Supreme Court had historically required *Miranda* warnings whenever the accused was under custodial interrogation. The court defined "custodial interrogation" as questioning the individual while in custody or questioning the accused while the accused was the focus of the investigation. *Commonwealth v. D'Nicuola*, 448 Pa. 54, 57, 292 A.2d 333, 335 (1972). More recent pronouncements have held that the fact that a police investigation has focused on a particular individual does not automatically trigger "custody," thus requiring *Miranda* warnings. *Mannion*, *supra* (citing *Commonwealth v. Fento*, 363 Pa. Super. 488, 526 A.2d 784, 787 (1987)).⁵ Today, "*Miranda* warnings are necessary only when a suspect is undergoing actual custodial interrogation, with the issue of the focus of the investigation only a relevant factor in determining custody." *Common-*

⁵ In *Mannion*, the defendant, although the focus of the investigation, voluntarily invited the police into her home so she could speak with them in order to "explain" her "situation."

wealth v. Fento, 363 Pa. Super. 488, 496, 526 A.2d 784, 788 (citing *Commonwealth v. Holcomb*, 508 Pa. 425, 440, 498 A.2d 833, 840 (1985)).

Clearly, not every statement made to law enforcement agents constitutes interrogation and, thus, it is not always necessary that an individual receive *Miranda* warnings. *Commonwealth v. Garvin*, 50 A.3d 694, 698 (Pa. Super. 2012) (citing *Commonwealth v. Williams*, 941 A.2d 14, 30 (Pa. Super. 2008)). When an individual voluntarily or spontaneously makes a statement to law enforcement agents, such statements are admissible without the administration of *Miranda* warnings. *Id.* When a defendant gives a statement without police interrogation, such a statement is considered voluntary and is not subject to suppression. *Id.* (citing *Commonwealth v. Brown*, 551 Pa. 465, 711 A.2d 444, 451 (1998); *Commonwealth v. Bess*, 789 A.2d 757, 762 (Pa. Super. 2002)).

A defendant is entitled to the reading of *Miranda* rights prior to a custodial interrogation. *Garvin, id.* (citing *Commonwealth v. Housman*, 604 Pa. 596, 986 A.2d 822, 839 (2009), *cert. denied*, ____ U.S. ____, 131 S. Ct. 199, 178 L. Ed. 2d 120 (2010)). The *Garvin* court noted that “Interrogation is police conduct ‘calculated to, expected to, or likely to evoke admission.’” *Id.* (citing *Brown*, *supra*). “Custodial interrogation is ‘questioning initiated by law enforcement officers after a person has been taken into custody or otherwise deprived of [his] freedom of action in any significant way.’” *Commonwealth v. Gonzalez*, 979 A.2d 879, 887-88 (Pa. Super. 2009) (quoting *Miranda*, *supra* at 444). In determining whether an encounter with the police is custodial, courts must look to the totality of the circumstances with due consideration given to the reasonable impression conveyed to the person interrogated. *Commonwealth v. Johnson*, 615 Pa. 354, 374, 42 A.3d 1017, 1028 (2012) (citations omitted).

We also note that it is of no matter that Mr. Patton was not officially an employee of law enforcement at the time of his interrogation. Law enforcement cannot evade the requirements of *Miranda* by arranging to have a private citizen do the questioning. *See Commonwealth v. Bordner*, 432 Pa. 405, 414-15, 247 A.2d 612, 617 (1968) [Where the Supreme Court found that there was a plan on the part of the police to use the defendant’s mother as a police instrumentality in the interrogation of the accused son. Thus, the statements made to the mother were considered as though made to the police themselves. As the defendant Bordner was not warned of his rights, the incriminating statements made to his mother were inadmissible as evidence]. It is apparent from the *Bordner* opinion that the threshold inquiry related to an alleged agent of law enforcement is whether or not the alleged agent was acting as an instrument of law enforcement at the time the questioning occurred. In the instant case, it is clear that Mr. Patton was hired and employed as an agent of law enforcement at the time that he conducted his custodial interrogation of the Defendant. The requirements

related to the Commonwealth's obligation to give *Miranda* warnings apply to Mr. Patton.

Our initial concern is with the logistics and other related circumstances surrounding the interview. Did the logistics and other circumstances of the interview create an environment that would cause a reasonable person to believe that he was in police custody?

Here, Mr. Patton arranged his meeting with Defendant after the Assistant District Attorney requested/offered the Defendant a polygraph examination. Upon Defendant's arrival at the District Attorney's office, Mr. Patton identified himself as a "consultant for the District Attorney's office" and took the Defendant into an interview room used by the County detectives in the basement of the Courthouse for questioning. We note that the fact that Mr. Patton took the Defendant into the bowels of a structure built in the 1860s is a naturally intimidating environment and may have given Defendant the reasonable impression that he was in a custodial situation. It is no matter that Mr. Patton informed Defendant that he was not under arrest and that he had no power to arrest Defendant. Mr. Patton was an agent for the police. Further, although Defendant was not yet charged with any crime at the time of the interview, the Defendant was aware that he was the sole suspect in the investigation related to this case. It was also likely that the Defendant feared that he may be destined for arrest based solely on the statement given by the 17-year-old victim. Apparently, the Defendant was hopeful that if he cooperated, that he would not be arrested. Finally, it is important to note that he was not represented by counsel at the time of his interrogation.

The Defendant appeared for what he believed would be a polygraph examination, but no polygraph examination was administered. Instead, Mr. Patton, after misstating the law related to consensual sexual relations, subjected the Defendant to an aggressive interrogation regarding the details of his sexual encounter with the victim. The questions sought information from the Defendant as to whether he initiated sexual contact with T.M., whether he undressed T.M. and whether the encounter with T.M. was consensual. The purpose of such questions was to evoke admissions from Defendant which likely would be used against him at trial. The Defendant's interaction with Mr. Patton undoubtedly constituted a custodial interrogation. Even though the Defendant voluntarily appeared and agreed to speak with Mr. Patton, it does not change the fact that the "interview" constituted custodial interrogation. Looking to the totality of the circumstances, Mr. Patton was required to give the Defendant his constitutionally required *Miranda* warnings.

B. Appellate Law Suggests That Miranda Warnings Are Required Prior to a Polygraph Related Interrogation

Although we have not received a brief from the Commonwealth, we anticipate that an argument may be raised related to a claim that no *Miranda* warnings are required for a polygraph examination.

In *Commonwealth v. Benjamin*, 346 Pa. Super. 116, 499 A.2d 337 (1985), the court addressed the question regarding a polygrapher's requirement to provide *Miranda* warnings prior to conducting a custodial interrogation. The facts in *Benjamin* are as follows: Defendant Benjamin appeared with counsel for a polygraph to be conducted by the Pennsylvania State Police. When the defendant appeared with counsel, he was read his *Miranda* warnings and signed a written waiver of his *Miranda* rights. The test procedure was explained with counsel still present. After obtaining the *Miranda* warning, counsel was instructed to leave and the defendant was left alone in the examination room with the polygrapher. The examination was completed and the polygrapher informed the defendant that he had given deceptive responses. Thereafter, the polygrapher gave the defendant an opportunity to explain the allegedly deceptive results. During the forty-minute interrogation period at the completion of the polygraph, the defendant made admissions. The defendant argued that the post-examination interrogation was a violation of his constitutional right against self-incrimination because the state police did not provide the defendant with a second set (post-examination) of *Miranda* warnings.

The *Benjamin* court discussed that it was necessary for the Commonwealth to provide *Miranda* warnings rights immediately prior to undergoing a custodial interrogation. The *Benjamin* court also noted that the defendant appeared voluntarily for the polygraph and executed his *Miranda* warnings prior to commencing the polygraph. The Superior Court found that the *Miranda* warning remained "fresh" and did not need to "be repeated at every stage of the interrogation." *Id.* at 123, 499 A.2d at 341. The court went on to discuss that *Miranda* warnings must be repeated where an objective indicia test indicates that the prior warnings have become stale. In *Benjamin*, less than three hours elapsed between the time that the oral and signed warning was obtained and the final incriminating statement. The *Benjamin* court rejected the defendant's suppression argument.

With regard to this matter, the implicit holding in *Benjamin* is that a polygraph examination, coupled with a custodial interrogation, triggers law enforcement's obligation to provide *Miranda* warnings. *Id.* at 121, 499 A.2d at 340. In other words, *Miranda* warnings are necessary where law enforcement requests a defendant to submit to a polygraph and the related custodial interrogation takes place at the police station, prior to the commencement of interrogation. Here, no *Miranda* warnings were given at any time by Mr. Patton. Hence, the Commonwealth cannot establish that the Defendant's statements were given after a knowing and voluntary waiver of the Constitutional right against self-incrimination.

C. *The Voluntariness of Defendant's Statement—Use of Trickery*

In *Commonwealth v. Jones*, 457 Pa. 423, 322 A.2d 119 (1974), our Supreme Court enunciated the general rule in Pennsylvania for Appellate review of police interrogation techniques in which subterfuge is used to

obtain a confession. *Jones* recognized that trickery or a fabrication of evidence can render a confession inadmissible if it is likely to cause an untrustworthy confession. *Id.* at 434, 322 A.2d at 126 (citations omitted). Under *Jones*, the court is required to determine whether or not the police subterfuge precluded the accused from making a knowing and intelligent waiver of his constitutional right against self-incrimination. The facts in *Jones* were that police made intentional misrepresentations as to statements by a co-defendant which were alleged to implicate the defendant. Defendant argued that the trickery made his confession involuntary. The *Jones* court found that, despite the trickery of police, the defendant's confession was voluntary. The *Jones* court suggests that the test is whether or not the trickery or misinformation used against the defendant "would so distort the factual situation confronting him as to render his waiver unknowing and unintelligent." *Id.* at 435, 322 A.2d at 126-27.

Our research has found that there have been relatively few Appellate Court decisions in which police deception was so egregious as to invalidate confessions. Two such cases are illustrative in this matter: *Commonwealth v. Starr*, 486 Pa. 530, 406 A.2d 1017 (1979) (*cert. denied sub nom.*, *Pennsylvania v. Starr*, 444 U.S. 1093 (1980)) and *Commonwealth v. Watts*, 319 Pa. Super. 179, 465 A.2d 1288 (1983), *aff'd*, 507 Pa. 193, 489 A.2d 747 (1985). In *Starr*, the Supreme Court found that an accused's waiver of his *Miranda* rights and his subsequent confession were involuntary, because the police had told the accused he had failed a lie detector test and that the results would be shown to the district attorney and the judge, who would know that he was lying. The court's rationale was that the Commonwealth was unable to meet the burden of proving that the false representation "did not impinge with such force upon appellant's understanding of his right to remain silent so as to render his decision to waive that right a knowing and voluntary one." *Starr*, *supra* at 534, 406 A.2d at 1019. Similarly, in *Commonwealth v. Watts*, the Superior Court held that it was impermissible for the police to represent to the defendant that he failed a lie detector test and that the failure would be introduced at trial, in order to induce a confession. The *Watts* court held that the representation was so unreasonable as to "vitiate what appears to be an otherwise knowing and intelligent [*Miranda*] waiver," *Watts*, *supra* at 186, 465 A.2d at 1292.⁶

⁶ We have found a long line of state and federal court cases that discuss the use of trickery or deceit by police, in order to inflate the extent of evidence against a suspect in order to obtain a confession. Such strategy does not render a confession involuntary, so long as the means employed to secure the confession were not calculated to elicit an untrue statement and that given the circumstances to utilize by the police, the confession was freely and voluntarily given. See *Oregon v. Mathiason*, 429 U.S. 492, 494 (1977) (suspect confessed after falsely being told his fingerprints were found); *Michigan v. Mosley*, 423 U.S. 96, 98 and n.3, (1975) (suspect confessed after falsely being told that another suspect had confessed and implicated him as the triggerman); *United States v. Crawford*, 372 F.3d 1048 (9th Cir. 2004); *Amaya-Ruiz v. Stewart*, 121 F.3d 486 (9th Cir. 1997); *Grant v. State*, 171 So. 2d 361 (Fla. 1965); *Berry v. State*, 437 S.E.2d 630 (Ga. App. 1993); *State v. McKinney*, 570 S.E.2d 238 (N.C. App. 2002).

Mr. Patton represented to the Defendant that he was an expert with regard to criminal law, telling the Defendant, “Most young adults, don’t really probably know the true law. I only know because I’ve been in the business, and then from my training, so I gave him the definition of what consensual sex means. ...” Thereafter, Mr. Patton proceeded to give the Defendant an incorrect definition—a blatant misrepresentation—of legal consent: “I said that if either person is under the influence of an alcoholic beverage, if they’re impaired, even slightly impaired, they cannot give consent.” Mr. Patton thereafter made additional misstatements of the law; however, they are not material to our discussions. *See* N.T. pp. 51-52.

Here, the facts are that the victim alleged that she was passed out or unconscious after drinking too much alcohol, so that she was incapable of giving consent to sexual relations with the Defendant. The Defendant has consistently asserted that he believed that, even though the victim may have consumed alcohol and may have been intoxicated, she consented to sexual relations with him. We feel confident that, under the law in Pennsylvania, it is possible for a victim to be able to give legal consent to have sexual relations with another, even if the alleged victim has consumed alcohol and may technically be under the influence.

While we do not know if the misstatements were intentional trickery, or just ignorance, if the Defendant accepted Mr. Patton’s definition as to the law of consent as being accurate (or as Mr. Patton refers to as “true”), then it is very possible that the Defendant’s admission that his interaction with the victim was not consensual, is inaccurate. For this reason, whether intentional or unintentional, Mr. Patton obtained an unreliable confession by misstating the law. Therefore, we find that the Defendant’s confession is involuntary and unknowing.

E. Reliability of the Transcript

At common law, a defendant’s confession is admissible because it is a declaration against his interest. The theory is that a declaration against one’s criminal interest is inherently trustworthy, as common sense dictates that no one would confess to a crime that he did not commit. Today, Pennsylvania Rule of Evidence 803(25) provides that all relevant, extrajudicial statements by a defendant are admissible as admissions even where they contain no acknowledgment of guilt. *See Commonwealth v. Simmons*, 541 Pa. 211, 239, 662 A.2d 621, 635 (1995). Thus, under the law in Pennsylvania, any statements properly obtained by Mr. Patton would be admissible.

However, the facts in the instant case are so unusual that we feel compelled to address the reliability of the transcript presented by Mr. Patton with regard to the accuracy of its content.

We first note that the Defendant provided consistent statements regarding his belief that he had consensual relations with the victim on the two occasions that he was interviewed by Detective Galloway and also at

his omnibus hearing. The only inconsistent statements are the ones allegedly obtained by Mr. Patton.⁷

Mr. Patton presents a transcript containing verbatim admissions of the Defendant that the Commonwealth apparently expects to introduce at trial. Mr. Patton has admitted that there was no audio recording or contemporaneous transcript taken by anyone, including Mr. Patton. Mr. Patton has produced his handwritten notes, taken contemporaneously during his interview. However, upon inspection his notes do not match, and in fact, to some extent, contradict the statements contained in his verbatim transcript. Finally, no record was made as to how Mr. Patton was able to precisely reconstruct the Defendant's statements so as to provide his verbatim admissions. We are of the opinion, given that we have had the opportunity to hear and observe Mr. Patton testify in at least three separate criminal actions,⁸ that Mr. Patton has not been graced with an eidetic memory.⁹ Thus, he does not have the intellectual ability to later recall his lengthy interrogation of the Defendant with such precision that his purported transcript is a verbatim recitation of the Defendant's statements. We are more than suspicious of the accuracy of Mr. Patton's transcript; in fact, we have little confidence in its accuracy, trustworthiness and reliability. Thus, we find Mr. Patton's transcript to be not credible as a purported accurate transcript of the Defendant's interrogation.

As a result, if we would permit Mr. Patton's unreliable transcript to be introduced against the Defendant, it would compel the Defendant to take the stand to rebut the transcript. We find that it would be fundamentally unfair and prejudicial to compel the Defendant to waive his Constitutional right to remain silent, in order to impeach the unreliable transcript. Any possible probative value of Mr. Patton's transcript is far outweighed by the clear prejudicial effect.

Apart from our opinion that Mr. Patton's interrogation violated the protections of *Miranda* and that his use of trickery obtained an involuntary and unknowing confession, we also will not permit the Commonwealth to introduce any of the statements obtained by Mr. Patton because they are unreliable. This prohibition includes the second half of Detective Galloway's interview with the Defendant held on December 15, 2011, when Detective Galloway confronted the Defendant with his alleged admissions/confessions to Mr. Patton.

⁷ We also note that midway through the second interrogation with Detective Galloway, December 15, 2011, the detective confronted the Defendant with the admissions contained in Mr. Patton's report, in which the Defendant acknowledged that, based on his interaction with Mr. Patton, his sexual contact with the victim was not consensual.

⁸ The instant case, *Com. v. William Kimmel* and *Com. v. Ramon Rodriguez*. All three cases are similar in that Mr. Patton was hired to give a polygraph and instead managed to convert himself into a fact witness who testified in court regarding confessions/admissions.

⁹ Eidetic memory is a psychological term used to defined the ability to recall with extreme precision. Eidetic memory is often referred to as photographic memory. However, eidetic memory can also include the ability to recall sounds with extreme precision—the audio equivalent of a photographic memory.

Accordingly, Defendant's Motion to Suppress all statements that he made during the interview with Mr. Patton is GRANTED.

CONCLUSION

Our Order does not prevent the Commonwealth from trying this case. Any other statements made by the Defendant to third parties, including the statements that the Defendant made to Detective Galloway when not confronted with his alleged confession to Mr. Patton, can be placed before the jury. Ultimately, the trier of fact will have to weigh the victim's testimony for credibility. If the victim's testimony is found to be credible by the jury and her testimony establishes the elements of the crimes charged, the victim's statements will be enough to support a guilty verdict.

APRIL 2014

| MON | TUE | WED | THU | FRI |
|---------------------------|---|--------------------------------|-------------------------------------|----------------------------------|
| | 1 Civil Pretrials | 2 DRS Status | 3 Juvenile Arraignment DRS | 4 Misc. Hrngs. |
| 7 Juvenile Criminal | 8 Criminal | 9 Criminal | 10 Juvenile Criminal | 11 Misc. Hrngs. |
| 14 Juvenile Status | 15 Asbestos Pretrials Civil Call | 16 Misc. Hrngs. | 17 Juvenile Arraignments | 18 Good Friday |
| 21 Juvenile Civil | 22 Civil | 23 Civil | 24 Juvenile Civil | 25 Misc. Hrngs. O.C. Audit |
| 28 Juvenile Law Day | 29 Argument | 30 DRS ARD/ Summaries | | |

Lawyers Concerned For Lawyers Lawyers' Only Recovery Meetings

Alcohol, Other Drugs and Gambling

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

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

Stress, Anxiety and Depression

The following are professionally facilitated meetings:

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

Philadelphia - Depression Recovery (2nd Monday of Month)

**For more information, time and location of these meetings,
call the LCL Administrative Office (1-800-335-2572)**

or

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

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