

Northampton County Reporter

(USPS 395-280)

VOL. LVIII

EASTON, PA February 27, 2014

NO. 9

Commonwealth of Pennsylvania, Plaintiff v. Lawrence Brown, Defendant

Tammy Kipp, Plaintiff v. Keith Bredbenner, Defendant

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INSERT: Pink: 1. Joint County Bar Associations Dinner Meeting
2. 2014 Calendar
3. A Few Notes for NCBA Members
4. 2014 Bench Bar Conference
Cream: 1. Quarterly Association Meeting
2. "Sentencing: Law, Advocacy and a View from the Bench"
3. "Tech Tips Every Lawyer Should Know"
4. "After Midnight"

NOTICE TO THE BAR...

NCBA/BALC Joint Bar Associations Dinner

Thursday, March 6, 2014

Coca Cola Park

Special Guest: Hon. Petrese B. Tucker, Chief Judge, USDC

Registration form inside.

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

Christopher M. Reid President
Abraham P. Kassiss President-Elect
Alyssa Lopiano-Reilly Vice President
Michael P. Shay Treasurer
Daniel M. O'Donnell Secretary
Stanley J. Margle, III Past President

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Northampton County Reporter

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Patti A. Gober Accounting
Heather Rizzotto-Stefanik Legal Journal
Christen T. Borso Attorney Referral
Deborah J. Flanagan Attorney Referral

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

Dues Notices, Committee Preference Forms, Member Information Update Forms

2014 Annual Dues invoices have been mailed. Look for yours in the mail. If you don't receive it soon please contact the NCBA Office at 610-258-6333.

Please complete your Committee Preference forms and your Member Information Update forms and return them promptly to the NCBA Office.

U.S. Bankruptcy Judgeship for the District of New Jersey

Tentative Selection of Andrew B. Altenburg, Jr.

Notice is intended to solicit written comments concerning qualifications of Andrew B. Altenburg, Jr. for the position. Such comments will be accepted until Thursday, March 13, 2014.

See page 90 for details.

To the world you may be just one person, but to one person you may be the world.
~ Dr. Seuss

ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

FIRST PUBLICATION**CERINO, DALE J.,** dec'd.

Late of the Borough of Roseto, Northampton County, PA

Executrix: JoAnne Cerino c/o Edward H. Butz, Esquire, Lesavoy Butz & Seitz LLC, 7535 Windsor Drive, Suite 200, Allentown, PA 18195

Attorneys: Edward H. Butz, Esquire, Lesavoy Butz & Seitz LLC, 7535 Windsor Drive, Suite 200, Allentown, PA 18195

CZECHOWSKI, EDWIN LOUIS, SR. a/k/a EDWIN L. CZECHOWSKI a/k/a E. LOUIS CZECHOWSKI, SR. a/k/a EDWIN CZECHOWSKI, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administrator: Edwin Louis Czechowski a/k/a E. Louis Czechowski, 6642 Blue Heather Court, Macungie, PA 18062

Attorneys: Paul J. Harak, Esquire, Boyer, Holzinger, Harak & Scmillio, 1216 Linden Street,

P.O. Box 1409, Bethlehem, PA 18016

DALRYMPLE, SANDREA LEE a/k/a SANDRA DALRYMPLE a/k/a SANDRA L. DALRYMPLE, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executor: Scott Matthew Dalrymple 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

DEUBLER, CHARLOTTE M., dec'd.

Late of the Township of Palmer, Northampton County, PA

Personal Representative: David C. Deubler c/o Ellen C. Schurdak, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018.

Attorneys: Ellen C. Schurdak, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

EHRITZ, MARY MARIA, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Co-Executrices: Rosemarie A. Ehritz Thomas a/k/a Rosemarie A. Thomas and Eileen Ehritz Sales a/k/a Eileen C. Sales 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

FREY, GORDON B., dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Keri L. Owings

Attorneys: Maloney, Danyi,
O'Donnell & Tranter, 901 West
Lehigh Street, P.O. Box 1279,
Bethlehem, PA 18016-1279

GROTH, HELEN C., dec'd.

Late of Hellertown, Northampton
County, PA

Executrix: Julie M. Reightler c/o
Eric R. Strauss, Esquire, Worth,
Magee & Fisher, P.C., 2610
Walbert Avenue, Allentown, PA
18104

Attorneys: Eric R. Strauss,
Esquire, Worth, Magee & Fisher,
P.C., 2610 Walbert Avenue,
Allentown, PA 18104

KUNKEL, VIRGINIA M., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executrix: Nancy J. Gentrey
a/k/a Nancy K. Gentry 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

**LACK, ANTHONY a/k/a ANTHONY
LACK, JR.,** dec'd.

Late of Lehigh Township,
Northampton County, PA

Executor: John Lack, Sr. c/o
George K. Keenan, Esquire, 1
West Broad Street, Suite 700,
Bethlehem, PA 18018

Attorney: George K. Keenan,
Esquire, 1 W. Broad Street, Suite
700, Bethlehem, PA 18018

**LOPEZ, EDWARD F. a/k/a
EDWARD FRANK LOPEZ a/k/a
EDWARD LOPEZ,** dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Administratrix: Deborah L. Price
c/o George K. Keenan, Esquire,
1 West Broad Street, Suite 700,
Bethlehem, PA 18018

Attorney: George K. Keenan,
Esquire, 1 W. Broad Street, Suite
700, Bethlehem, PA 18018

MIKITSH, LOUIS M., dec'd.

Late of 576 Cherryville Road,
Cherryville, Northampton
County, PA

Executrix: Tammy Jo Mikitsh
a/k/a Tammy J. Mikitsh, 413
Broad Street, Pen Argyl, PA
18072

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

**MONDSCHIEIN, JOANNA B. a/k/a
JOANNA MONDSCHIEIN,** dec'd.

Late of 602 E. 21st Street,
Northampton, Northampton
County, PA

Personal Representative: Richard
J. Mondschein c/o Thomas A.
Capehart, Esquire, Gross
McGinley, LLP, 111 E. Harrison
St., Suite 2, Emmaus, PA 18049-
2916

Attorneys: Thomas A. Capehart,
Esquire, Gross McGinley, LLP,
111 E. Harrison Street, Suite 2,
Emmaus, PA 18049-2916

RIGHI, LEONARD L., dec'd.

Late of Bethlehem, Northampton
County, PA

Administratrix: Roseann
Repasch c/o Noonan & Prokup,
526 Walnut St., Allentown, PA
18101

Attorneys: Noonan & Prokup,
526 Walnut St., Allentown, PA
18101

RIVERS, JULIA A., dec'd.

Late of Bethlehem Township,
Northampton County, PA
Executrix: Deborah M. Sikler c/o
Constantine M. Vasiliadis,
Esquire, Kolb, Vasiliadis and
Florenz, 74 W. Broad Street,
Suite 170, Bethlehem, PA 18018-
5738

Attorneys: Constantine M.
Vasiliadis, Esquire, Kolb,
Vasiliadis and Florenz, 74 W.
Broad Street, Suite 170,
Bethlehem, PA 18018-5738

SNYDER, ROBERT A., dec'd.

Late of 3800 Broadway Road,
Easton, Northampton County,
PA

Executors: Bonny A. Kitson and
Glen A. Snyder c/o Linda S.
Luther-Veno, Esquire, 1605 N.
Cedar Crest Blvd., Suite 106,
Allentown, PA 18104

Attorney: Linda S. Luther-Veno,
Esquire, 1605 N. Cedar Crest
Blvd., Suite 106, Allentown, PA
18104

WASKO, ROBERT, dec'd.

Late of Northampton County, PA
Executrix: Deanna M. Wasko c/o
Adrian J. Wasko, Esquire, 453
W. Linden Street, Allentown, PA
18102

Attorney: Adrian J. Wasko,
Esquire, 453 W. Linden Street,
Allentown, PA 18102

ZADOL, ELIZABETH, dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Julianne Sybert c/o
Eric R. Strauss, Esquire, Worth,
Magee & Fisher, P.C., 2610
Walbert Avenue, Allentown, PA
18104

Attorneys: Eric R. Strauss,
Esquire, Worth, Magee & Fisher,
P.C., 2610 Walbert Avenue,
Allentown, PA 18104

SECOND PUBLICATION

BUCKVITZ, EDWARD L., JR.,
dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: Douglas Buckvitz c/o
Harry Newman, Esquire, Harry
Newman & Associates, P.C.,
3897 Adler Place, Suite 180C,
Bethlehem, PA 18017

Attorneys: Harry Newman,
Esquire, Harry Newman & Asso-
ciates, P.C., 3897 Adler Place,
Suite 180C, Bethlehem, PA
18017

CALANDRA, EVA L. a/k/a EVA
CALANDRA, dec'd.

Late of the Township of Forks,
Northampton County, PA

Executor: Leo P. Calandra, Jr.,
4411 Fairway Drive, Easton, PA
18045

Attorney: Louis S. Minotti, Jr.,
Esquire, 44 North Second Street,
P.O. Box 468, Easton, PA 18042

DUTT, SHIRLEY L. a/k/a
SHIRLEY B. DUTT, dec'd.

Late of the Township of Palmer,
Northampton County, PA

Executor: Karl F. Dutt 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

FOLLENIUS, FRANCIS EMMET,
dec'd.

Late of the City of Easton,
Northampton County, PA

Administratrix: Tatsuko N.
Sowley 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

NOSTRAND, DONALD A., dec'd.

Late of the City of Bangor, Northampton County, PA
Executrix: Linda K. Nostrand c/o Michael A. Santanasto, Esquire, 114 E. Broad Street, Bethlehem, PA 18018

Attorney: Michael A. Santanasto, Esquire, 114 E. Broad Street, Bethlehem, PA 18018

PETRUCCELLI, THELMA T. a/k/a THELMA PETRUCCELLI, dec'd.

Late of Hanover Township, Northampton County, PA
Co-Executors: Edward J. Petruccelli and MaryAnn Pany c/o Quintes D. Taglioli, Esquire, 121 N. Cedar Crest Blvd., Allentown, PA 18104
Attorney: Quintes D. Taglioli, Esquire, 121 N. Cedar Crest Blvd., Allentown, PA 18104

THIRD PUBLICATION

ARNER, MARK B., dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executrix: Stephanie W. Arner c/o Harry Newman, Esquire, Harry Newman & Associates, P.C., 3897 Adler Place, Suite 180C, Bethlehem, PA 18017
Attorneys: Harry Newman, Esquire, Harry Newman & Associates, P.C., 3897 Adler Place, Suite 180C, Bethlehem, PA 18017

CAWLEY, PAUL C., dec'd.

Late of the Borough of West Easton, Northampton County, PA

Executrix: Karen Lee Cawley 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

CORRELL, RANDY A. a/k/a RANDY CORRELL, dec'd.

Late of the Township of Bushkill, Northampton County, PA
Administrator: Roy Correll 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

DAWSON, LEWIS J., dec'd.

Late of the Borough of Nazareth, Northampton County, PA
Lewis J. Dawson Revocable Trust dated August 24, 1993 as amended and restated on May 7, 1999, February 14, 2003, November 10, 2003 and January 20, 2005

Successor Trustee: Nancy Lanayre Liggera, 98 College Ave., Poughkeepsie, NY 12603

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

DIETSCHKE, DAVID a/k/a DAVID A. DIETSCHKE, dec'd.

Late of Northampton, Northampton County, PA
Executrix: Barbara Dietsche
Attorney: Alexander B. Russin, Esquire, 1575 Wyoming Avenue, Forty Fort, PA 18704

DUKES, SUSAN C., dec'd.

Late of the Township of Palmer, Northampton County, PA

Administrator D.B.N.C.T.A.:
Steven N. Goudsouzian, 2925
William Penn Highway, Suite
301, Easton, PA 18045-5283
Attorney: Steven N. Goudsouzian,
Esquire, 2925 William Penn
Highway, Suite 301, Easton, PA
18045-5283

**FIOROT, ALDO C. a/k/a ALDO
FIOROT**, dec'd.

Late of the Borough of Pen Argyl,
Northampton County, PA
Executrix: Michele A. Fiorot 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

GARVEY, DOROTHY, dec'd.

Late of Northampton County, PA
Executrix: Deborah Jean
DeNardo, 1809 Washington
Blvd., Easton, PA 18042-4634
Attorney: Deborah Jean
DeNardo, Esquire, 1809 Wash-
ington Blvd., Easton, PA 18042-
4634

HANZLIK, BERNARD J., dec'd.

Late of Bethlehem Township,
Northampton County, PA
Bernard J. Hanzlik Living Trust
dated September 9, 1994
Trustee: Richard Hanzlik c/o
Peter J. Gilbert, Esquire,
HighPoint Law Offices, P.C., 200
Highpoint Drive #211, Chalfont,
PA 18914
Attorney: Peter J. Gilbert,
Esquire, HighPoint Law Offices,
P.C., 200 Highpoint Drive, #211,
Chalfont, PA 18914

HOWELL, LOIS A., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executors: David S. Howell and
Gay A. Deamer c/o Karl F.
Longenbach, Esquire, 425 West
Broad St., P.O. Box 1920,
Bethlehem, PA 18016-1920
Attorney: Karl F. Longenbach,
Esquire, 425 West Broad St.,
P.O. Box 1920, Bethlehem, PA
18016-1920

KOWALCHUK, MICHAEL, SR.,
dec'd.

Late of the Township of Upper
Nazareth, Northampton County,
PA
Executrices: Olga M. Baylor and
Jeanette E. Hoffstadt c/o
Theodore R. Lewis, Esquire,
Lewis and Walters, 46 S. 4th
Street, P.O. Box A, Easton, PA
18044-2099

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

LITZENBERGER, EDWIN R., JR.,
dec'd.

Late of 1667 Main Street,
Northampton, Northampton
County, PA
Administratrix: Janet E. Hangen,
1452 Shimerville Road,
Emmaus, PA 18049
Attorneys: David B. Shulman,
Esquire, Shulman & Shabbick,
1935 Center Street, Northamp-
ton, PA 18067

REINHART, JANE C., dec'd.

Late of the Township of East
Allen, Northampton County, PA
Executor: Robert W. Reinhart
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

**SCHAAD, KATHLEEN E. a/k/a
KATHLEEN EHLY SCHAAD,**
dec'd.

Late of Nazareth, Northampton
County, PA

Trust of Kathleen E. Schaad
a/k/a Kathleen Ehly Schaad
Trustee: PNC Bank, National
Association 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

SCHADLE, MARY T., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executor: Steven Vuchko c/o
Frank J. Danyi, Jr., Esquire,
Maloney, Danyi, O'Donnell &
Tranter, 901 West Lehigh Street,
Bethlehem, PA 18018

Attorneys: Frank J. Danyi, Jr.,
Esquire, Maloney, Danyi,
O'Donnell & Tranter, 901 West
Lehigh Street, Bethlehem, PA
18018

SCHWAB, MARGARET A., dec'd.

Late of Northampton County, PA
Executor: David J. Schwab c/o
Robert Van Horn, Esquire, 123
North Fifth Street, Allentown, PA
18102

Attorney: Robert Van Horn,
Esquire, 123 North Fifth Street,
Allentown, PA 18102

SZEP, FRANK J., dec'd.

Late of Northampton, Northamp-
ton County, PA

Administratrix: Florence M. Szep
c/o Everett Cook Esquire, 2747
MacArthur Road, Whitehall, PA
18052

Attorney: Everett Cook, Esquire,
2747 MacArthur Road, Whitehall,
PA 18052

TOMASITS, ANNA M., dec'd.

Late of the Borough of Bath,
Northampton County, PA

Co-Executors: Andrew F.
Tomasits and Patricia A. Sodl c/o
Stanley M. Vasiliadis, Esquire,
Vasiliadis & Associates, 2551
Baglyos Circle, Suite A-14,
Bethlehem, PA 18020

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

WASILKOWSKI, GEORGE, dec'd.

Late of Williams Ave., Walnut-
port, Northampton County, PA
Executrix: Vera S. Hunsicker,
426 Williams Ave., P.O. Box 2,
Walnutport, PA 18088

Attorneys: Charles W. Stopp,
Esquire, Steckel and Stopp, 125
S. Walnut Street, Suite 210,
Slatington, PA 18080

**YUDIS, JEAN V. a/k/a JEAN
VIVIAN YUDIS,** dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executrix: Barbara C. Yudis c/o
Edward H. Butz, Esquire,
Lesavoy Butz & Seitz LLC, 7535
Windsor Drive, Suite 200,
Allentown, PA 18195

Attorneys: Edward H. Butz,
Esquire, Lesavoy Butz & Seitz
LLC, 7535 Windsor Drive, Suite
200, Allentown, PA 18195

YUDIS, MILTON D., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executrix: Barbara C. Yudis c/o
Edward H. Butz, Esquire,
Lesavoy Butz & Seitz LLC, 7535
Windsor Drive, Suite 200,
Allentown, PA 18195

Attorneys: Edward H. Butz,
Esquire, Lesavoy Butz & Seitz
LLC, 7535 Windsor Drive, Suite
200, Allentown, PA 18195

NOTICE OF INCORPORATION

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

The name of the corporation is:

FLEXI DISC INC.

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

Feb. 27

**LIMITED LIABILITY COMPANY
NOTICE**

NOTICE IS HEREBY GIVEN that
on January 29, 2014, Certificate of
Organization was filed in the Depart-
ment of State of the Commonwealth
of Pennsylvania for:

WOODMONT UM GC, LLC

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

WENDY A. NICOLosi, ESQUIRE
BROUGHAL & DeVITO, L.L.P.

38 West Market Street
Bethlehem, PA 18018

Feb. 27

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that
on February 20, 2014, the petition of

Nicole Haberle was filed in Northamp-
ton County Court of Common Pleas
at No. C48CV2014-1509, seeking to
change the name of minor child from
Tylil Dahnez Haberle to Tylil Dahnez
Nixon. The court has fixed March 28,
2014 at 9:00 a.m., in courtroom #4
at the Northampton County Court-
house 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.

Feb. 27

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
INVOLUNTARY TERMINATION OF
PARENTAL RIGHTS**

In Re: D.M.B., Minor Child

NO. 2013-0065

NOTICE

TO: Jessica Lis Ruiz Lopez, mother
A Petition has been filed asking the
Court to put an end to all rights you
have to your child listed above. The
Court has set a hearing concerning
your parental rights to your child.
That hearing will be held in Courtroom
No. 1, Northampton County Govern-
ment Center, 669 Washington Street,
Easton, Pennsylvania, on March 11,
2014 at 9:00 a.m. You are warned
that even if you fail to appear at the
scheduled hearing, the hearing will
go on without you and your rights to
your child will be ended by the Court
without your being present. You have
the right to be represented at the
hearing by a lawyer. You should take
this paper to your lawyer at once. You
may also have rights under ACT 101,
and a notice explaining your rights
under this act is included with all
your legal papers.

If you cannot afford a lawyer, go to or telephone the office set forth below to find out where you can get legal help.

Lehigh Valley Legal Services:
North Penn Legal Services
65 E. Elizabeth Ave.
Suite 903
Bethlehem, PA 18018
(610) 317-8757

If you can afford to hire a lawyer but do not have a lawyer, go to or telephone the office set forth below to find out where you can get legal help.

Lawyer Referral Service
P.O. Box 4733
Easton, PA 18042
(610) 258-6333

Feb. 27

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on MARCH 7, 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. 1
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05443**

ALL THAT CERTAIN lot of land, with the improvements thereon erected, known as No. 619 West Wilkes-barre Street, situate in the City of Easton, County of Northampton, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point one hundred twenty (120) feet, more or less, West of Northwest corner of the intersection of the property line of Reynolds and West Wilkes-barre Streets; thence extending Westwardly along the North side of said West Wilkes-Barre Street, forty (40') feet; thence extending Northwardly of that width in depth one hundred forty (140') feet to Cooper Street.

BOUNDED on the North by Cooper Street, on the East by premises No. 615 West Wilkes-barre Street, property of Joseph Miller; on the South by West Wilkes-barre Street, and on the West by premises No. 623 West Wilkes-barre Street, property of Josephine A. Paulus.

BEING the same premises which James Brunstetter, by Deed dated November 29, 2001, and recorded December 6, 2001 in the Office of the Recorder of Deeds for the County of Northampton in Book 2001-1, Page 262186, granted and conveyed unto John R. Branch, Jr., in fee.

BEING KNOWN AS 619 West Wilkes Barre Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE4C 16 7 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of John R. Branch, Jr.

ANDREW J. MARLEY, ESQUIRE

**No. 2
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-11642**

ALL THAT CERTAIN brick house and lot, messuage, tenement and lot or piece of land, situate in the City of Bethlehem, in said County of Northampton and State of Pennsylvania, aforesaid, the same being

known as No. 1033 East Third Street, in said City of Bethlehem, bounded and described as follows, to wit:

Beginning at a point in the north building line of said East Third Street, said point being north eighty-four degrees thirty minutes west, and distant eighty-three and fourteen one-hundredths feet from a point in line of the west stone wall of property No. 1043 East Third Street; thence along other property of said George Ezsol, passing through the centre of the partition wall between dwellings No. 1033 and No. 1035 East Third Street, north five degrees thirty-five minutes east a distance of seventy-four and ninety-five one-hundredths feet to a point; thence along property of the Philadelphia and Reading Railway Company, south eighty-degrees ten minutes west a distance of nineteen and fifty-six one-hundredths feet to a point; thence along property of Mrs. Winifred Lannon south five degrees thirty-five minutes west a distance of sixty-nine and seventy-eight one-hundredths feet to a point in the north building line of East Third Street; and thence in the north building line of East Third Street, south eighty-four degrees thirty minutes east a distance of eighteen and eighty-six one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jose Boulogne and Veronica Cantres, Joint Tenants with right of survivorship, by Deed from Jose Boulogne, Individually, dated 06/02/2006, recorded 03/05/2007 in Book 2007-1, Page 82841.

BEING KNOWN AS 1033 East 3rd Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6NE3D 1 4 0204.

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 Jose Boulogne and Veronica Cantres.

MEREDITH WOOTERS, ESQUIRE

No. 3

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-11378**

ALL THAT CERTAIN messuage or tenement and tract of land, situate in the Borough of Hellertown, Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the East side of Jefferson (formerly Center) Street distant four hundred twenty-nine and fifty-four one-hundredths feet from the Northeast corner of Clerk and Jefferson (formerly Center) Streets; thence Northwardly along the East side of said Jefferson (formerly Center) Street twenty-five feet, said point being in the middle of a partition or party wall dividing and running through twin dwelling homes and designated as Nos. 1371-1373 Jefferson Street; thence Eastwardly on that same width between parallel lines at right angles with said Jefferson (formerly Center) Street one hundred fourteen feet to Pearl Street.

BEING Lot No. 4 on Plan of Building Lots of North Hellertown Land Company, as laid out by Frank H. Villie, C.E., June 8, 1917, and filed in the office of the Recording of Deeds in and for the County of Northampton in Map Book 8, Page 13.

TITLE TO SAID PREMISES IS VESTED IN Jessica L. Rimmer, individually, by Deed from Winfield P. Huber, Jr. and Crystal R. Cavanaugh, nka, Crystal R. Huber, h/w, dated 03/27/2009, recorded 04/06/2009 in Book 2009-1, Page 75264.

BEING KNOWN AS 1371 Jefferson Street, Hellertown, PA 18055.

TAX PARCEL NUMBER: Q7NW3A 8 20 0715.

THEREON BEING ERECTED a colonial half-of-double style dwelling with vinyl siding and shingle roof; detached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Jessica L. Rimmer.

JOSEPH E. DeBARBERIE,
ESQUIRE

No. 4
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05607

ALL THAT CERTAIN lot, parcel, tract of land lying and being situate in the Borough of Freemansburg, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a set iron pin in the southerly right-of-way of the public street known as Kossuth Street, said iron marking a corner in common with Lot 4, land of Michael and Susan Turzanski, said iron pin being located on a course of North 82 degrees-30 minutes-00 second East 240.00 feet from a found iron pipe marking the intersection of the easterly right-of-way of the public street known as Clearfield Street with the aforementioned southerly right-of-way of Kossuth Street; the point of beginning being so located; thence

1) Along said southerly right-of-way of Kossuth Street, North 82 degrees-30 minutes-00 second East 120.00 feet to a set iron pin marking a corner in common with Lot 7, land now or formerly of Marion Gombocz; thence

2) Along said Lot 7, South 7 degrees-30 minutes-00 second East

120.00 feet to a found iron pipe marking a corner in common with said Lot 7, corner being in the northerly right-of-way of a 15 feet wide alley; thence

3) Along said northerly right-of-way of said alley, South 82 degrees-30 minutes-00 second West 120.00 feet to a found iron pipe marking a corner in common with the aforementioned Lot 4, land of Michael and Susan Turzanski; thence

4) Along said Lot 4, North 7 degrees-30 minutes-00 second West, 120.00 feet to the point of beginning.

CONTAINING 14,400.00 square feet (0.3306 Acres more or less.)

The above described Lot also being known as Lots 715, 716, 717, 718, 719 and 720 on map entitled 'Clearfield Terrace Building Lots, Plan Showing Extension by Charles A. and Harry O. Jones, July 17, 1915, L.J.H. Grossart, C.E.' and recorded in the office of the Recorder of Deeds of Northampton County at Plan Book 6, Page 21.

SUBJECT to any and all easements and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN William B. Laughlin and Constance R. Laughlin, h/w, by Deed from Thomas Kaleycik and Barbara Kaleycik Podhayny, individually and as executors of the estate of Anna Grossett, late, dated 10/17/1991, recorded 10/21/1991 in Book 845, Page 55. CONSTANCE R. LAUGHLIN was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of CONSTANCE R. LAUGHLIN's death on or about May 5, 2012, her ownership interest was automatically vested in WILLIAM B. LAUGHLIN the surviving tenant by the entirety. WILLIAM B. LAUGHLIN died on August 23, 2012, and ROBIN A. HANNI was appointed Administra-

trix of his estate. Letters of Administration were granted to her on October 5, 2012 by the Register of Wills of NORTHAMPTON COUNTY, No. 2012-1302, The Decedent's surviving heir at law and next-of-kin is ROBIN A. HANNI.

BEING KNOWN AS 708 Kossuth Street, Freemansburg, PA 18017.

TAX PARCEL NUMBER: N7SW3D 5 6 0212E.

THEREON BEING ERECTED a cape cod single style dwelling with aluminum siding and shingle roof; detached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Robin A. Hanni, in her capacity as Administratrix and Heir of the Estate of William B. Laughlin and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under William B Laughlin, Deceased.

ADAM H. DAVIS, ESQUIRE

No. 5
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02381

ALL THAT CERTAIN tract of land located in the Township of Upper Nazareth, County of Northampton and Commonwealth of Pennsylvania, shown as Lot 15 on a record plan for Creekside Estates—Phase III prepared by Lehigh Engineering Associates, Inc., recorded in Map Book 2002-5, Page 404-405, bounded and described as follows; to wit:

BEGINNING at an iron pin located along the roadway right-of-way of Fieldview Drive, 25.00 feet from centerline; said pin also located along Lot 16 of the aforementioned subdivision, and the lands herein described; thence,

1) N-40°-56'-00"-E, 90.00 feet along the roadway right-of-way of

Fieldview Drive, 25.00 feet from centerline to an iron pin; thence,

2) S-49°-04'-00"-E, 100.00 feet along Lot 14 of the aforementioned subdivision to an iron pin; thence,

3) S-40°-56'-00"-W, 90.00 feet along lands now or former of Coplay Cement Co. to an iron pin; thence,

4) N-49°-04'-00"-W, 100.00 feet along Lot 16 of the aforementioned subdivision to the aforementioned point and place of BEGINNING.

TITLE TO SAID PREMISES VESTED IN Timothy Davis by deed from Rosendo S. Navarro and Edwina Navarro, husband and wife dated 01/30/2006 and recorded 03/06/2006 in the Northampton County Recorder of Deeds in Book 2006-1, Page 90025.

BEING KNOWN AS 2443 Blue Jay Drive, Nazareth, PA 18064.

TAX PARCEL NUMBER: J7 14 2-15 0432.

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 Timothy Davis.

ROBERT W. WILLIAMS, ESQUIRE

No. 6
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05707

ALL THAT CERTAIN frame messuage, tenement and lot or piece of land situated on the south side of West Wilkes Barre Street, in the City of Easton, Northampton County, Pennsylvania, known and designated as No. 1012 West Wilkes Barre Street, being the western half of lot marked No. 12 on a plan or plot of lots laid out by James McKeon, bounded and described as follows:

BEGINNING at a point 100 feet from the southwest corner of West Wilkes Barre Street and McKeon Street, and extending west along the said West Wilkes Barre Street 20 feet, more or less, in front or breadth to land now or late of Henry Griffith, and extending south of that breadth 140 feet to a 20 feet wide alley.

BOUNDED on the North by Wilkes Barre Street, on the East by land late of Raymond B. Brassington and wife, known as No. 1010 West Wilkes Barre Street, on the South by said 20 feet wide alley, and on the West by property now or late of Henry Griffith.

TITLE TO SAID PREMISES IS VESTED IN Franklin L. Kleintop, III, by Deed from T & P Realty, LLC., a Pennsylvania Limited Liability Company, dated 10/24/1997, recorded 11/05/1997 in Book 1997-1, Page 123208.

BEING KNOWN AS 1012 West Wilkes Barre Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NE1A 1 19 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 Franklin L. Kleintop, III.

MEREDITH WOOTERS, ESQUIRE

No. 7
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-06490

TRACT 1

ALL THAT CERTAIN lot of ground together with the improvements erected thereon being 24 North Canal Street, in the Borough of Walnutport, County of Northampton, Pennsylvania, bounded and described as follows:

BEGINNING at a corner in line of lands now or late of Monroe Walp and

C.W. Geary; thence along the former, South 77-1/2 degrees West, 192 feet to a corner; thence by land now or late of Jacob Benninger, South 16 degrees East, 56 feet 7 inches to a corner; thence by land now or late of C.W. Geary, North 77-1/2 degrees East, 192 feet to a corner; thence North 16 degrees West, 56 feet 7 inches to the place of BEGINNING.

CONTAINING 40 square perches, strict measure.

TRACT 2

ALL THAT CERTAIN lot of land situate in the Borough of Walnutport, County of Northampton, Pennsylvania, bounded and described as follows:

BEGINNING at a stake a corner in line of lands now or late of Lehigh Coal and Navigation Company's land and corner of Lot 4 and along the former, South 16-1/2 degrees East 3 perches 5 links to a corner and Lot 3, now or late of Frank Newhart; thence along same, North 72-1/2 degrees West, 3 perches 2 links to a stake; thence along lands late of Mary A. Blank, now or late of Frank Geiss North 16-1/2 degrees West, 3 perches 9 links to a stake; thence South 76-3/4 degrees West, 3 perches to the place of BEGINNING.

CONTAINING 9.18 perches, more or less.

TITLE TO SAID PREMISES IS VESTED IN Daryl Ringler, by Deed from Ronald L. Ringler and Anna M. Ringler, h/w, dated 04/29/2003, recorded 05/05/2003 in Book 2003-1, Page 160513.

BEING KNOWN AS 24 North Canal Street, Walnutport, PA 18088.

TAX PARCEL NUMBER: J2SW1A 2 15 1033 and J2SW1A 1 8 1033C.

SEIZED AND TAKEN into execution of the writ as the property of Daryl Ringler.

MEREDITH WOOTERS, ESQUIRE

No. 8
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-12365

Also known as Northampton County Uniform Parcel Identifier: N6SE3D-22-1 for purposes of compliance with Northampton County Ordinance No. 159-L989.

ALL THAT CERTAIN message, tenement and lot or piece of ground, situate at the southwest corner of Wood and Frankford Streets, City of Bethlehem, Northampton County, Pennsylvania, known and designated as 1019 Wood Street, according to present city numbering, bounded and described as follows:

BEGINNING at the southwest corner of Wood and Frankford Streets; thence extending southwardly in and along the western line of said Wood Street sixteen feet to a point; said point being exact middle of a party wall dividing the house erected on these premises from the one adjoining in on the south and of that same width extending westwardly one hundred feet to an unnamed twenty feet wide alley on the rear.

Bounded north by Frankford Street; east by Wood Street, south by premises now or late of A. Ricciotti, et al, and west by' alley aforesaid.

For Informational Purposes Only: The APN is shown by the County Assessor as N6SE3D-22-1; source of title is Book 2001-1, Page 201740 (Recorded 10/01/01).

PARCEL NO. : N6SE3D-22-1-0204.

ALSO BEING KNOWN AS 1019 Wood Street, Bethlehem, PA, 18018-3118.

BEING the same premises which William B. Berezny, married and Jean M. Berenzny, his wife, by deed dated September 27, 2001 and recorded

October 1, 2001 in and for Northampton County, Pennsylvania, in Deed Book Volume 2001-1, Page 201740, granted and conveyed unto Harold G. Dreher and Dorothy A. Dreher, his wife.

BEING KNOWN AS 1019 Wood Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: N6SE3D 22 1 0204.

THEREON BEING ERECTED a colonial 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 Dorothy A. Dreher and Harold G. Dreher.

SCOTT A. DIETTERICK, ESQUIRE

No. 9
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-04371

ALL THAT CERTAIN message or tenement and lot or piece of ground situate on the southeastern side of Selfridge Street, between Hillside Avenue and Poplar Street, now known as Selfridge Street, in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

CONTAINING in front on said Selfridge Street twenty (20) feet and extending back of the same width, between parallel lines at right angles to said Selfridge Street, one hundred and forty (140) feet to an alley twenty (20) feet wide.

THE same being the northeastern half of Lot No. 284 according to a certain plan of lots in South Bethlehem as laid out by Lehigh University.

BOUNDED northwest by Selfridge Street, northeast by Lot No. 285, southeast by said alley and southwest by the southwestern half of Lot No. 284 Selfridge Street.

HAVING ERECTED THEREON a dwelling known and numbered as 530 Selfridge Street, Bethlehem, Northampton County, Pennsylvania, according to the present system of City numbering.

TITLE TO SAID PREMISES IS VESTED IN Juan L. Rosado, as sole owner, given by Anna Hrin, unmarried, dated 12/20/200, and recorded 12/29/2005 in Book 2005-1 Page 528128 Instrument # 2005073245.

BEING KNOWN AS 530 Selfridge Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SE2D 12 10 0204.

THEREON BEING ERECTED a two-story half-of-double style dwelling with brick and fieldstone exterior and shingle roof; detached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Juan L. Rosado.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 10
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-06053

ALL THAT CERTAIN message, tenement and lot or piece of land situate in the Borough of Hellertown, County of Northampton, Commonwealth of Pennsylvania, being Lot 6, Block 2 on map entitled Rentzheimer Farm Development, Section B, Mountainview, Property of Bethlehem Steel Company, located in the Borough of Hellertown, Northampton County, Pa., dated March 25, 1946 which is recorded in the office for the Recording of Deeds in and for Northampton County in Map Book Volume 11, page 65, known as 433 Locust Road according to present Borough numbering, bounded and described as follows:

BEGINNING at an iron pin in the easterly street line of Locust Road said pin being at the intersection of the easterly street line of Locust Road with the division line between lots 5 and 6 block 2 of plan aforesaid; thence along said division line South eighty-four degrees twenty minutes East a distance of one hundred feet to an iron pin in the division line between lots 6 and 15 block 2 of plan aforesaid; thence along said division line and along the division line between lots 6 and 14 block 2 of plan aforesaid South five degrees forty minutes West a distance of sixty feet (60 feet) to an iron pin in the division line between lots 6 and 7 block 2 of plan aforesaid; thence along said division line North eighty-four degrees twenty minutes West a distance of one hundred (100 feet) feet to an iron pin in the Easterly street line of Locust Road; thence along the easterly street line of Locust Road North five degrees forty minutes East a distance of sixty (60 feet) feet to an iron pin, the point, the place of BEGINNING.

UNDER AND SUBJECT to certain restrictions and reservations of easements set forth in deed from Bethlehem Steel Company to Wills Homes Pennsylvania, Inc. as duly recorded.

TITLE TO SAID PREMISES IS VESTED IN Carol Ann Bogart given by Kevin Collins and Karen Collins, husband and wife, dated 06/22/2005, recorded 08/24/2005 in Book 2005-1 Page 325191.

BEING KNOWN AS 433 Locust Road, Hellertown, PA 18055.

TAX PARCEL NUMBER: Q7SE4A 3 8 0715.

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 Carol Ann Bogart.

ADAM H. DAVIS, ESQUIRE

No. 11
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04250

ALL those certain lots or pieces of ground situate on the west side of Wood Street, in the City of Bethlehem, (formerly Township of Bethlehem), and designated on plan of lots of R.S. Taylor called 'Fernwood' laid out by A.M. Cawley, C.E., February 16, 1917, and recorded in the office for the recording of Deeds in and for Northampton County in Map Book No. 6, page 44, as lot No. 145 and southern half of lot No. 144, bounded and described as follows, to wit:

BEGINNING at a point two hundred feet (200 ft.) north of the northwest corner of Goepp and Wood Streets.

Thence extending northwardly along the west side of said Wood Street thirty feet (30 ft.) to the center line of said lot No. 144,

Thence extending of that same width westwardly one hundred feet (100 ft.) to an alley.

BOUNDED on the north by the northern half of lot No. 144 according to said plan, on the east by Wood Street, on the south by lot No. 146 according to said plan, and on the west by said alley.

TITLE TO SAID PREMISES IS VESTED IN Nelson Mercado and Leticia Mercado, h/w, by Deed from Beth A. Finley, aka, Beth A. Blasco, dated 05/02/2005, recorded 05/04/2005 in Book 2005-1, Page 162317.

BEING KNOWN AS 923 Wood Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: N6SE3D 33 6 0204.

THEREON BEING ERECTED a colonial single style dwelling with aluminum and brick exterior and shingle roof; detached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Nelson Mercado and Leticia Mercado.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 12
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05846

All that certain message, tenement and lot or piece of ground situate on the Southeasterly side of Freemansburg Avenue, known as 2264 Freemansburg Avenue, in the Borough of Wilson, County of Northampton, Commonwealth of Pennsylvania as shown on a plan prepared by Kenneth R. Hahn R.S. drawing No. 81-167, dated August 5, 1981 bounded and described as follows:

Beginning at a point on the Southeasterly right of way line of Freemansburg Avenue, (50 feet wide), said point being located 100 feet Northeasterly of the East side of South 23rd Street; thence extending along the Southeasterly right of way line of Freemansburg Avenue, North 35 degrees 15 minutes East, 20.00 feet to a point; thence extending along the Southwesterly property line of house No. 2262 Freemansburg Avenue, South 54 Degrees 45 minutes East, 125.00 feet to a point on the Northwesterly side of Jefferson Street (15.0 feet wide); thence extending along the Northwesterly side of Jefferson Street, South 35 degrees 15 minutes West, 20.00 feet to a point; thence extending along the Northeasterly property line of house No. 2266 Freemansburg Avenue, passing partly in and through the party wall separating 2266 from

2264 Freemansburg Avenue, North 54 degrees 45 minutes West, 125.00 feet to the place of beginning.

Subject to restrictions, easements, covenants, rights of way and agreements as recorded in previous documents, deeds and plans.

TITLE TO SAID PREMISES IS VESTED IN Scott W. Repsher, by Deed from Robert W. Repsher and Gloria L. Repsher, h/w and Scott W. Repsher, dated 04/03/2006, recorded 04/12/2006 in Book 2006-1, Page 144280.

BEING KNOWN AS 2264 Freemansburg Avenue, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW4C 20 4 0837.

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

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

MEREDITH WOOTERS, ESQUIRE

No. 13
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07576

ALL THAT CERTAIN message, tenement and tract or piece of land situate in the City of Easton, Northampton, Pennsylvania, together with the improvements thereon erected, being presently known and designated as no. 147 Ann Street, bounded and described as follows, to wit:

BEGINNING at a point on the west side of Ann Street, at a distance of two hundred (220 feet) feet north from the north side of Madison Street (which Street has a width of 50 feet); thence westwardly at a right angle to Ann Street for a distance of one hundred thirty (130 feet) feet, thence northwardly at a right angle to Ann Street a distance of one hundred thirty (130

feet) feet to a point on the west side of Ann Street; thence southwardly along the west side of Ann Street a distance of one hundred (100 feet) feet to the point, the place of beginning.

BEING lots nos. 25 and 26 as shown on the plan of Lachenour Heights as recorded in the Office for the Recording of Deeds in and for Northampton County in Map Book 2, page 68.

BOUNDED on the north by the property of Anthony F. Regina and Conchetta Regina known as no. 141 Ann Street; on the east by Ann Street; on the south by property of Sara A. Tice; and on the west by property of Matilda J. Tynan, known as no. 158 Charles Street.

TITLE TO SAID PREMISES IS VESTED IN Roger Messiah and Evelyn Messiah, h/w, by Deed from Earl Lynn Development, LLC., dated 02/15/2008, recorded 02/20/2008 in Book 2008-1, Page 46095.

BEING KNOWN AS 147 Ann Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE3B 4 1 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 Evelyn Messiah.

MEREDITH WOOTERS, ESQUIRE

No. 14
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-11374

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: N7SE4-21-10-0719 for purposes of compliance with Northampton County Ordinance No. 159-L989.

ALL THAT CERTAIN message, tenement and lot or piece of ground

designated as No. 301 Mathews Avenue, Bethlehem Steel City, situate in the Township of Lower Saucon, County of Northampton, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the easterly side of Mathews Avenue, being South 2 degrees, 16 minutes West distant 25.43 feet from an iron marker set in the southeast intersection of Eugene Street, a 20 feet wide street, and Mathews Avenue, a 50 feet wide street;

Thence in and through the party wall dividing No. 301 Mathews Avenue herein described and No. 303 Mathews Avenue immediately adjacent to the south, South 80 degrees 00 minutes East a distance of 96.58 feet to an iron pipe marker set in the westerly side of a 3 feet wide private alley;

Thence along the same in a northerly direction a distance of 25.20 feet to the southerly side of said Eugene Street;

Thence in a westerly direction along the southerly side of said Eugene Street; a distance of 100 feet, more or less, to the southeast intersection of Eugene Street and Mathews Avenue;

Thence South 2 degrees, 16 minutes West a distance of 25.43 feet to the place of BEGINNING.

BEING the same premises which GEORGE BECKAGE AND SHIRLEY BECKAGE, HUSBAND AND WIFE by Deed dated December 14, 2006 and recorded December 20, 2006 in and for Northampton County, Pennsylvania, in Deed Book Volume 2006-1, Page 523347, granted and conveyed unto Matthew M. Romig and Kimberly A. Romig, husband and wife, as tenants by the entirety.

BEING KNOWN AS 4293 Mathews, Avenue, Bethlehem, PA 18015.

TAX PARCEL NUMBER: N7SE4 21 10 0719.

THEREON BEING ERECTED a colonial 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 Matthew M. Romig and Kimberly A. Romig.

SCOTT A. DIETTERICK, ESQUIRE

No. 15

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05608**

ALL THAT CERTAIN lot or piece of land Situate in the Township of Forks, Northampton County, Pennsylvania, designated as Parcel 1 on a certain Plan of Subdivision of Property belonging to H. Bruce Rasmussen and wife and Dr. M.D. Bixler and wife, Forks Township, Northampton County, Pennsylvania, recorded in the Office for the Recording of Deeds in and for Northampton County, 12/30/1949, bounded and described as follows, to wit:

BEGINNING at an iron pin in the center of Frost Hollow Road, said iron pin being 88.99 feet from the Southeast corner of residence of William C. H. McQuarrie, formerly known as the Brinker School, and 67.52 feet from the Northwest corner of the garage; thence along property now or formerly of Concetta Verna, North 1 degree 32 minutes East, 600.79 feet to an iron pin, corner of property of J. L. White; thence along the property line of the said J. L. White, South 88 degrees 28 minutes East, 135.00 feet to an iron pin; Northwest corner of Parcel No. 2 of

the said subdivision of property; thence along the West side of the said Parcel No. 2 South 3 degrees 29 minutes East 455.52 feet to an iron pin in the aforesaid Frost Hollow Road, being also the Southwest corner of Parcel No. 2; thence along the center of the said road South 51 degrees 28 minutes West, 228.46 feet to an iron pin, the place of beginning.

CONTAINING 1.90 acres, more or less.

TITLE TO SAID PREMISES IS VESTED IN Kurtt A. Robinson and Dana M. Robinson, h/w, by Deed from Nolan Wayne Orndorff and Susan L. Orndorff, his wife, dated 03/08/2002, recorded 04/11/2002 in Book 2002-1, Page 93704.

BEING KNOWN AS 308 Frost Hollow Road, Easton, PA 18040.

TAX PARCEL NUMBER: K9SE2 17 18 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Kurtt A. Robinson and Dana Robinson.

ADAM H. DAVIS, ESQUIRE

No. 16
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-02865

PARCEL No. 1

All that certain messuage, or tenement and tract or parcel of land, known as No. 27 Frederick Street (now known as No. 1409 Frederick Street), situate along the northeasterly side of Frederick Street, northwest of the Bethlehem-Philadelphia Highway, Pennsylvania Route 12, in the Township of Lower Saucon, County of Northampton and State of Pennsylvania, bounded and described

according to a survey thereof made the 16th day of January, 1948, by Leonard M. Fraivillig Company, Engineers, Bethlehem, Pennsylvania, as follows, to wit:

Beginning at a point on the northeasterly side of Frederick Street, distant one hundred ninety (190) feet, more or less northwestwardly along the said northeasterly side of Frederick Street, from its intersection with the northwesterly side of the Bethlehem-Philadelphia Highway, Pennsylvania Route No. 12, said point of beginning being in line with the middle of the partition or party wall between the dwelling on the herein conveyed premises and the dwelling on the premises adjoining on the southeast, known as No. 29 Frederick Street; thence extending N 35° 00' W along the northeasterly side of Frederick Street, a distance of 14.86 feet to a point in line of land now or late of Tilghman Trappe; thence extending N 55° 00' E along land of the said Tilghman Trappe, a distance of 98 feet, more or less, to a point in line of land now or late of Charles Finkbeiner, thence extending S 35° 00' E along land of the said Charles Finkbeiner, a distance of 15.58 feet to a point; thence extending S 55° 25' W and passing through the middle of the aforementioned party wall, a distance of 98 feet, more or less, to the point on the northeasterly side of Frederick Street, the point the place of beginning.

PARCEL NO. 2

All that certain tract of piece of land situate in the Township of Lower Saucon, County of Northampton, Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the east line of Frederick Street, said point being N 35° 0' W and 204.86 feet from

the northwest corner of the intersection of Frederick Street and PA State Highway #191 (now known as #378); thence along the same easterly side of Frederick Street N 35° 0' W 10.27 feet to a point; thence along the north side of an 8 inch concrete retaining wall N 43° 59' E 47.96 feet to a point; thence along the same wall N 30° 11' E 18.08 feet to a point; thence along the same wall N 58° 0' E 8.33 feet to a point; thence N 35° 0' W 0.98 feet to an iron pipe, thence N 55° 0' E 23.17 feet to an iron pipe; thence S 35° 0' E 28 feet to a point, thence S 55° 0' 95.00 feet to a point in the easterly line of said Frederick Street, the place of beginning.

Being the same premises, which Sarah A. Crocus, by her Deed of even date and intended to be recorded forthwith in the Office of the Recorder of Deeds of Northampton County, granted and conveyed unto Dennis Sneckenburg, Mortgagor herein.

Title to said premises vested in Dennis F. Sneckenburg and Heather M. Sneckenburg by Deed from Sarah A. Crocus dated 07/28/06 and recorded 08/02/06 in the Northampton County Recorder of Deeds Book 2006-1, Page 311869.

BEING KNOWN AS 1409 Frederick Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: Q6NW2 1 7 0719.

THEREON BEING ERECTED a two-story half-of-double style dwelling with vinyl siding and shingle roof; detached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Dennis F. Sneckenburg and Heather M. Sneckenburg.

ROBERT W. WILLIAMS, ESQUIRE

No. 18
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07068

ALL THAT CERTAIN lot or piece of ground with the improvements

thereon erected situated in the Fourth Ward of the City of Easton, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the West property line of North 9th Street in the line of #24 North 9th Street, said point being distant 210.67 feet Northerly from the intersection of the North property line of Northampton Street with the West property line of North 9th Street; thence along #24 North 9th Street and passing partly through the middle of a party wall, North 88 degrees 23 minutes West 155.59 feet to a point in the East property line of Poplar Street; thence along the East property line of Poplar Street North 1 degree 37 minutes East 16.53 feet to a point to line of #28 North 9th Street; thence along #28 North 9th Street and passing partly through the middle of a party wall, South 88 degrees 23 minutes East 155.50 feet to a point in the West property line of North 9th Street; thence along the West property line of North 9th Street South 1 degree 37 minutes West 16.53 feet to the point or place of beginning.

THE improvements thereon being known as 26 North 9th Street, Easton, PA 18042

BEING the same property conveyed from Dawn Morales and Joseph Bronico III by deed dated February 20, 2008 to Joseph Bronico III recorded on March 19, 2008, in the Recorder of Deeds Office of Northampton County, Book 2008-1 and Page 76170.

BEING KNOWN AS 26 North 9th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1A 13 11 0310.

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 Joseph Bronico, II.

AMY GLASS, ESQUIRE

No. 19

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-06599**

ALL THAT CERTAIN message or tract of land SITUATED in Bethlehem Township, Northampton County, in the Commonwealth of Pennsylvania, known as Lot No. 21 on the Plan of Nancy Run Estates, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly right of way line of Oliver Avenue (50 feet wide), being a common corner of Lots 21 and 22 as shown on a plan titled, 'Phase 1—Final Plan, Nancy Run Estates, Record Plan' dated January 1, 1997, prepared by Reimer Associates, Inc., and recorded September 1, 998 in Map Book 1998-5, pages 244, 245; thence along said right of way line on a curve to the left with a radius of 175 feet and an arc length of 54.32 feet (chord North 73 degrees 4 minutes 31 seconds East 54.11 feet) to a point of tangency; thence along the same North 64 degrees 10 minutes 56 seconds East 7.45 feet to a point of curvature; thence along the same on a curve to the right with a radius of 30 feet and an arc length of 47.12 feet (chord South 70 degrees 49 minutes 4 seconds East 42.43 feet) to a point of tangency on the Westerly right of way line of Washington Street (60 feet wide); thence along said right of way line South 25 degrees 49 minutes 4 seconds East 26.22 feet to a point of curvature; thence along the same on a curve to the right with a radius of 270 feet and an arc length of 85.49 feet (chord South 16 degrees 44 minutes 50 seconds East 85.13 feet)

to a point, being a common corner of Lots 3 and 21 of Nancy Run Estates; thence along said Lot 3 South 82 degrees 19 minutes 24 seconds West 25 feet to a point; thence along the same South 86 degrees 11 minutes 22 seconds West 100.76 feet to a point, being a common corner of Lots 21 and 22 of the same; thence along Lot 22 North 3 degrees 48 minutes 38 seconds West 85.24 feet to a point; thence along the same North 8 degrees 1 minute 55 seconds West 25 feet to the place of beginning.

CONTAINING 13,527.33 square feet or 0.311 acres more or less.

TITLE TO SAID PREMISES IS VESTED IN Yvonne Sheard and Kellie C. Harris, by Deed from Lewis Lobatto and Luz Elena Blanca Gonzalez, his wife, dated 06/30/2005, recorded 07/19/2005 in Book 2005-1, Page 268024.

BEING KNOWN AS 4185 Washington Street, Bethlehem, PA 18020.

TAX PARCEL NUMBER: N7NE2 4 32 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 Yvonne Sheard and Kellie Harris aka Kellie C. Harris.

JONATHAN LOBB, ESQUIRE

No. 20

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-06950**

ALL THAT CERTAIN dwelling house and lot of land situate on the South side of Lehigh Street between Tenth and Eleventh Streets, in the City of Easton, County of Northampton and State of Pennsylvania, being known as No. 1038 Lehigh Street and containing in front sixteen (16') feet

more or less the Western boundary being the middle of the partition wall between Nos. 1038 and 1040 Lehigh Street and extending of that width Southwardly one hundred seventeen (117) feet six (6) inches in depth to land now or late of Chester B. Fulmer.

BOUNDED on the North by Lehigh Street, on the West by premises No. 1040 Lehigh Street, on the South by land now or late of Chester B. Fulmer, and on the East by land now or late of Andrew Pickel.

BEING THE SAME PREMISES which Mary Ann Bobinis, Executrix under the Last Will and Testament of Diega Frankina, deceased, by Deed dated July 31, 2006, and recorded on August 8, 2006 in the Recorder of Deeds Office of Northampton County, Pennsylvania, in Record Book Volume 2006-1, Page 320867, granted and conveyed unto Sarita Gonzales-Cruz.

BEING KNOWN AS 1038 Lehigh Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SEI D 21 8 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 Sarita Gonzales-Cruz.

AMY GLASS, ESQUIRE

No. 21

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-06158**

ALL THAT CERTAIN lot or piece of ground situate on the southerly side of Penn Street and located in the Borough of Bath, County of Northampton, Commonwealth of Pennsylvania, and also being Lot 1 on a subdivision plan entitled "Final Minor Subdivision for John and Alice Krantz" as prepared by Kenneth R. Hahn on drawing No. 01-89, dated

and last revised August 7 2002, bounded and described as follows:

BEGINNING at a point located in the centerline of Penn Street, said point also marking the northwesterly property corner of Lot 3 of this subdivision; thence extending along the westerly property line of Lot 3 of this subdivision, south 00 degrees 10 minutes 00 seconds east, 108.27 feet to an iron pin set; thence extending along the northerly property line of Lot 2 of this subdivision, South 89 degrees 50 minutes 00 seconds West, 85.93 feet to an iron pin set; thence extending along the easterly right of way line of Haidle Avenue, North 05 degrees 35 minutes 54 seconds East, 108.82 feet to a point in or near the centerline of Penn Street; thence extending in and along the centerline of Penn Street, North 89 degrees 50 minutes 00 seconds East, 75.00 feet to the place of BEGINNING.

CONTAINING 8712.00 square feet, 0.20 acres.

BEING KNOWN AS 272 Penn Street, Bath, PA 18014.

TAX PARCEL NUMBER: K6NW3D 4 1 0503.

THEREON BEING ERECTED a two-story single style dwelling with wood siding and slate roof; detached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Jaime Troy Kirkpatrick and Laurie Ann Kirkpatrick.

JAMES R. WOOD, ESQUIRE

No. 22

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-07491**

ALL THAT CERTAIN messuage, tenement and lot or piece of ground, situated on the northeast side of Hamilton Avenue in the City of Bethlehem, County of Northampton

and State of Pennsylvania, bounded and described as follows, to wit;

BEGINNING at a point on the north corner of Hamilton Avenue and Wood Street, thence extending in and along the northeast side of Hamilton Avenue, northwestwardly a distance of Twenty-one (21') feet and Two (2") includes to a point, said point being the exact middle of a brick partition or party wall dividing the house erected on these premises from the one adjoining it on the northwest, and of that same width between parallel lines extending northeastwardly a distance of One hundred twenty (120') feet to a Fifteen (15') feet wide alley.

BOUNDED on the northwest by premises now or late of Riegel and Scholl, on the northeast by the alley aforesaid, on the southeast by Wood Street and on the southwest by Hamilton Avenue

BEING KNOWN AS 727 Hamilton Avenue, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N6SE2C 7 4 0204.

THEREON BEING ERECTED a two-story row home style dwelling with brick exterior and shingle roof; detached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Christine Rosko Ferrey and Karen Ferrey.

JAMES R. WOOD, ESQUIRE

No. 23
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-01415

ALL THAT CERTAIN lot of land, situated in the Second Ward, in the Borough of Pen Argyl, County of Northampton, and State of Pennsylvania, designated as Lot No. 5 in Block N., on a map of the lands of Samuel M. Schanck and Edward T.R.

Applegate, said map being on file in the Recorder's Office of Northampton County, to which reference may be always had, having a frontage of fifty (50) feet on the West side of Westbrook Avenue, and extending of that same width in a Westerly direction, one hundred (100) feet. It being the same premises which Richard H. Gold, and Elizabeth Gold, his wife, by indenture bearing date the thirty-first day of March, A.D. one thousand nine hundred and five, for the consideration therein mentioned, did grant and confirm to the said Elizabeth Gold, now deceased, her heirs and assigns forever, as in and by the said in part indenture, recorded in the Office for Recording of Deeds, at Easton, in and for the County of Northampton in Deed Book F, Vol. 34, Page 324, &c., relation being thereunto had, more fully and at large appears.

Excepting and reserving thereout and therefrom a strip or portion thereof four (4) feet wide extending along the boundary line thereof bordering along the entire length of Lot No. 4 adjacent thereto for the purpose of a driveway for the common benefit of the said Grantees hereof, their heirs, executors, administrators, and assigns and the present owner or owners of Lot No. 4, their heirs, executors, administrators and assigns, provided however, that the said present owner or owners of Lot No. 4, their heirs, executors, administrators and assigns, shall, at the same time dedicate a strip or portion of said Lot No. 4 bordering along the entire length of Lot No. 5 for the like benefit of the owners of said Lot No. 4 and No.5, their heirs, executors, administrators and assigns.

BEING the same premises which Lillian G. Clewell, widow by Deed dated December 18, 1995, and

recorded December 21, 1995, in Book 1995-1, page 122727, granted and conveyed unto Dominic Carrelli, in fee.

BEING KNOWN AS 107 South Westbrook Avenue, Pen Argyl, PA 18072.

TAX PARCEL NUMBER: E8NE2C 1 3 0625.

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

SEIZED AND TAKEN into execution of the writ as the property of Dominic Carrelli.

MICHAEL T. McKEEVER, ESQUIRE

No. 24

BY VIRTUE OF A CERTAIN

WRIT OF EXECUTION

CV-2013-02192

All that certain parcel of land situated in the Township of Williams, County of Northampton, Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

Beginning at a limestone monument being a corner of land now or formerly of Kenneth Unangst and the German Reform Congregation; thence (1) Easterly along lands now or late of said German Reform Congregation, North 83°45'57" East, 176.12 feet to a limestone monument and corner of lands now or late of St. John Lutheran Church; thence (2) Southerly along lands now or late of St. John Lutheran Church and lands now or late of Ernest Seiter and crossing the Old Philadelphia Road, South 25°14'08" East, 354.56 feet to a point in line of land now or late of Newton Sherrer; thence (3) Westerly along lands now or late of said Newton Sherrer and crossing said Old Philadelphia Road, North 77°25'33" West, 173.25 feet to a point in the Western light-of-way line of Old Philadelphia

Road; thence (4) Southerly part along the Western right-of-way line of said Old Philadelphia Road, partly along lands now or late of Newton Sherrer and partly along lands now or late of Gerald Goldberg, South 23°13'38" West, 376.78 feet to a point in line of lands now or late of Frank P. Mammana; thence (5) Northerly along lands now or late of said Frank P. Mammana, North 31°26'31" West 342.38 feet to a point in line of lands now or late of George A. Painter; thence (6) Northerly along lands now or late of said George A. Painter, North 24°30'57" East, 115.50 feet to a point and corner to lands now or late of said George A. Painter; thence (7) Northerly along lands now or late of said George A. Painter, North 33°56'51" West, 180.50 feet to a point in the Eastern right of way line of Cider Press Road; thence (8) Northerly, still along lands now or late of said George A. Painter and running in said Cider Press Road, North 33°56'51" West, 150.76 feet to an iron pin found in the macadam surface of said Cider Press Road; said iron pin being East of the centerline of said Cider Press Road and corner of lands now or formerly of said Kenneth Unangst, North 66°20'06" East, 251.52 feet to a limestone monument, the place of beginning.

Containing 5.4937 acres of land, as surveying by Heikki K. Elo, P.E., dated June 5, 1973.

Title to said Premises vested in Robert L. Hester, Jr. and Susan L. Hester, his wife by Deed from Everett C. Weller, widower dated 02/28/1992 and recorded on 03/02/1992 in the Northampton County Recorder of Deeds in Book 856, Page 38.

BEING KNOWN AS 2770 Morgan Hill Road, Easton, PA 18042.

TAX PARCEL NUMBER: N9 13 1 0836.

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

SEIZED AND TAKEN into execution of the writ as the property of Robert L. Hester, Jr. and Susan L. Hester.

ROBERT W. WILLIAMS, ESQUIRE

No. 25

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-06126**

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situated on the southerly side of East Fifth Street, known as 1426 East Fifth Street in the 17th Ward of block 16 of the City of Bethlehem Block Survey Plan, in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania and also shown on a survey plan prepared by Kenneth R. Hahn PLS on drawing No. 87-183 dated October 16, 1987 bounded and described as follows:

BEGINNING at a point on the southerly right of way line of East Fifth Street, (50 feet wide), said point being located 180 feet easterly of the East line of William Street; thence extending along southerly right of way line of East Fifth Street, North 77 degrees 30 minutes 00 seconds East, 59.20 feet to a point; thence extending along the westerly property line of 1434 East Fifth Street, South 12 degrees 30 minutes East, 118.00 feet to a point on the northerly side of Hampton Street; thence extending along the northerly side of Hampton Street (15 feet wide), South 77 degrees 30 minutes West, 59.20 feet to a point; thence extending along the property line of No. 1418 East Fifth Street, North 12 degrees 30 minutes West, 118.00 feet to the place of beginning.

CONTAINING 6,985.6 square feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Angelita Dejesus and Reynaldo Ruiz, w/h, by Deed from Hector L. Lopez and Margarita Lopez, h/w, dated 06/30/2005, recorded 07/13/2005 in Book 2,005-1, Page 260688.

BEING KNOWN AS 1426 East 5th Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P7SW1A 11 5 0204.

THEREON BEING ERECTED a colonial 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 Reynaldo Ruiz and Angelita DeJesus.

MEREDITH WOOTERS, ESQUIRE

No. 26

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-04521**

ALL THAT CERTAIN lot or piece of land situate in the Township of Bushkill, County of Northampton, and Commonwealth of Pennsylvania, being Lot # 26 of Section I, of Map of Lots known as "Bushkill Acres" prepared by T & T Associates and recorded in the Office of the Recorder of Deeds of Easton, Pennsylvania, in Plan Book 25, Page 25, bounded and described as follows, to wit:

BEGINNING at a point, an iron pipe set at the southeast corner of Blue Ridge Drive and Crosshill Road; thence along the property side of Blue Ridge Drive North 61 degrees 37 minutes 7 seconds East 125.00 feet to an iron pipe; thence along the dividing line between Lot No. 26 and Lot No. 25 South 28 degrees 22 minutes 53 seconds East 120.00 feet to an iron pipe set; thence along the

dividing line between Lot #26 and Lot #27 South 61 degrees 37 minutes 07 seconds West 125.00 feet to an iron pipe set; thence along the easterly side of Crosshill Road North 28 degrees 22 minutes 53 seconds West 120.00 feet to an iron pipe set; the place of beginning.

TITLE IS VESTED in Amber D. Webb, by Deed from Harold J. Moser, dated 11/02/2009 and recorded 11/16/2009 in Deed Book 2009-1 Page 287779, Instrument# 2009040705.

BEING KNOWN AS 445 Blue Ridge Drive, Nazareth, PA 18064.

TAX PARCEL NUMBER: H7SW4 4 3 0406.

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 Amber D. Webb.

MICHAEL T. McKEEVER, ESQUIRE

No. 27

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-04159**

ALL THAT CERTAIN Message, tenement, parcel or piece of land, Situate in the Borough of Pen Argyl, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northern curb line of Main Street in the Borough of Pen Argyl directly opposite the center of the center partition; thence in a Northerly direction through the center of said partition 131 feet 6 inches to the Southerly curb line of Pen Argyl Street; thence in an Easterly direction of the Southern curb line of Pen Argyl Street 25 feet 6 inches to the center

of an alley; thence in a Southerly direction through the center of said alley for a distance of 131 feet 6 inches to the Northern curb line of Main Street; thence in a Westerly direction of said curb line 25 feet 6 inches to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kristofor J. Sandholm, by Deed from Anthony Decesare and Jennifer Decesare, dated 06/18/2007, recorded 08/06/2007 in Book 2007-1, Page 288177.

BEING KNOWN AS 423 West Main Street, Pen Argyl, PA 18072.

TAX PARCEL NUMBER: E8NE3A 2 2A 0625.

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

SEIZXED AND TAKEN into execution of the writ as the property of Kristofor J. Sandholm.

JOSEPH E. DeBARBERIE,
ESQUIRE

No. 28

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-09317**

All that certain Unit designated as Number 13 being a Unit in Washington Avenue West; Townhouses, a Condominium, located in the fourteenth ward of the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, as designated in that certain Washington Avenue West; Townhouses Declaration of Condominium under the Unit Property Act, dated August 4, 1980, and recorded August 27, 1980 in the Office of the Recorder of Deeds in and for the County of Northampton in Miscellaneous Book Volume 276, Page 534 et seq. (hereinafter called the 'Declaration of Condominium'), that certain Washington Avenue

West; Townhouses code of Regulations dated August 4, 1980 and recorded as aforesaid in Miscellaneous Book Volume 276, Page 576 et seq., (hereinafter called the 'Code of Regulations'), and that certain Washington Avenue West; Townhouses Declaration Plan dated and recorded as aforesaid, in Plan Book Volume 61, Page 7, et seq., (hereinafter called the 'Declaration Plan').

TOGETHER with all right, title and interest, being an undivided 4.7393% interest of, in and to the Common Elements as more fully set forth in the aforesaid Declaration of Condominium and Declaration Plan.

THE Grantee, for and on behalf of the Grantees and the Grantee's heirs, administrators, executors, successors and assigns, by the acceptance of this Deed, covenant and agree to pay such charges for the maintenance of, repairs to replacement of and expenses in connection with the Common Elements as may be assessed from time to time by the Council in accordance with the Unit Property Act of Pennsylvania, and further covenant and agree that the Unit conveyed by this Deed shall be subject to a charge for all amounts so assessed and that, except insofar as Section 705 and 706 of said Unit Property Act may relieve a subsequent Unit Owner of liability for prior unpaid assessments, this covenant shall run with the bind the land or Unit hereby conveyed and all subsequent owners thereof.

THE Grantee, for and on behalf of the Grantee and the Grantee's heirs, administrators, executors, successors and assigns, by acceptance of this Deed and execution below, acknowledge that this conveyance is subject in every respect to the Declaration of Condominium and Code of

Regulations and all amendments a part of Washington Avenue West" Townhouses covenant and agree, as a covenant running with the land, to abide by each and every provision of said documents.

TITLE TO SAID PREMISES IS VESTED IN Paul G. Matus and Dorothea Matus, his wife, by Deed from Priscilla H. Berkus, single, dated 07/10/1984, recorded 07/16/1984 in Book 667, Page 581. DOROTHEA MATUS was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of DOROTHEA MATUS's death on or about 08/30/2009, her ownership interest was automatically vested in the surviving tenant by the entirety. PAUL G. MATUS died on 06/05/2011, leaving a Last Will and Testament dated 11/17/2010. Letters Testamentary were granted to SCOTT P. MATUS on 08/19/2011 in NORTHAMPTON COUNTY, No. 2011 1181. The Decedent's surviving heir at law and next-of-kin is SCOTT P. MATUS.

BEING KNOWN AS 13 West Washington Avenue, Bethlehem, PA 18018.

TAX PARCEL NUMBER: N6SE1D 13 1R 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 Scott P. Matus, in his capacity as Executor and Devisee of the Estate of Paul G. Matus.

ADAM H. DAVIS, ESQUIRE

No. 29

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02928**

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 52 on the Final Subdivision Plan of Wagner Farms III, Phase I as recorded in Map Book Volume 1994-5, Page 326, in the Office of the Recorder of Deeds for Northampton County as Easton, Pennsylvania and being further bounded and described is follows, to wit:

BEGINNING at a point on the westerly right-of-way line of Lafayette Place at the southeast corner of Lot 51 of Wagner Farms III, Phase I;

Thence along said lands of Lot 53 of Wagner Farms III, Phase I South 81 degrees- 57'-11" West 110.00 feet to a point at a corner of Lot 58 of Wagner Farms III, Phase I;

Thence along said lands of lot 53 of Wagner Farms III, Phase I South 81 degrees-57'-11" West 110.00 feet to a point at a corner of Lot 58 of Wagner Farms III, Phase I;

Thence along said lands of Lot 51 of Wagner Farms III, Phase I North 81 degrees-57'-11" East 110.00 feet to a point, the place of the Beginning.

CONTAINING 6386 square feet or. 151 acre.

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

KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER. MAP: N8 BLOCK: 23 LOT 12.

Being Known as: 1813 Chianti Place, Easton, PA 18045.

Title said to be invested in Pamela J. Warren and Dale E. Warren, wife and husband, by deed from WAGNER ENTERPRISES, LTD., PENNSYLVANIA CORPORATION dated March 31, 1995 and recorded April 12, 1995 in Deed Book 1995-1, Page 30834.

BEING KNOWN AS 1813 Chianti Place, Easton, PA 18045.

TAX PARCEL NUMBER: N8 23 12 0205.

THEREON BEING ERECTED a two-story half-of-double with vinyl and brick exterior and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Dale E. Warren and Pamela J. Warren.

MARC S. WEISBERG, ESQUIRE

No. 30

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03283**

ALL THAT CERTAIN message or tenement and parcel or piece of land situate in the Fourth Ward of the Borough of Northampton, Northampton County, and Commonwealth of Pennsylvania, known as 1670 Railroad Street, bounded and described as follows, to wit:

BEGINNING at a point on the western line of Railroad Street; thence along the western line of Railroad Street North 36 degrees 28 minutes West for a distance of fourteen (14.00) feet to a point; thence along the line of premises 1672 Railroad Street and passing through the center of the party wall between 1670 and 1672 Railroad Street South 51 degrees 55 minutes West for a distance of ninety-two and eight-tenths (92.8) feet to a stake; thence through property of which the herein described premises were formerly a part South 36 degrees 28 minutes East for a distance of fourteen (14.00) feet to a point; thence along the line of premises 1668 Railroad Street and passing through the center of the party wall between 1668 and 1670 Railroad Street North 51 degrees 55 minutes East for a

distance of ninety-two and eight-tenths (92.8) feet to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN German Ramos, Jr., by Deed from William Galgon, Jr. and Christina M.R. Galgon, h/w, dated 08/30/2004, recorded 09/02/2004 in Book 2004-1, Page 345567.

BEING KNOWN AS 1670 Railroad Street, Northampton, PA 18067.

TAX PARCEL NUMBER: L4SW4C 14 4 0522.

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 German Ramos, Jr.

MEREDITH WOOTERS, ESQUIRE

No. 31

BY VIRTUE OF A CERTAIN

WRIT OF EXECUTION

CV-2013-05326

ALL THAT CERTAIN tract of land located in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania, (as shown on a Final Land Development plan for a P.R.D. entitled Lafayette Park, recorded in Map Book Volume 1999-5, Page 361), bounded and described as follows; to wit:

BEGINNING at an iron pin located along the right of way of Meco Road, T-623, 25.00' from centerline, said pin also located along Lot 136 of the same subdivision, and the lands herein described, thence;

1) N 03°-52'-57" W. 135.00' along Lot 136 of the same subdivision to an iron pin, thence;

2) N 86°-07'-03" E. 27.83' along the right of way of Park Ridge Drive, 25.00' from centerline, to an iron pin, thence;

3) S 03°-52'-57" E. 135.00' along Lot 134 of the same subdivision to an iron pin, thence;

4) S 86°-07'-03" W. 27.83' along the right of way of Meco Road to the aforementioned point and place of beginning, containing;

3,757.05 sq. ft.

Subject to easements, restrictions and covenants of record.

BEING the same premises which Jack Calahan, Inc., a Pennsylvania Corporation, by Deed dated April 4, 2001 and recorded April 12, 2001 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2001-1 Page 59823, as Instrument Number 2001013485, granted and conveyed unto Joseph A. Rizzo and Ettienne A. Rizzo, husband and wife, in fee.

BEING KNOWN AS 190 Park Ridge Drive, Easton, PA 18040.

TAX PARCEL NUMBER: K9 6 6-135 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Ettienne A. Rizzo and Joseph A. Rizzo.

CHRISTINA C. VIOLA, ESQUIRE

No. 32

BY VIRTUE OF A CERTAIN

WRIT OF EXECUTION

CV-2013-04508

All That Parcel Of Land In The Borough Of Wilson, Northampton County, Commonwealth Of Pennsylvania, Being Known And Designated As Lot 12, Fairview Park Tract, Filed In Plat Book 2, Page 64-65, Also Described As Metes And Bounds Property In Deed Book 2008-1, Bundle 192891.

Being That Parcel Of Land Conveyed To Christopher J. Ranella And Nancy L. Ranella By Deed From Louis S. Onorata And Natalie Onorata,

Husband And Wife As Set Forth In Deed Book 2008-1, Bundle 192891 Dated 06/27/2008 And Recorded 06/30/2008, Northampton County Records, Commonwealth Of Pennsylvania.

BEING KNOWN AS 138 S. 18th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2D 18 9 0837.

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

SEIZED AND TAKEN into execution of the writ as the property of Christopher J. Ranella and Nancy L. Ranella.

MICHAEL T. MCKEEVER, ESQUIRE

No. 33

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-11995**

ALL THAT CERTAIN message or tenement and lot or piece of land situate on the South side of and known as No. 42 Park Street, in the Borough of Nazareth, County of Northampton and State of Pennsylvania, containing in front on said Park Street sixteen (16 feet) feet, and extending of that same width in depth Southwardly one hundred twenty-eight (128 feet) feet to an alley.

BOUNDED on the North by said Park Street, on the East by lot now or late of Joseph Bucchi, on the South by said alley and on the West by lot now or late of Peter J. Kern.

TITLE TO SAID PREMISES IS VESTED IN Edward D. Kiss, Jr. and Rebecca S. Kiss, h/w, by Deed from Mark D. Johnson and Denise B. Johnson, fka, Denise B. Master and Jean E. Master, dated 03/31/2000, recorded 04/04/2000 in Book 2000-1, Page 38591.

BEING KNOWN AS 42 Park Street, Nazareth, PA 18064.

TAX PARCEL NUMBER: J7SE3D 15 11 0421.

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

SEIZED AND TAKEN into execution of the writ as the property of Rebecca S. Kiss and Edward D. Kiss, Jr.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 34

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-08519**

All that certain piece, parcel or tract of land with the buildings and improvements thereon, situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania shown as Lot 19 on the Final Plan of Wolf's Run Phase VI-C as recorded in Map Book 1995-01, page 1612, in the Office of the Recorder of Deeds of Northampton County at Easton, Pennsylvania, and being further bounded and described as follows, to wit:

Beginning at a point on the Southerly right-of-way of Brendan Road (50.00 feet wide) at the Northeast corner of Lot 18 of Wolf's Run Phase VI-C; thence along said southerly right-of-way line of Brendan Road (50.00 feet wide) South 88 ° 29' 12" East 85.00 feet to a point; thence along the arc of a curve deflecting to the right having a radius of 15.00 feet and central angle of 90 ° 00' 00" for an arc length of 23.56 feet (chord: South 43 ° 29' 12" East 21.21 feet) to a point on the westerly right of way line of Scoty Drive (50.00 feet wide) thence along said westerly right-of-way line of Scoty Drive (50.00 feet wide) South 01 °30' 48" West 85.00 feet to a point at a corner of Lot 20 of

Wolf's Run Phase VI-C; thence along said lands of Lot 20 of Wolf's Run Phase VI-C North 88 ° 29' 12" West 100.00 feet to a point at a corner of Lot 18 of Wolf's Run Phase VI-C; thence along said lands of Lot 18 of Wolf's Run Phase VI-C North 01 ° 30' 48" East 100.00 feet to a point, the place of Beginning.

Containing 9951.71 square feet or 0.23 acre.

Being the same premises which of Helen M. Krum and Dawn L. Devries by their deed dated 3/10/10 and recorded on 4101 in Book 2010-1, page 63252, Instrument# 2010009481 in the recorder of Deeds Office of Northampton County, Pennsylvania granted and conveyed unto John T. Voloshin and Monica B. Voloshin.

BEING KNOWN AS 200 Brendan Road, Easton, PA 18045.

TAX PARCEL NUMBER: K8SE2 16 3 0324.

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 John T. Voloshin and Monica B. Voloshin.

LOUIS P. VITTI, ESQUIRE

No. 35
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-09138

ALL THAT CERTAIN lot of land and the dwelling thereon erected, known as 1334 Spruce street, Easton, Northampton County Pennsylvania, consisting of a one-way double brick house, bounded as follows:

ON THE NORTH by said Spruce Street, beginning at a point in the middle of a line drawn through the

middle of a partition wall between properties Known as Nos. 1332 and 1334 Spruce Street; thence continuing southwardly through the middle of said partition wall a distance of eighty-five (85') feet, to other property of the Grantor herein; thence continuing westwardly along other property of the Grantor herein a distance of twenty-four (24') feet, to property now or late of Margaret Weidner; thence continuing northwardly along property now or late of Margaret Weidner a distance of eighty-five (85') feet, to Spruce Street; thence continuing along the south side of Spruce Street in an easterly direction a distance of twenty-four (24') feet, to a point, the place of beginning.

Premises being: 1334 Spruce Street, Easton, PA 18042.

BEING the same premises which Richard W. Keifer and Althea C. Keifer by Deed dated July 1, 2002 and recorded July 2, 2002 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2002-1 Page 171267, granted and conveyed unto Charles J. Kandl Jr. and Crystal T. Kandl, as Tenants by the Entirety.

TAX PARCEL NUMBER: L9SW2C 18 2 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 Charles J. Kandl, Jr. and Crystal T. Kandl.

ANDREW J. MARLEY, ESQUIRE

No. 36
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02237

PARCEL NO. 1

ALL THAT CERTAIN parcel or tract of land together with the improve-

ments thereon erected on the Southerly side of Township Road T-511, in the Township of Lehigh, County of Northampton and Commonwealth of Pennsylvania, being known as Lot No. 1, on Plan of Bintree Manor, as laid out for Willard G. Frederick and Eva A. Frederick, by C. A. Costello Engineering Company, bounded and described as follows, to wit:

BEGINNING at a slate corner located on the Southerly side of Township Road T-511 (being 50.00 feet wide) also being the Northeasterly property corner now or late of Umberto Fantozzi; thence along the lands now or late of Umberto Fantozzi, South 80 degrees 45 minutes 00 second East 68.01 feet to an iron pipe; thence along the Southerly side of Township Road T-511, South 77 degrees 10 minutes 24 seconds East 170.01 feet to an iron pipe, the true point or place of beginning; thence continuing along the Southerly side of Township Road T-511, South 77 degrees 10 minutes 24 seconds East 140.00 feet to an iron pipe; thence along the lands now or late of Willard G. Frederick South 15 degrees 46 minutes 56 seconds West 315.00 feet to an iron pipe; thence continuing along said lands, South 84 degrees 45 minutes 27 seconds West 149.79 feet to an iron pipe; thence North 15 degrees 46 minutes 56 seconds East 361.52 feet to the true point or place of beginning.

PARCEL NO. 2

ALL THAT CERTAIN lot with the improvements erected thereon, known as Lot No. 1, as shown on the Subdivision Plan for Eva and Willard Frederick, situated in the Township of Lehigh, County of Northampton and Commonwealth of Pennsylvania, prepared by Base Engineering Inc., as recorded in Map Book 59, Page 21

and Map Book 60, Page 8, and more particularly described as follows:

BEGINNING at a concrete monument located on the Southerly right-of-way line of Township Route 511 and in line of lands now or formerly of Ben Tree Manor; thence along the aforementioned Southerly right-of-way line of Township Route 511 South 77 degrees 10 minutes 24 seconds East 40.00 feet to an iron pin; thence along Lot No. 2 the following two courses and distances: (1) South 15 degrees 46 minutes 56 seconds West 301.71 feet to an iron pin; (2) South 84 degrees 45 minutes 27 seconds West 42.80 feet to an iron pin; thence along the aforementioned lands now or formerly of Ben Tree Manor North 15 degrees 46 minutes 56 seconds East 315.00 feet to a concrete monument, being the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Milton S. Williams and Cecile I. Williams, h/w, by Deed from Nancy A. Schumacher, unmarried, dated 11/19/2004, recorded 11/26/2004 in Book 2004-1, Page 458617.

BEING KNOWN AS 4005 Cedar Drive, Walnutport, PA 18088.

TAX PARCEL NUMBER: J3 3 2A-1 0516.

THEREON BEING ERECTED a bi-level single style dwelling with aluminum and stone exterior and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Milton S. Williams and Cecile I. Williams.

JOSEPH E. DeBARBERIE,
ESQUIRE

No. 37
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-10097

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL

IDENTIFIER: N7SW1A-5-10-204 for purposes of compliance with Northampton County Ordinance No. 159-L989.

ALL those certain two lots or pieces of land, situated in Franklin Park, in the City of Bethlehem, County of Northampton and State of Pennsylvania, and known and designated as Lots Nos. fifty one (51) and fifty two (52) on plat of town lots as laid out by Anthony B. Miller, said plan being recorded in the Office for the Recording of Deeds at Easton, Pennsylvania, in Map Book No. 6, Page 12, etc. Said lots being bounded and described as follows, to wit:

TRACT NO. 1—BEGINNING at a point on the east side of Major Street, a distance of one hundred (100) feet north of the northeast corner of Major and Lerch Streets, thence continuing northwardly along the east side of Major Street, a distance of forty (40) feet to Lot No. 50 on the aforesaid plan, and extending of that same width, a distance of one hundred ten (110) feet to Lots Nos. 63 and 64.

BOUNDED on the north by Lot No. 50 on the east by Lots Nos. 63 and 64 on the south by Lot No. 53, and on the west by Major Street.

TRACT NO. 2—ALL those two (2) certain lots or pieces of ground situate in Franklin Park in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, know and designated as Lots 53 and 54 on plat of town lots as laid out by Anthony E. Miller, said plan being recorded in the Office for the Recording of Deeds in and for Northampton County in Map Book 6, Page 12, bounded and described as follows:

BEGINNING at a point on the east side of Major Street a distance of sixty (60) feet north of the northeast corner of Lerch and Major Streets, thence

continuing northwardly along the east side of Major Street, a distance of forty (40) feet to Lot 52; thence continuing eastwardly along Lot 52 a distance of one hundred ten (110) feet to Lot 62; thence continuing southwardly along Lots 62 and 61 a distance of forty (40) feet to Lot 55; thence continuing westwardly along Lot 55 a distance of one hundred and ten (110) feet to a point, the place of BEGINNING.

BOUNDED on the north by Lot 52 on the east by Lot 62 and Lots 61 on the south by Lot 55 and on the west by Major Street.

The improvements thereon now known as 1862 Major Street, Bethlehem, PA 18017-5362.

BEING the same premises which DANIEL RATEL, JOINED BY HIS WIFE CHRISTINE RATEL, by Deed dated April 9, 2008 and recorded May 1, 2008 in and for Northampton County, Pennsylvania, in Deed Book Volume 2008-1, Page 127054, granted and conveyed unto Daniel Ratel and Christine Ratel.

TAX PARCEL NUMBER: N7SW1A 5 10 0204.

SEIZED AND TAKEN into execution of the writ as the property of Daniel Ratel and Christine Ratel.

SCOTT A. DIETTERICK, ESQUIRE

No. 38

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-03839**

ALL THAT CERTAIN tract or parcel of land situate on the Northerly side of Township Route 573 in the Township of Moore, County of Northampton and Commonwealth of Pennsylvania, being more particularly described as follows, to wit:

BEGINNING at an iron pin set on the intersection of the Northerly right-of-way line of Township Route 616

and the Northerly right-of-way line of Township Route 573; thence along said Northerly right-of-way line of Township Route 573 the following three courses and distances: North 49degrees 59 minutes 26 seconds West 130.21 feet to an iron pin; thence North 59 degrees 17 minutes 41 seconds West 215.26 feet to an iron pin; thence North 76 degrees 53 minutes 41 seconds West 73.77 feet to an iron pin set on line of the lands of or late of Lewis Kurter; thence along said lands of Lewis Kurter, North 24 degrees 00 minutes 00 seconds West 200.00 feet to an iron pin; thence through the lands of Alan VanNorman, of which this was a part, South 76 degrees 53 minutes 41 seconds East 340.19 feet to an iron pin set on line of lands of Ralph Allen; thence along said lands of Ralph Allen, South 18 degrees 39 minutes 31 seconds East 333.46 feet to an iron pin, the place of Beginning.

CONTAINING 65,410.974 square feet or 1.502 acres.

The bounding land hereinbefore referred to as of Lewis Kurtner is now land of Frank J. Wunderler.

UNDER AND SUBJECT to covenants, easements, restrictions and reservations appearing in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN James F. Murphy and Maryann M. Murphy, h/w, by Deed from Maryann M. Murphy, dated 02/22/2007, recorded 03/06/2007 in Book 2007-1, Page 84592.

BEING KNOWN AS 2164 East Best Road, Bath, PA 18014.

TAX PARCEL NUMBER: G6 16 26B-1 0520.

THEREON BEING ERECTED a bi-level single style dwelling with T-1-11 siding and shingle roof; attached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Mary Ann M. Murphy and James F. Murphy.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 39

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION

CV-2012-05858

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Palmer, county of Northampton and Commonwealth of Pennsylvania, shown as Lot 122 on the Final Plan of Park View Estates Phase 2, as recorded in the office for the Recording of Deeds, at Easton, Pennsylvania, in and for the County of Northampton, in Map Book 1997-5, Page 347, and being further bounded and described as follows, to-wit:

BEGINNING at a point on the Easterly right-of-way line of Rocky Lane (sixty (60') feet wide) at the Northwest corner of Lot 123 of Park View Estates; thence along said Easterly right-at-way line of Rocky Lane (sixty (60') feet wide) North zero (0) degrees forty-seven (47) minutes fifty-three (53) seconds West, one hundred forty (140') feet to a point at a corner of Lot 121 of Park View Estates, thence along said lands of Lot 121 of Park View Estates North eighty-nine (89) degrees twelve (12) minutes seven (7) seconds East, one hundred for t y (1 40') feet to a point at a corner of Lot 125 of Park View Estates, thence along said lands of Lot 125 of Park View Estates South zero (0) degrees forty- seven (47) minutes fifty-three (53) seconds east, one hundred forty (140 l) feet to a point at a corner of Lot 123 of Park View Estates, thence along said lands of Lot 123 of Park View Estates South eighty-nine (89) degrees twelve (12)

minutes seven (7) seconds West, one hundred forty (140') feet to a point, the place of beginning; containing nineteen thousand six hundred (19,600) square feet or four hundred fifty one-thousandths (0.450) acre.

BEING the same premises which James H. Seitz, II and Heidi L. Sietz, his wife, by Deed dated 01/22/2001 and recorded 01/29/2001 in Volume 2001—Page 013315 Instrument# 2001003558, granted and conveyed unto Emmanuel Aghimien and Antonia Aghimien, his wife.

BEING KNOWN AS 3311 Rocky Lane, Easton, PA 18045.

TAX PARCEL NUMBER: L8NE2 9 14 0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Emmanuel Aghimien and Antonia Aghimien aka Antonia M. Michael. MICHAEL T. McKEEVER, ESQUIRE

No. 40

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-06134**

ALL THAT CERTAIN lot or piece of ground with the dwelling thereon erected, known as 2134 Freemansburg Avenue, Situate on the South side of said Freemansburg Avenue, in the Borough of Wilson (formerly Township of Palmer), Northampton county, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point of the Southerly building line of Freemansburg Avenue at a distance of 181.0 feet, more or less, by the said building line in an Easterly direction from the Southeasterly corner of Twenty-Second Street and Freemansburg

Avenue; thence by the Southerly building line of Freemansburg Avenue, North 35 degrees 15 minutes East 22.62 feet to a point; thence by other land of the Estate of Frank Lieberman, Deceased, South 54 degrees 45 minutes West 125.0 feet to a point on the Northerly side of a public alley of the width of 15.0 feet; thence by the said side of the said alley, South 35 degrees 15 minutes West 22.62 feet to a point; thence by other land of the Estate of Frank Lieberman, Deceased, North 54 degrees 45 minutes West 125.0 feet to a point, the place of beginning.

BOUNDED on the North by Freemansburg Avenue, on the East by other land of the Estate of Frank Lieberman, Deceased, on the South by a 15 feet wide public alley, and on the West by other land of the Estate of Frank Lieberman, Deceased.

TITLE TO SAID PREMISES IS VESTED IN David K. Walters, by Deed from David K. Walters and Gail M. McNamara, aka, Gail M. Walters, dated 09/18/2004, recorded 10/15/2004 in Book 2004-1, Page 400711.

BEING KNOWN AS 2134 Freemansburg Avenue, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW4C 20 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 David K. Walters.

MEREDITH WOOTERS, ESQUIRE

No. 41

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-04927**

ALL THAT CERTAIN, parcel or tract of land situate in the Township

of Upper Nazareth, County of Northampton and Commonwealth of Pennsylvania shown as Lot II-15 on the Final Plan of Farmview Estates Phase II as recorded in Map Book 1993-5, Page 13 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 southerly right-of-way line of Fourth Street (50.00 feet wide) said point being at the northeast corner of Lot II-14 of Farmview Estates Phase II,

Thence along said southerly right-of-way line of Fourth Street South 64°-47'-27" East 80.00 feet to a point at a corner of Lot II-16 of Farmview Estates Phase II;

Thence along said lands of Lot II-16 of Farmview Estates Phase II South 25°-12'-33" West 132.50 feet to point at a corner of Lot III-5 of Farmview Estates Phase III;

Thence along said lands of Lot III-5 of Farmview Estates Phase III North 64°-47'-27" West 80.00 feet to a point at a corner of Lot II-14 of Farmview Estates Phase II;

Thence along said lands of Lot II-14 of Farmview Estates Phase II North 25°-12'-33" East 132.50 feet to a point, the place of Beginning.

BEING the same premises which Debra A. Valataro, widow by Deed dated July 7, 2006 and recorded July 11, 2006 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2006-1 Page 280967, granted and conveyed unto Olubunmi Oshodi.

BEING KNOWN AS 142 4th Street, Nazareth, PA 18064.

TAX PARCEL NUMBER: J8SW4 27 5 0432.

THEREON BEING ERECTED a two-story single style dwelling with

vinyl and stone exterior and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Olubunmi Oshodi.

ANDREW J. MARLEY, ESQUIRE

No. 42

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

CV-2012-08553

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration referred to below as "Holly Tamarack Court, a Condominium" located in the Township of Forks, County of Northampton, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. § 3101, et seq., by the recording in the Office for the Recording of Deeds in and for Northampton County of a Declaration dated October 13, 2003 and recorded October 30, 2003 in Record Book Volume 2003-1 Page 456245, being and designated in such Declaration as Unit No. 8, as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 2.77%.

UNDER AND SUBJECT to any and all existing covenants, conditions, restrictions, rights of way, easements and agreements of record, including (but not limited to) those contained in the instruments recorded in the aforesaid Office for the Recording of Deeds in Northampton County, Pennsylvania.

BEING KNOWN AS Northampton County Tax Parcel ID #K9SW2-1-53-26.

The Grantee, for and on behalf of the Grantee and the Grantee's heirs, personal representatives, successors

and assigns, by the acceptance of this Deed, covenants and agrees to pay such charges for maintenance, repairs, replacement and other expenses in connection with the common elements, as may be assessed against him/her/them or said Unit, from time to time by the Executive Board of the _____ Association, in accordance with the Uniform Condominium Act of Pennsylvania and further covenants and agrees that the Unit conveyed by this Deed shall be subject to a lien for all amounts so assessed except insofar as Section 3407 (c) of said Uniform Condominium Act may relieve a subsequent Unit owner of liability for prior unpaid assessments. This covenant shall run with and bind the land or Unit hereby conveyed and all subsequent owners thereof.

BEING KNOWN AS 8 Tamarack Court, Easton, PA 18040.

THEREON BEING ERECTED a two-story condominium with stone veneer exterior and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of M. Jolly Koebler.

ARLENE GLENN SIMOLIKE,
ESQUIRE

No. 43
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-03113

ALL THAT CERTAIN lot or piece of ground with a building thereon erected, situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, as shown on the Fisher/Chepolis Subdivision, recorded August 12, 2005 in Record Book 2005-5, Page 484.

BEGINNING AT AN IRON PIN TO BE SET on the ultimate right-of-way

line of Freemansburg Avenue (40 feet from center) in line of lands now or late of Joseph Burgey, thence along said ultimate right-of-way line S. 54 degrees 49 minutes 01 second W., 43.41 feet to an iron pin to be set; thence along lands now or late of Adolph Czebieniak, a terminus end of Duke Street and lands now or late of Alberto Morales N. 34 degrees 39 minutes 02 seconds W., 281.95 feet to a concrete monument found; thence along Lot B N. 55 degrees 20 minutes 58 seconds E., 41.10 feet to an iron pin to be set; thence along lands now or late of Stevelaine Inc. and lands now or late of Joseph Burgey S. 35 degrees 12 minutes 12 seconds E., 281.54 feet to an iron pin to be set, the place of beginning.

CONTAINING 10,123.0 Sq. Ft. or 0.2324 Acres of land.

TITLE TO SAID PREMISES IS VESTED IN Kenneth Carlstrom, by Deed from Fannie Mae, a/k/a Federal National Mortgage Association, by its Attorney in Fact Phelan Hallinan & Schmieg, LLP., by Power of Attorney Recorded on 1/10/08 in Book #2008-1, Page #7710, dated 12/17/2008, recorded 01/20/2009 in Book 2009-1, Page 10717.

BEING KNOWN AS 4057 Freemansburg Avenue, Easton, PA 18045.

TAX PARCEL NUMBER: M8SE1 15 15A 0205.

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 Kenneth M. Carlstrom, Jr.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 44
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03824

All that certain parcel of land situate on the West side of Carlton

Avenue (formerly Walnut Street) in the City of Bethlehem, (formerly the Borough of South Bethlehem), containing in front on said Carlton Avenue, 40 feet and extending of that width Westwardly 140 feet to Hess Street, (formerly the Alley), bounded and described as follows:

Bounded on the North by lot now or late of Samuel Hess; V.D.M., East by aforesaid Carlton Avenue, South by lot now or late of Samuel Hess, V.D.M. and on the West by Hess Street.

TITLE TO SAID PREMISES IS VESTED IN Jose M. Alicea, single, by Deed from Carlos I. Alicea and Jose M. Alicea, joint tenants with rights of survivorship, dated 08/21/2001, recorded 08/31/2001 in Book 2001-1, Page 177374.

BEING KNOWN AS 434 Carlton Avenue, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SW2C 22 2 0204.

SEIZED AND TAKEN into execution of the writ as the property of Jose M. Alicea.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 45
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-02312

ALL THAT CERTAIN tract or parcel of land with the improvements erected thereon, known as 230 West 26th Street, hereinafter particularly described, situate, lying and being in the First Ward of the Borough of Northampton, in the County of Northampton, and Commonwealth of Pennsylvania.

BEGINNING at a point on the south side of West 26th Street, said point of beginning being the point of intersection of West 26th Street and alley leading in a southerly direction;

THENCE South fifty (50) degrees twenty-two (22) minutes East, along the west side of an alley, one hundred forty-six and five tenths (146.5') feet to an iron pin on the north side of a sixteen (16') foot wide alley;

THENCE South thirty-nine (39) degrees thirty-eight (38) minutes West, along the aforementioned alley, twenty-eight and five-tenths (28.5') feet to an iron pin:

THENCE North fifty (50) degrees twenty-two (22) minutes West, along property now or late of Joseph Piscitelli and Mary G. Piscitelli, his wife, and through a party wall, one hundred fortysix and five tenths (146.5') feet to a point on the south side of West 26th Street;

THENCE North thirty-nine (39) degrees thirty-eight (38) minutes East, along the south side of West 26th Street, twenty-eight and five-tenths (28.5) feet to the place of BEGINNING.

BEING the same premises which JAMIE K. WEISS, SINGLE, AND EDWARD H. SILFIES, SINGLE, by Deed dated October 5, 2004 and recorded October 19, 2004 in and for Northampton County, Pennsylvania, in Deed Book Volume 2004-1, Page 405078, granted and conveyed unto Jamie K. Weiss, as sole owner,.

BEING KNOWN AS 230 West 26th Street, Northampton, PA 18067.

TAX PARCEL NUMBER: L4NW4D 4 12 0522.

SEIZED AND TAKEN into execution of the writ as the property of Jamie K. Silfies aka Jamie K. Weiss.

SCOTT A. DIETTERICK, ESQUIRE

No. 46
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-10207

ALL THAT CERTAIN messuage and lot of land situated on the west

side of South Twelfth Street in the City of Easton, County of Northampton, State of Pennsylvania, described as follows, to wit:

BEGINNING at a point on the westerly building line of South Twelfth Street, said point being at a distance of ninety-six and seventeen hundredths (96.17 feet) feet in a northerly direction by the said building line from the northwesterly corner of Twelfth and Ferry Streets; thence extending in a westerly direction parallel to Ferry Street by lot of W.A. Drawbaugh, one hundred ten (110 feet) feet to the easterly side of an alley of the width of ten (10 feet) feet; thence extending in a northerly direction by the said side of the said alley and parallel to Twelfth Street, fifteen (15) feet to a point; thence extending in an easterly direction parallel to Ferry Street by land now or late of the Grantor and passing through the partition wall of a garage, forty (40) feet to a point; thence extending in a southerly direction parallel to Twelfth Street by land now or late of the Grantor, twenty-five hundredths (.25 feet) to a point; thence extending in an easterly direction parallel to Ferry Street to land now or late of the grantor and passing through the partition wall of the double house known as No. 43 and No. 45 South Twelfth Street, seventy (70 feet) feet to a point on the westerly building line of Twelfth Street; thence extending in a southerly direction by the said building line of Twelfth Street, fourteen and seventy-five hundredths (14.75 feet) feet to a point, the place of Beginning.

BOUNDED on the East by South Twelfth Street, on the South by land now or late of W.A. Drawbaugh, on the West by a ten-foot wide alley, on the North by other land of the grantor.

TITLE TO SAID PREMISES IS VESTED IN Randy G. Kocher, married, by Deed from Lillian G. Smith, a/k/a Lillian Smith, widow, acting by and through John B. Smith, her Duly Appointed Attorney in Fact Vol, 2003-1 Page 43902, dated 03/04/2003, recorded 03/07/2003 in Book 2003-1, Page 78292.

BEING KNOWN AS 45 South 12th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1D 2 1A 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Randy G. Kocher.

JONATHAN LOBB, ESQUIRE

No. 47

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-06887**

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, situated in the Fourth Ward of Easton, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the East property line of North Ninth Street in line of No. 23 North Ninth Street, said point being distant 194.02 feet Northerly from the intersection of the north property line of Northampton Street with the East property line of North Ninth Street; thence along the East property line of North Ninth Street, N 1 degree 37 minutes East 16.58 feet to a point in line of No. 27 North Ninth Street; thence along No. 27 North Ninth Street and passing partly through the middle of a party wall, S 80 degrees 23 minutes E 147.88 feet to a point in the West property line of Mulberry Street; thence along the west property line of Mulberry Street, S 1 degree 37

minutes W 16.58 feet to a point in line of No. 23 North Ninth Street; thence along No. 23 North Ninth Street and passing partly through the middle of party wall, N 80 degrees 23 minutes W 147.88 feet to a point or place of beginning. Said property known as No. 25 North Ninth Street, Easton, Pennsylvania.

BEING the same premises which is vested in Luis Smith, by Deed from Youssef J. Estephan and Marion S. Estephan, husband and wife, dated 05/30/2007 and recorded 06/12/2007 in Deed Book 2007-1 Page 216640.

BEING KNOWN AS 25 North Ninth Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1B 14 3 0310.

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 Luis Smith.

MICHAEL T. MCKEEVER, ESQUIRE

No. 49

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-06792**

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the West side of Ridge Street in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point 80 feet northwardly from the northwest corner of High and Ridge Streets; thence Northwardly a frontage of 40 feet of said Ridge Street to Lot No. 199; thence westwardly along Lot No. 199, 140 feet to a 20 foot wide alley; thence southwardly along said alley 40 feet

to Lot No. 203; thence eastwardly along Lot No. 203, 140 feet to a point and place of beginning.

BEING bounded on the north by Lot No. 199; on the south by Lot No. 203; on the east by Ridge Street; and on the west by 20 feet wide alley known as Shields Street.

BEING known and designated as 738 Shields Street, Bethlehem, Northampton County, Pennsylvania.

BEING KNOWN AS 738 Shields Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SE3A 6 2 0204

SEIZED AND TAKEN into execution of the writ as the property of Crista Figueroa.

JAMES R. WOOD, ESQUIRE

No. 50

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-06948**

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

BEGINNING at a point in the eastern building line of Thirteenth Street, said point being seventy (70) feet north of the northeast corner of the intersection of Bushkill and Thirteenth Streets; thence northwardly along the eastern building line of Thirteenth Street thirty five (35) feet to a point; thence extending of that width in depth eastwardly between lines at right angles to Thirteenth Street, one hundred forty (140) feet, more or less; known as No. 313 North Thirteenth Street, Easton, Pennsylvania.

BOUNDED on the west by Thirteenth Street, on the north by property now or late of George W. Davies, on

the east by property now or late of Walter A. Martin and on the south by properties now or late of Hervey Love and Carrie S. Pauley.

TITLE TO SAID PREMISES IS VESTED IN Barbara S. Lupi and Kenneth Wilson, as joint tenants with right of survivorship, by Deed from Barbara S. Lupi, dated 05/06/2010, recorded 05/11/2010 in Book 2010-1, Page 88524.

BEING KNOWN AS 313 North 13th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9NW3C 11 8 0310.

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 Barbara S. Lupi and Kenneth Wilson.

JONATHAN LOBB, ESQUIRE

No. 51

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05144**

All that certain lot or tract of land situated on the South side of Lafayette Street between McCarney and Hamilton Street in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point 70 feet East of the Southeast corner of Lafayette and Hamilton Streets; thence continuing Eastwardly 22 feet 6 inches to a point, the middle of the partition wall dividing a double dwelling known as No. 630-632 Lafayette Street 90 feet to land now or late of Lorenz J. Bell; thence along said land of Lorenz J. Bell 22 feet 6 inches to land of Morton B. Hand; thence Northwardly along said land of Morton B. Hand 90 feet to a point

on Lafayette Street, the place of beginning.

Bounded on the North by Lafayette Street on the East by property now or late of Samuel Gatter, Deceased, on the South by land now or late of Lorenz J. Bell and on the West by land of Morton B. Hand.

TOGETHER with a right-of-way at all times and for all purposes with or without vehicles and animals to and from the land about to be conveyed over and along a right-of-way beginning at a 12 feet wide alley; thence extending Northwardly 45 feet; thence Westwardly 12 feet 6 inches said right-of-way being 10 feet wide at said 12 feet wide alley and for a distance of 45 feet North thereof and being bounded on the East by property of William Killian et al for a distance of 45 feet, on the West by property of Lorenz J. Bell for a distance of 30 feet to the point at which said right-of-way turns Westwardly; thence bounded on the South by property of Lorenz J. Bell to the point where said right-of-way enters the above described premises at which said point a distance of 22 feet 6 inches West thereof said right-of-way is 15 feet wide subject to the payment of 50% of the expense maintaining and keeping such right-of-way in repair.

TITLE TO SAID PREMISES IS VESTED IN Albert J. Schupp and Amy M. Schupp, h/w, by Deed from Vincent F. Incalcaterra, Jr., individually and as husband of and Erika Incalcaterra, dated 12/19/2002, recorded 12/23/2002 in Book 2002-1, Page 363190.

BEING KNOWN AS 632 West Lafayette Street aka 632 Lafayette Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9NE2A 21 2 0310.

SEIZED AND TAKEN into execution of the writ as the property of Amy M. Schupp and Albert J. Schupp.

JONATHAN LOBB, ESQUIRE

No. 52
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-09932

TRACT NO. 1

ALL THAT CERTAIN piece of ground situate in the Township of Lower Saucon, County of Northampton, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a fence post on the easterly side of a public road leading from Hellertown to the Easton Road in line of land now or late of Jacob Kunsman and John J. Kunsman; thence along land now or late of John J. Kunsman South fifty-one degrees six minutes West (S 51 degrees 6 minutes W) thirteen and two-tenths (13.2 feet) feet to a point in the aforesaid public road; thence in and along said public road and along land now or late of Dorsey M. Wohlbach North forty-eight degrees twenty-seven minutes West (N 48 degrees 27 minutes W) three hundred thirty-one and twenty-four one-hundredths (331.24 feet) feet to a point in said public road; thence across said public road and still along land now or late of Dorsey M. Wohlbach North forty degrees fifty-seven minutes East (N 40 degrees 57 minutes E) one hundred eighty-seven and twenty-three one-hundredths (187.23 feet) feet to a stake; thence along land now or late of Jacob Kunsman South twenty-one degrees no minutes East (S 21 degrees 0 minute E) three hundred seventy-seven and ninety-two one-hundredths (377.92 feet) feet to the place of beginning.

CONTAINING one hundred twenty-two and sixty-one one-hundredths (122.61) square perches of land.

TRACT NO. 2

ALL THAT CERTAIN tract or parcel of land situate along the northeasterly side of the public road leading from Hellertown to the Easton Road in the Township of Lower Saucon, County of Northampton and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made the 29th day of June, 1948, by Leonard M. Fraivillig Company, Engineers, Bethlehem, Pennsylvania, to wit:

BEGINNING at a railroad spike in the middle of the public road leading from Hellertown to the Easton Road, said point of beginning being the southwesterly corner of property now or late of Leon D. Wohlbach; thence extending North 48 degrees 27 minutes West along the middle of the aforesaid public road, a distance of one hundred eleven and eight one-hundredths (111.08 feet) feet to a railroad spike; thence extending North 40 degrees 57 minutes 30 seconds East through and across land now or late of Dorsey M. Wohlbach, a distance of two hundred forty-four and sixty-six one-hundredths (244.66 feet) feet to an iron pipe in line of land now or late of John J. Kunsman; thence extending South 21 degrees 14 minutes East, a distance of one hundred twenty-five and fifty-seven one-hundredths (125.57 feet) feet to a stake; thence extending South 40 degrees 57 minutes 30 seconds West, a distance of one hundred eighty-seven and twenty-three one-hundredths (187.23 feet) feet to the railroad spike in the middle of the aforesaid public road, the point the place of beginning.

CONTAINING 0.5506 acres, strict measure.

UNDER AND SUBJECT TO easement recorded in Deed Book Volume 600, Page 800.

TITLE TO SAID PREMISES IS VESTED IN Troung V. Nguyen, single and Lisa M. Maloney, single, as joint tenants with right of survivorship and not as tenants in conunon, by Deed from Jeffrey S. Bean and Mary Bean, h/w, dated 10/14/2002, recorded 10/24/2002 in Book 2002-1, Page 291824.

BEING KNOWN AS 2633 Wassergass Road, Hellertown, PA 18055.

TAX PARCEL NUMBER: Q8 5 8 0719.

SEIZED AND TAKEN into execution of the writ as the property of Truong V. Nguyen and Lisa M. Maloney.

JONATHAN LOBB, ESQUIRE

No. 53
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-11962

TRACT NO. 1

All that certain piece, parcel or tract of Woodland on the West side of Deer Path Drive South of Carl Drive as shown on map or plan of the Development of 'Mountain Acres' as laid out by Richard C. Becker, and Naomi J. Becker, his wife, in December 1962 and recorded in Plan Book Volume 17, Page 36, Northampton County Records, situate in the Township of Lehigh, County of Northampton and State of Pennsylvania, being more fully bounded and described in accordance with a survey in June, 1968, by George W. Knehr, Registered Professional Surveyor No. 5260-E, of Reading, Pennsylvania, as follows to wit:

Beginning at an iron pin on the West side of Deer Path Drive (40 feet

wide street), said iron pin being North twelve degrees fourteen minutes West (N. 12 degrees 14 minutes W) six hundred seventy-five and eleven one-hundredths feet (675.11 feet) from a point of curvature on the West side of Deer Path Drive of a curve having a radius of one thousand two hundred forty feet (1240.00 feet) and a central angle of five degrees twenty-eight minutes (5 degrees 28 minutes); thence leaving Deer Path Drive, along property belonging to Richard C. Becker and Naomi J. Becker, his wife, South eighty-seven degrees twenty minutes West (S 87 degrees 20 minutes W) one hundred twenty-seven and seventy-three one-hundredths feet (127.73) to an iron pin in line of property belonging to now or late Joseph Oplinger Estate; thence along same North twelve degrees ten minutes West (N 12 degrees 10 minutes W) one hundred forty-nine and ninety-seven one hundredths feet (149.97 feet) to an iron pin; thence long property about to be conveyed to Edward Boehmler and Boehmler, his wife. North eighty-seven degrees twenty minutes East (N 87 degrees 20 minutes E) one hundred twenty-seven and fifty-five one hundredths feet (127.55 feet) to an iron pin on the West side of the aforementioned Deer Path Drive; thence along same South twelve degrees fourteen minutes East (S 12 degrees 14 minutes E) one hundred fifty feet (150.00) to the place of beginning.

Containing Four hundred thirty three one-thousandths of an Acre (0.4331).

TRACT NO. 2

All that certain piece, parcel or tract of Woodland on the West side of Deer Path Drive South of Carl Drive as shown on a map or Plan of the

Development of 'Mountain Acres' as laid out by Richard C. Becker and Naomi J. Becker, his wife, in December 1962, and recorded in Plan Book Volume 17, Page 36, Northampton County Records, situate in the Township of Lehigh, County of Northampton and State of Pennsylvania, being more fully bounded and described in accordance with a survey in June, 1968, by George W. Knehr, Registered Professional Surveyor No. 5260-E, Reading, Pennsylvania.

Beginning at an iron pin on the West side of Deer Path Drive (40 feet wide street), said iron pin being North twelve degrees fourteen minutes West (N 12 degrees 14 minutes W) eight hundred twenty five and eleven one-hundredths feet (825.11 feet) from a point of curvature on the West side of one thousand two hundred forty feet (1240.00 feet) and a central angle of five degrees twenty eight minutes (5 deg 28 minutes); thence leaving Deer Path Drive along property about to be conveyed to Peter Bonaskiewich and Donna Boehmler South eighty seven degrees twenty minutes West (S 87 deg 20 minutes W) one hundred twenty seven and fifty five one-hundredths feet (127.55 feet) to an iron pin in line of property belonging to now or late Joseph Oplinger Estate; thence along same North twelve degrees ten minutes West (N 12 deg 10 minutes W) ninety nine and ninety eight one-hundredths feet (99.98 feet) to an iron pin; thence along residue property belonging to Richard C. Becker and Naomi J. Becker, his wife, North eighty seven degrees twenty seven and forty three one-hundredths feet (127.43 feet) to an iron pin on he West side of the aforesaid Deer Path Drive; thence along same South twelve degrees fourteen minutes East (S 12 deg 14 minutes E) one hundred

feet (100.00 feet) to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Steven C. Paly and Monica A. Paly, as husband and wife by Deed Kenneth D. Deiter and Lynn A. Deiter, as husband and wife dated 12/12/2003 and recorded 12/19/2003 in Book 2003-1, Page 522081 Instrument # 2003090334.

BEING KNOWN AS 1423 Deer Path Drive, Walnutport, PA 18088.

TAX PARCEL NUMBER: H3NW 1 2 2 0516 and H3NW1 2 3 0516.

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

SEIZED AND TAKEN into execution of the writ as the property of Steven C. Paly and Monica A. Paly.

MEREDITH WOOTERS, ESQUIRE

No. 54

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2013-07318

ALL THAT CERTAIN Lot of ground, with the dwelling thereon erected, being the Southern half of a double dwelling, situated in the said City of Easton and known as No. 714 Davis Street, containing in front or breadth along the East property line of Davis Street Twenty Three and Six One Hundredths (23.06), feet, more or less, and extending of that width in length or depth Eastwardly between parallel or approximately parallel lines, the Northern of which passes through the middle of the partition wall of the said double dwelling, One Hundred Ten and Ninety One Hundredths (100.90) feet, more or less to the West property line of a Seven (7) feet wide private alley.

Bounded on the North by land known as No. 712 Davis Street, on the East by said alley, on the South

by land known as No. 716 Davis Street, and on the West by said Davis Street.

TITLE TO SAID PREMISES IS VESTED IN Rachel I. Payson, by Deed from Jean Louise Morber, widow, dated 04/13/2010, recorded 05/19/2010 in Book 2010-1, Page 94572.

BEING KNOWN AS 714 Davis Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NE2A 14 8 0310.

SEIZED AND TAKEN into execution of the writ as the property of Rachel I. Payson.

JONATHAN LOBB, ESQUIRE

No. 56

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07415**

ALL THAT CERTAIN lot or piece of land, hereditaments and appurtenances, situated in Bethlehem Township, Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the South side of Freemansburg Avenue, said point being in line of land now or late of John N. Pfeffer, now or late of Paul Pfeffer; thence along the same South 27 degrees, 0 minutes East, 350 feet to an iron pipe found; thence along line of land now or late of Rudolph Schubert, North 62 degrees, 59 minutes East, 65 feet to a point; thence along line of land now or late of John D. Rossini and Eileen A. Rossini, his wife, North 27 degrees, 1 minute West, 350 feet to a point; thence along the South side of Freemansburg Avenue, South 62 degrees, 59 minutes West, 65 feet to the place of beginning.

CONTAINING 22,750 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Robert A. Faust and Annette W. Faust, h/w, by Deed from Jeffrey D. McDonough and Sharon L. McDonough, h/w, dated 10/29/1993, recorded 11/04/1993 in Book 1993-1, Page 662.

BEING KNOWN AS 4092 Freemansburg Avenue, Easton, PA 18045.

TAX PARCEL NUMBER: M8 11 6 0205.

SEIZED AND TAKEN into execution of the writ as the property of Annette W. Faust and Robert A. Faust.

ADAM H. DAVIS, ESQUIRE

No. 57

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07450**

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 16 of Wolf's Run as recorded in Plan Book 86, page 145, in the Office of the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania, and being further bounded and described as follows:

BEGINNING at an iron pin on the northerly right-of-way line of Sandy Lane (50 feet wide right-of-way), said iron pin being the southeast corner of the lands of Lot 17 of Wolf's Run; thence along said lands of Lot 17 of Wolf's Run, North 04 degrees 30 minutes 42 seconds East 185.20 feet to an iron pin on line of the lands of Heston Woolf; thence along said lands of Heston Woolf, South 85 degrees 29 minutes 18 seconds East 108.00 feet to an iron pin on the northwest corner of the lands of Lot 15 of Wolf's Run; thence along said lands of Lot 15 of Wolf's Run, South 04 degrees 30

minutes 42 seconds West 185.20 feet to an iron pin on the northerly right-of-way line of Sandy Lane; thence along the northerly right-of-way line of Sandy Lane, North 85 degrees 29 minutes 18 seconds West 108.00 feet to an iron pin, the place of beginning.

CONTAINING 20,001.60 square feet or 0.459 acres.

TITLE TO SAID PREMISES IS VESTED IN Cullen McLaine and Lyssa McLaine, h/w, by Deed from Robert Chemerynski and Ann Measom, dated 11/29/2005, recorded 12/02/2005 in Book 2005-1, Page 485593.

BEING KNOWN AS 2541 Sandy Lane, Easton, PA 18045.

TAX PARCEL NUMBER: K8SE3 9 2 0324.

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 Lyssa J. McLaine and Cullen McLaine.

JONATHAN LOBB, ESQUIRE

No. 58

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-05860**

ALL THAT CERTAIN lot or piece of ground situated in the City of Bethlehem, South Side, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the southwestern line of Finady Avenue at a distance of one hundred twenty (120) feet southeast from the southwest corner of said Finady Avenue and Sioux Street; thence extending southeastwardly along said Finady Avenue, a distance of twenty (20) feet to a point; thence extending

southwestwardly and through the center of the partition wall of this property and property #14 Finady Avenue, a distance of one hundred (100) feet to a point; thence extending northwestwardly a distance of twenty (20) feet to a point; thence extending northeastwardly along land now or late of William A. Finady a distance of one hundred (100) feet to a point on Finady Avenue, the place of BEGINNING.

BEING THE SAME PREMISES WHICH David A. Eckerd and Della S. Eckerd, his wife, by deed dated 08/27/98 and recorded 08/27/98 in Northampton County Record Book Volume 1998-1, Page 115559, granted and conveyed unto Heather D. Griffith.

BEING KNOWN AS 12 Finady Avenue, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SW3D 2 6 0204.

SEIZED AND TAKEN into execution of the writ as the property of Heather D. Griffith and The Secretary of Housing and Urban Development.

LEON P. HALLER, ESQUIRE

No. 59

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-06598**

ALL THAT CERTAIN message or tract of land 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 dedicated line of Township Route 625 and twenty-five (25) feet distant from the centerline thereof, and said point being located 331.04 feet southwesterly from the southerly corner of land now of late of James Nagy and Bertha Nagy, along the said

dedicated line; thence along other land now or late of George J. Weber and Anne T. Weber, his wife, of which this was a part, North forty-one (41) degrees zero (00) minutes zero (00) seconds West 212.54 feet to an iron pin; thence along the same South sixty (60) degrees thirty (30) minutes zero (00) seconds West, 150.00 feet to an iron pin; thence along the same, South twenty-one (21) degrees seven (07) minutes twenty-two (22) seconds East, 264.40 feet to a point on the northerly dedicated line of Township Route 625, above mentioned; thence along the said northerly line of same, North forty-seven (47) degrees thirty (30) minutes zero (00) seconds East 236.97 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mario Costa and Maria C. Costa, h/w, by Deed from Richard P. Perini and Lore E. Perini, h/w, dated 02/16/2006, recorded 04/03/2006 in Book 2006-1-, Page 130985.

BEING KNOWN AS 126 Nagys Hill Road, Bangor, PA 18013.

TAX PARCEL NUMBER: F10 7 3B 0134.

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

SEIZED AND TAKEN into execution of the writ as the property of Maria C. Costa and Mario Bento Costa.

ADAM H. DAVIS, ESQUIRE

No. 60
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07206

ALL THAT CERTAIN messuage and tenement or lot and piece of ground, situate on the North side of Twentieth Street in the Second Ward of the Borough of Northampton,

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

BEGINNING at a point on the Northeast corner of Twentieth Street and an alley twenty (20) feet wide; thence East along the North side of Twentieth Street, forty-nine and eight one-hundredths (49.08) feet to a point in line of Lot No. 50, property of Amandus H.A. Koehler; thence North along the west side of said lot, one hundred seventeen and twenty-five one-hundredths (117.25) feet to a point on the South side of an alley fifteen (15) feet wide; thence West along the South side of said alley, fifty-six and thirty-one one-hundredths (56.31) feet to a point on the East side of an alley twenty (20) feet wide; thence South along the East side of said alley, one hundred four and twenty seven one-hundredths (104.27) feet to a point on the North side of Twentieth street, the place of BEGINNING.

Being known as Lot No. 49 on said plan of town lots known as "Laubach Heights," as revised January 22, 1921.

BEING the same premises which Catherine V. Berg, widow and Carol J. Moore by deed dated November 11, 2002 and recorded November 12, 2002 in the Office of Recorder of Deeds in and for Northampton County in Deed Book Vol. 2002-1, page 313288, granted and conveyed unto Carol J. Moore.

BEING KNOWN AS 219 E. 20th Street, Northampton, PA 18067.

TAX PARCEL NUMBER: L4SW1C 19 17 0522.

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

SEIZED AND TAKEN into execution of the writ as the property of Richard T. Moore and Carol J. Moore.

DANIEL DOUGHERTY, ESQUIRE

No. 61
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-06244

PARCEL 1:

ALL THAT CERTAIN LOT AND PIECE OF GROUND, with improvements thereon erected, located in the Borough of Wilson, County of Northampton, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a spike on the Northerly side of an alley of the width of ten (10.0) feet, said point being distant three hundred twenty-five and seventy-seven hundredths (325.77) feet, more or less, by the said side of said alley, on the course South seventy-one degrees thirty-one minutes West, from the Northwest-erly corner of the said alley and Twenty-Fourth Street; thence by the Northerly side of the said alley, South seventy-one degrees, thirty-one minutes West, forty-two (42) feet to a spike; thence by lot of Daniel G. Gerloff, parallel to the line of Twenty-Fourth Street, North eighteen degrees, twenty-nine minutes West, one hundred forty-four and four hundredths (144.04) feet to a point on the Southerly building line of Butler Street; thence by the said building line of Butler Street, North seventy-three degrees, twenty minutes East, forty-two and one hundredths (42.01) feet to a point; thence by remaining land of the grantor South eighteen degrees, twenty-nine minutes East, one hundred forty-two and seventy-one hundredths (142.71) feet to a point, the place of beginning.

Also Known as Northampton County Uniform Parcel Identifier:

Map: L9SW4C; Block 1; Lot 3 A.

PARCEL 2:

ALSO THOSE CERTAIN messuages, tenements and lots or pieces of land situated in the Borough of Wilson, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit: Tract No. 1: Beginning at a point on the North side of a 10 foot wide alley, said point being South 71 degrees, 31 minutes West, a distance of 205.94 feet from the Northwest corner of the said alley and South Twenty-fourth Street; thence along the North side of the said 10 foot wide alley, South 71 degrees, 31 minutes West, 50.00 feet to a point; thence North 18 degrees, 29 minutes West, 140.52 feet to a point on the South side of Butler Street; thence along the South side of Butler Street, North 73 degrees, 19 minutes 05 seconds East, 16.44 feet to a point; thence still along the South side of Butler Street, North 71 degrees, thirty-one minutes East, 33.57 feet to a point; thence South 18 degrees, 29 minutes East, 140.00 feet to the place of beginning.

Tract No. 2: Beginning at a point on the North side of a 10 foot wide alley, said point being South 71 degrees, 31 minutes West, a distance of 255.94 feet from the Northwest corner of the said alley and South Twenty-fourth Street; thence along the North side of the said 10 foot wide alley, South 71 degrees, 31 minutes West, 50.00 feet to a point; thence North 18 degrees, 29 minutes West, 142.09 feet to a point on the South side of Butler Street; thence along the South side of Butler Street, North 73 degrees, 19 minutes, 05 seconds East, 50.02 feet to a point; thence along Tract No. 1 above described,

South 18 degrees, 29 minutes East, 140.52 feet to the place of beginning.

Tract No. 3: Beginning at a point on the North side of a 10 foot wide alley, said point being South 71 degrees, 31 minutes West, a distance of 305.94 feet from the Northwest corner of the said alley and South Twenty-fourth Street; thence along the North side of the said 10 foot wide alley, South 71 degrees, 31 minutes West, 20.00 feet to a point; thence along other land of the Easton Suburban Water Authority, North 18 degrees, 29 minutes West, 142.71 feet to a point on the South side of Butler Street, North 73 degrees, 19 minutes, 05 seconds East, 20.00 feet to a point; thence along Tract No. 2 above described South, 18 degrees, 29 minutes East, 142.09 feet to the place of beginning.

THE foregoing descriptions of Tracts No. 1, No. 2 and No. 3 were prepared by Thomas A. Sales, Registered Professional Engineer, on January 16, 1973, and are intended to include all the parcels of land aforementioned, otherwise known as 2420, 2426 and 2428 Butler Street, Wilson Borough, Northampton County, Pennsylvania.

Also Known as Northampton County Uniform Parcel Identifier:

Map: L9SW4C; Block 1; Lot 4.

PARCEL 3:

ALL THAT CERTAIN Western one-half of a double frame dwelling and lot or piece of land known as 2416 Butler Street situate on the South side of the Bethlehem Road or William Penn Highway, now known as Butler Street, in the Borough of Wilson, County of Northampton, Pennsylvania, and described as follows:

Beginning at a point in the middle of the division wall between properties

numbers 2414 and 2416 Butler Street, as aforesaid, thence extending South through the middle of said partition wall and in same direction therewith a distance of one hundred forty (140) feet to a ten (10) feet wide alley, thence extending Westwardly along said alley nineteen (19) feet, be the same more or less, to a point, thence extending Northwardly, at a distance of nineteen (19) feet, be the same more or less from the first mentioned line, one hundred forty (140) feet to the South side of Butler Street, thence extending Eastwardly along said Butler Street, nineteen (19) feet, more or less, to the point, the place of Beginning. The Western line of said lot also being measured a distance of three (3) feet West of the Western side of the double frame dwelling aforementioned.

Also known as Northampton County Uniform Parcel Identifier:

Map: L9SW4C; Block 1; Lot 5.

PARCEL 4:

ALL THAT CERTAIN Eastern one-half of a double frame dwelling and lot or piece of land known as No. 2414 on the South side of the Bethlehem Road or William Penn Highway, also known as Butler Street, in the Borough of Wilson, Northampton County, Pennsylvania, and described as follows:

Beginning at a point in the middle of the division wall between properties known as Nos. 2414 and 2416 Bethlehem Road as aforesaid, thence extending Southwardly through the middle of said partition wall and in the same direction therewith a distance of One Hundred Forty (140) feet to a ten feet wide alley, thence extending Eastwardly fifty-six (56) feet, be the same more or less, to a point, thence extending Northwardly of that width of fifty-six feet, One

Hundred Forty (140) feet to the South side of the William Penn Highway, thence extending Westwardly fifty-six (56) feet to the point, the place of beginning.

Also Known as Northampton County Uniform Parcel Identifier:

Map: L9SW4C; Block 1; Lot 6.

UNDER AND SUBJECT to rights-of-way, easements, notes and restrictions as shown on the above-referenced subdivision plan and the covenants, conditions, limitations, easements, rights-of-way, restrictions and agreements of record.

Being the same premises which Easton Suburban Water Authority, a municipal corporation, by deed dated 06/28/2004 and recorded 06/30/2004 in Deed Book 2004-1 Page 253813 in Northampton County Recorder of Deeds Office, granted and conveyed unto Philip Weitz and Denise Weitz, husband and wife, in fee.

For Informational Purposes Only:

2414 Butler Street; Pin: L9SW4C-1-6; Assessment: \$ 88,000.00

2416 Butler Street; Pin: L9SW4C-1-5; Assessment: \$11,900.00

2420 Butler Street; Pin: L9SW4C-1-4; Assessment: \$55,800.00

2430 Butler Street; Pin: L9SW4C-1-3A; Assessment: \$65,000.00

in the Borough of Wilson, County of Northampton, and Commonwealth of PENNSYLVANIA.

NOTE: Being Lot: 6, Block: 1; Tax Map of the Borough of Wilson, County of NORTHAMPTON, State of PENNSYLVANIA.

NOTE FOR INFORMATION ONLY: Mailing Address is 2414 Butler St, Easton, PA 18042-5303.

NOTE: Being Lot: 5, Block: 1; Tax Map of the Borough of Wilson, County of NORTHAMPTON, State of PENNSYLVANIA.

NOTE FOR INFORMATION ONLY: Mailing Address is 2416 Butler St, Easton, PA 18042.

NOTE: Being Lot: 4, Block: 1; Tax Map of the Borough of Wilson, County of NORTHAMPTON, State of PENNSYLVANIA.

NOTE FOR INFORMATION ONLY: Mailing Address is 2420 Butler St, Easton, PA 18042.

NOTE: Being Lot: 3A, Block: 1; Tax Map of the Borough of Wilson, County of NORTHAMPTON, State of PENNSYLVANIA.

NOTE FOR INFORMATION ONLY: Mailing Address is 2430 Butler St, Easton, PA 18042-5303.

NOTE: Lot and Block shown for informational purposes only.

BEING KNOWN AS 2414-2430 Butler Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW4C 1 3A 0837 and L9SW4C 1 4 0837 and L9SW4C 1 5 0837 and L9SW4C 1 6 0837.

SEIZED AND TAKEN into execution of the writ as the property of Philip Weitz and Denise Weitz.

KRISTOFER B. CHIESA, ESQUIRE

No. 62

BY VIRTUE OF A CERTAIN

WRIT OF EXECUTION

CV-2013-07413

ALL THAT CERTAIN piece or parcel of land shown as Lot #148, situate in the Township of Hanover, County of Northampton, Commonwealth of Pennsylvania, on the Final Record Plan of Monocacy Farms, prepared by the Pidock Company, being dated 05/21/01, and last revised 05/10/02, recorded in Map Book Volume , pages , in the Northampton County Recorder of Deeds Office, being more fully described as follows to wit:

BEGINNING at a point on the westerly right-of-way of Stenton Drive

(50.00 feet wide, 25.00 feet from center) said point being the common corner of Lots 147 & 148 of the aforesaid subdivision:

Thence along said westerly right-of-way line of Stenton Drive, South 17 degrees 45 minutes 07 seconds East a distance of 96.56 feet to a point;

Thence along Lot #149 of the aforesaid subdivision, South 72 degrees 14 minutes 53 seconds West a distance of 134.00 feet to a point;

Thence along Lots #159 and #160 of the aforesaid subdivision, North 17 degrees 45 minutes 07 seconds West a distance of 96.56 feet to a point;

Thence along Lot #147 of the aforesaid subdivision, North 72 degrees 14 minutes 53 seconds East a distance of 134.00 feet to a point, the place of beginning.

CONTAINING: 12,939 square feet, or 0.297 acres.

SUBJECT to the drainage, landscape planting and utility easements as shown on the above referenced Final Record Plan.

ALSO, UNDER AND SUBJECT TO restrictions, reservations, and easements as are more fully set forth in Northampton County Deed Book 2005-1, Page 422187.

TITLE TO SAID PREMISES IS VESTED IN Andrew C. Thom and Sophie Thom, h/w, by Deed from DeLuca Enterprises, Inc., a Pennsylvania Corporation, dated 10/20/2005, recorded 10/26/2005 in Book 2005-1, Page 422185.

BEING KNOWN AS 5431 Stenton Drive aka 5341 Stenton Drive, Bethlehem, PA 18017.

TAX PARCEL NUMBER: L6 15 10-148 0214.

SEIZED AND TAKEN into execution of the writ as the property of Andrew C. Thom and Sophie Thom.

ADAM H. DAVIS, ESQUIRE

No. 63

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-01389**

All that certain eastern one-half of a double brick house and lot or piece of land situated on the south side of Lehigh Street, Wilson Borough, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

Containing in front on the south side of Lehigh Street nineteen (19 feet) feet, thence the property extending southwardly of the same width in depth one hundred and seven feet and six inches (107 feet 6 inches), more or less, to a ten foot wide private alley; being known as 1536 Lehigh Street.

Bounded on the north by Lehigh Street, on the east by property now or late of Walter W. Leyrer, on the south by ten foot wide private alley and on the west by property now or late of Jonas Laudenbach.

The middle partition wall between this property and the property adjoining on the west to be the dividing line between both properties.

TITLE TO SAID PREMISES IS VESTED IN Sheri N. Medellin, by Deed from Louis R. Medellin and Darlene D. Medellin, h/w, dated 06/12/2000, recorded 06/14/2000 in Book 2000-1, Page 72745. DARLENE D. MEDELLIN was a co-record owner of the premises as a tenant by the entirety. By virtue of DARLENE D. MEDELLIN's death on or about 05/27/2010, her ownership interest was automatically vested in the surviving tenants by the entirety.

BEING KNOWN AS 1536 Lehigh Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2C 20 4 0837.

SEIZED AND TAKEN into execution of the writ as the property

of Louis R. Medellin and Sheri N. Medellin.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 68
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-14057

ALL THAT CERTAIN message, tenement and lot or piece of ground situated in the City of Easton, Northampton County, Pennsylvania, on the Northwest corner of Washington Street and Peach Alley, being the whole of corner Lot No. 136 and four (4') feet of the adjoining Lot No. 135 on the plan of lots of the Estate of James Hess, deceased, containing altogether in front on Washington Street twenty-five (25') feet, and extending of that width in depth along Peach Alley, one hundred and twenty-eight and three-tenths (128.3') feet in depth Northwardly to a private alley.

BOUNDED on the North by said private alley, on the East by said Peach Alley, on the South by said Washington Street and on the West by land now or late owned by Alice May McCluskey, a part of Lot No. 135 remaining.

BEING KNOWN AS 1335 Washington Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2C 23 11 0310.

SEIZED AND TAKEN into execution of the writ as the property of Patricia L. Ott.

JAMES R. WOOD, ESQUIRE

No. 70
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-02491

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: H3-12-25-0516 for purposes of compliance with Northampton County Ordinance No. 159-L989.

ALL THAT CERTAIN tract or parcel of land known as Lot #2, as shown on the final record plan prepared by Hanover Engineering Associates, Inc. dated June 19, 1989, last revised February 9, 1990, of "Quince Acres", situated in Lehigh Township, Northampton County, in the State of Pennsylvania is bounded and described as follows, to wit:

BEGINNING at a point on the northern right-of-way line of Naomi Drive (50 foot wide), and in line with Lot #1 of this subdivision; thence along said right-of-way the following two (2) courses:

1. South 76°-00'-00" West, 182.24 feet to a point;

2. Along a curve to the left, having a central angle of 01°-52'-45", a radius of 200.00 feet, a chord bearing of South 75°-03'-38", West, an arc length of 6.56 feet to a point in line with Lot #3 of this thence along said Lot #3, North 13°-04'-00", West (on a non-radial bearing), 366.92' to a point in line with lands now or formerly of the Township of Lehigh;

THENCE along said lands, South 79°-01'-17" East, 201.68 feet to a point in line with Lot #1 of this subdivision;

THENCE along said Lot #1, South 14°-00'-00" East, 281.60 feet to a point, the place of beginning.

BEING the same premises which KATHY A. ADAMS, INDIVIDUAL, by Deed dated August 28, 2003 and recorded September 5, 2003 in and for Northampton County, Pennsylvania, in Deed Book Volume 2003-1, Page 366634, granted and conveyed unto Scott L. Dubets and Tammy J. Dubets, husband and wife.

BEING KNOWN AS 3910 Naomi Drive, Danielsville, PA 18038.

TAX PARCEL NUMBER: H3 12 25 0516.

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 Scott L. Dubets and Tammy J. Dubets.

SCOTT A. DIETTERICK, ESQUIRE

No. 71

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-00338**

ALL THAT CERTAIN lot or parcel of land situated in the Township of Lehigh, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, being Lot No. 3, Block C. Section I, Phase I, Blue Mountain Estates Subdivision:

BEGINNING at a point located on the southern right-of-way line of Charles Drive; thence proceeding in a southerly direction along the lands of Lot No. 2, Section I, Phase I, South thirteen (13) degrees twenty (20) minutes six (06) seconds West, a distance of one hundred sixty (160.00 feet) feet to a point; thence proceeding along the lands of Phase No. 2, North seventy-one (71) degrees forty-seven (47) minutes thirty-one (31) seconds West, a distance of one hundred thirty-five and sixty-one hundredths (135.61 feet) feet to a point; thence along Lot No. 4, North twenty (20) degrees twenty-seven (27) minutes twenty-four (24) seconds East, one hundred sixty (160.00 feet) feet to a point; thence proceeding along the aforementioned southern right-of-way line of Charles Drive, South sixty-nine (69) degrees thirty-two (32) minutes thirty-six (36) seconds East, a distance of fifty (50.00 feet) feet to a point; thence proceeding on a curve to the left, having a central angle of seven (07) degrees seven (07) minutes

eighteen (18) seconds, and a radius of five hundred twenty-nine and seventy-one hundredths (529.71 feet) feet, a distance of sixty-five and eighty-four hundredths (65.84 feet) feet to a point, the place of BEGINNING.

CONTAINING 19,916 square feet, or .4572 acres.

TITLE TO SAID PREMISES IS VESTED IN Martin Cousineau and Tricia Knarr-Cousineau, h/w, by Deed from Ronald G. Coleman, II and Lisa S. Coleman, h/w, dated 10/15/2004, recorded 10/15/2004 in Book 2004-1, Page 401871.

BEING KNOWN AS 4003 Charles Drive, Danielsville, PA 18038.

TAX PARCEL NUMBER: H3 7 13-6 0516.

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 Martin Cousineau and Tricia Knarr-Cousineau aka Trisha M. Knarr Cousineau.

JOSEPH E. DeBARBERIE,
ESQUIRE

No. 72

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-01374**

ALL THAT CERTAIN messuage or tenement and tract of land, situate in the Borough of Hellertown, County of Northampton, Pennsylvania, being lots numbered 43 and 44 upon the Plan of Lots known as 'Woodlawn' laid out by John Danner and recorded in the Office for the Recording of Deeds in Northampton County, Pennsylvania, in Book of Maps No. 6, Page 46, etc., bounded and described as follows:

BOUNDED on the north by Lot No. 45, on the east by Allen Street, on

the south by Lot No. 42, and on the west by New Jersey Avenue.

CONTAINING in front on New Jersey Avenue fifty (50 feet) feet and extending in depth in an easterly direction of that width one hundred and ten (110 feet) feet to Allen Street.

TITLE TO SAID PREMISES IS VESTED IN Timothy Cordas, by Deed from Scott A. Weber and Patricia L. Weber, h/w, dated 05/22/2003, recorded 05/30/2003 in Book 2003-1, Page 197552.

BEING KNOWN AS 861 New Jersey Avenue, Hellertown, PA 18055.

TAX PARCEL NUMBER: Q7SW2C 5 9A 0715.

SEIZED AND TAKEN into execution of the writ as the property of Timothy Cordas.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 73
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-11375

ALL those certain lots or pieces of land, together with building erected thereon, lying and being in the City of Bethlehem, in the County of Northampton and State of Pennsylvania, and known on Plan of Lots of the Bethlehem View Tract, which plan is duly entered of record at Easton, in the County of Northampton and State of Pennsylvania, in the Office of the Recorder of Deeds in and for the said County of Northampton in Book of Maps No. 7, Page 31, as Lots Nos. Four Hundred Forty-One (441) Four Hundred Forty-Two (442) and Four Hundred Forty-Three (443) bounded and described as follows, to wit:

BEGINNING at a point sixty-five (65) feet, more or less, from the south-easterly corner of the intersection of Michael Street and Center Street, measured along the easterly line of

said Michael Street, said point being the northwesterly corner of said Lot No. 441; thence easterly along the dividing line of Lots Nos. 440 and 441 a distance of one hundred five (105) feet, more or less, to the northwesterly corner of Lot No. 544; thence southwardly along the westerly line of Lots Nos. 544, 543 and 542 a distance of sixty (60) feet, more or less, to the northeasterly corner of Lot No. 444; thence westwardly along the dividing line of Lots Nos. 444 and 443 a distance of one hundred five (105) feet, more or less, to Michael Street; thence northwardly along the easterly line of said Michael Street a distance of sixty (60) feet, more or less, to the point of beginning.

SUBJECT TO ALL covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

BOUNDED on the northerly side by Lot No. 440, on the easterly side by Lots Nos. 544, 543 and 542; on the southerly side by Lot No. 444 and on the westerly side by Michael Street, each lot being twenty (20) feet in width and one hundred five (105) feet in depth, more or less.

SUBJECT to restrictions found in prior deeds.

TITLE TO SAID PREMISES IS VESTED IN Steven M. Ozga, by Deed from Andrew M. Cuomo, The Secretary of Housing and Urban Development of Washington, DC, by their Attorney in fact, Dale Albertelli, by Power of Attorney Recorded in Volume 2000-1, page 33027, dated 12/27/2000, recorded 12/28/2000 in Book 2000-1, Page 173573.

BEING KNOWN AS 2040 Michael Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N7NW4D 18 8 0204

SEIZED AND TAKEN into execution of the writ as the property of Steven M. Ozga.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 74
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-04866

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Plainfield, County of Northampton and Commonwealth of Pennsylvania, designated as the Western half of Lot No. 19 on the Map or Plan of Lots of Fitzgerald-Speer Company, as shown on a Map recorded in the Office for the Recording of Deeds in and for Northampton County in Map Book 4, Page 36, more particularly bounded and described as follows, to wit:

BEGINNING at a corner on the North side of Pennsylvania Avenue, directly opposite the center partition of a double frame dwelling erected on said Lot No. 19; thence along the said center partition and along land about to be conveyed to Ted Lewis and Edna Lewis, his wife, in a Northwesterly direction 102 feet, more or less, to a point in the Southern right-of-way of the Lehigh and New England Railroad Company; thence along the Southerly side of said right-of-way South 59 degrees 23 minutes West 20 feet, more or less, to the Easterly side of Lot No. 18 as shown on said Map or Plan; thence along said Lot No. 18 South 30 degrees 46 minutes East 102.1 feet to a point on the North side of Pennsylvania Avenue; thence along said Pennsylvania Avenue North 59 degrees 14 minutes East 20 feet, more or less, to the point, the place of Beginning.

AND ALSO

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township

of Plainfield, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows:

DESIGNATED as Lot No. 20 on Map of Lots of Fitzgerald-Speer & Co., West of Pen Argyl, PA, said Map being on file in the Office for the Recording of Deeds in and for Northampton County at Easton, Pennsylvania in Map Book 4, Page 36, and further described as follows:

BEGINNING at a point in the Northern line of Pennsylvania Avenue, said point being the Southern end of the line between Lots Nos. 19 and 20; thence measuring Northwardly along Lot No. 19 101.8 feet to a point; thence Eastwardly along land of the Lehigh & New England Railroad Company 40 feet to a point; thence Southwardly along Lot No. 21 101.4 feet to the Northern line of Pennsylvania Avenue; thence Westwardly along said Pennsylvania Avenue 40 feet to the place of Beginning.

AND ALSO

ALL THAT CERTAIN lot, tract or piece of land situate in the Township of Plainfield, County of Northampton and Commonwealth of Pennsylvania, being Lot No. 21.

BOUNDED on the North by land of the Lehigh and New England Railroad Company; on the East by land late of John Simpson; on the South by Pennsylvania Avenue; on the West by Lot No. 20.

CONTAINING 50 feet in front on said Pennsylvania Avenue and extending of the same width Northwardly 101 feet to the right-of-way of the Lehigh and New England Railroad Company.

TITLE TO SAID PREMISES IS VESTED IN Lisa D. Maine, by Deed from Alexander Spakovich, Jr., dated 07/10/2006, recorded 08/01/2006 in Book 2006-1, Page 309739.

BEING KNOWN AS 823 West Pennsylvania Avenue, Pen Argyl, PA 18072.

TAX PARCEL NUMBER: E8NE4 2 5 0626 and E8NE4 2 7 0626.

SEIZED AND TAKEN into execution of the writ as the property of Lisa D. Maine.

ADAM H. DAVIS, ESQUIRE

No. 75

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-06414**

ALL THAT CERTAIN tract or parcel of land, together with the improvements thereon erected, situate along the southerly side of Levering Place, in the Fourteenth Ward of the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, known and designated as the western 56 feet of lot 29 and the eastern 28 feet of lot 28 according to 'Plan of Levering Manor, Section No. 1, laid out by Charles D. Remaly, Registered Surveyor, dated January 21, 1956' and recorded in the Office for the Recording of Deeds in and for Northampton County, Pennsylvania, known as 1818 Levering Place according to present city numbering, bounded and described as follows:

BEGINNING at the true point of beginning, said true point of beginning being located as follows: Beginning at a point where the Westerly street line of Clermont Street extended southwardly intersects the Northerly Street line of Levering Place extended eastwardly; thence along the Northerly Street line of Levering Place south 88 degrees 20 minutes west a distance of 100 feet to a point; thence crossing said Levering Place south 26 degrees 42 minutes 09 seconds west a distance of 56.82 feet to a point in the Southerly Street line of Levering

Place; thence extending along the southerly line of said Levering Place north 88 degrees 20 minutes east a distance of 252 feet to a point in the Southerly Street line of Levering Place, said point being the true point of beginning; thence beginning at said true point of beginning and extending along the sSoutherly street line of Levering Place north 88 degrees 20 minutes east a distance of 84 feet to a point; thence extending south 1 degree 40 minutes east a distance of 110 feet to a point in the dividing line between land herein described and lot 33 of the same plan of which this conveyance is a part; thence extending south 88 degrees 20 minutes west a distance of 84 feet to a point; thence extending north 1 degree 40 minutes west a distance of 110 feet to a point, said point being the true point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jonas Brun and Marie Brun, h/w, by Deed from Jonas Brun, dated 02/11/2008, recorded 04/21/2008 in Book 2008-1, Page 113219.

BEING KNOWN AS 1818 Levering Place, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N7NW1B 6 11 0204.

SEIZED AND TAKEN into execution of the writ as the property of Jonas Brun and Marie Brun.

JONATHAN LOBB, ESQUIRE

No. 76

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07668**

ALL THAT CERTAIN tenement, tract and piece of land, together with the improvements thereon erected, situated in the Borough of Walnutport, County of Northampton and Commonwealth of Pennsylvania,

being bounded and described as follows, to wit:

BEGINNING at a point along private alley being the East side of a lot now or late of Esther Remaley, 156 feet to a public road leading through Walnutport to Slatington; thence along said public road Westward 62 feet to a point; thence by lot now or late of Sarah Geiger, North 18 degrees and 10 minutes West 99 feet and 10 1/2 inches to an iron pin; North 71 degrees East 3 feet and 6 inches to a stake, North 18 degrees and 55 minutes West 52 feet and 10 inches to a point; thence Eastwardly to the place of beginning.

The aforesaid premises being also and more accurately described as follows, to wit:

BEGINNING at the Northwest corner of the intersection of Main Street and a public alley; thence along said Main Street, South 71 degrees West 62 feet to a point; thence North 18 degrees 10 minutes West 99 feet 10 1/2 inches to a point; thence North 71 degrees East 3 feet and 6 inches to a point; thence along the rear, 59 feet more or less to a point along the westerly side of a public alley; thence along the same South 19 degrees East 156 feet to the place of beginning.

BEING THE SAME PREMISES WHICH David C. Heffner and Gina J. Heffner, husband and wife, by deed dated 03/12/04 and recorded 03/25/05 in Northampton County Record Book 2004-1, Page 111081, granted and conveyed unto James M. Batdorf and Stephanie M. Kulp. Stephanie M. Kulp is now known as Stephanie M. Batdorf.

BEING KNOWN AS 439 Main Street, Walnutport, PA 18088.

TAX PARCEL NUMBER: J2NW4C 5 9A 1033.

SEIZED AND TAKEN into execution of the writ as the property of James M. Batdorf and Stephanie M. Kulp nka Stephanie M. Batdorf.

LEON P. HALLER, ESQUIRE

No. 77

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2008-07602**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Palmer, County of Northampton, and Commonwealth of Pennsylvania, being known as Lot No. 77, as shown on the Plan of 'Wilden Acres' said Map or Plan being recorded in Map Book Volume 12, page 53, Northampton County Records, and being more particularly bounded and described as follows, to wit:

On the North by Greenway Street;
On the East by Whitney Avenue; On the South by Lot No. 73 on said Plan; and On the West by Lot No. 76 on said Plan.

CONTAINING in front or width on Greenway Street, 75.71 feet, and in depth along Whitney Avenue, 110 feet to Lot No. 73.

TITLE TO SAID PREMISES IS VESTED IN Brian M. DaSilva and Nicole Varenkamp, by Deed from Thomas Hutchison, aka, Thomas A. Hutchison, Jr., dated 07/13/2007, recorded 07/27/2007 in Book 2007-1, Page 273704.

BEING KNOWN AS 1301 Whitney Avenue, Easton, PA 18045.

TAX PARCEL NUMBER: M8SE2 17 4 0324.

SEIZED AND TAKEN into execution of the writ as the property of Brian M. DaSilva and Nicole Varenkamp.

JOSEPH E. DeBARBERIE,
ESQUIRE

No. 78
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-09405

ALL THAT CERTAIN lot or parcel of land situate in the Borough of Bath, County of Northampton and Commonwealth of Pennsylvania, being known as Lot 5 of Park Ridge recorded in the Office of the Recorder of Deeds for Northampton County in Map Book 1996-5, Pages 223 and 224, bounded and described as follows: Beginning at a point on the northerly right-of-way line of Parkridge Drive, said point being the southwesterly corner of the lands known as Lot No. 4 of Park Ridge; thence along said northerly right-of-way line South 78 degrees 41 minutes 22 seconds West 120 feet to a point; thence along the lands known as Lot No. 6 of Park Ridge North 11 degrees 18 minutes 38 seconds West 160.10 feet to a point; thence along the lands known as Lots Nos. 12 and 13 of Park Ridge North 76 degrees 50 minutes 20 seconds East 120.06 feet to a point; thence along the lands known as Lot No. 4 of Park Ridge South 11 degrees 18 minutes 38 seconds East 163.97 feet to the point of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Keesha A. Eato by Deed from Leslie Marchut by John S. Kerdock agent acting under Power of Attorney as recorded in Power of Attorney 2004-1 Book 354428 page dated 08/26/2004 recorded 09/10/2004 in Deed Book 2004-1 Page 354446.

BEING KNOWN AS 105 Park Ridge Drive, Bath, PA 18014.

TAX PARCEL NUMBER: K6NW2 1 10 0503.

SEIZED AND TAKEN into execution of the writ as the property of Keesha Eato.

ELIZABETH L. WASSALL, ESQUIRE

No. 79
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-07705

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

BEGINNING at a point in the Eastern right of way of North Seventh Street, said point being South 00 degrees 00 minutes 00 seconds West 25.00 feet South of the intersection of the Eastern right of way line of North Seventh Street, and the Southern right of way line of Bushkill Street; thence (1) Easterly North 90 degrees 00 minutes 00 seconds East, 81.00 feet to a point; thence (2) Southerly South 00 degrees 00 minutes 00 seconds West, 31.00 feet to a point; thence (3) Westerly and through the middle of the partition between house numbers 137 and 139 North Seventh Street, South 90 degrees 00 minutes 00 seconds West, 81.00 feet to a point in the Eastern right of way line of aforementioned North Seventh Street; thence (4) Northerly along the Western right of way line of said North Seventh Street, North 00 degrees 00 minutes 00 seconds East, 31.00 feet to a point, the place of beginning.

CONTAINING 2511.00 square feet of land.

IT BEING ALL OF Lot No. 1 as shown on "Minor Subdivision—Lands of Harold and Pirry Roth" as prepared by Louis A. Perrone, P.E./L.S., dated August 1, 1980, and recorded in the Office for the Recording of deeds in Northampton County, in Book 64, Page 33.

BEING KNOWN AS 139 North 7th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9NE4C
17 5A 0310.

SEIZED AND TAKEN into
execution of the writ as the property
of Domenic Albanese.

JAMES R. WOOD, ESQUIRE

No. 80
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-07906

ALL THAT CERTAIN message
and tract of land, situate on South
Eighth Street, known as No. 42 South
Eighth Street, in the City of Easton,
County and State aforesaid, bounded
and described as follows, to-wit:

BEGINNING at a point on the east
building line of said Eighth Street, a
distance of ninety-seven (97) feet
Northwardly from the Northeast
corner of Ferry and Eight Streets,
thence Northwardly along said Eighth
Street thirty-nine (39) feet, more or
less, to a point, thence Eastwardly
passing through the center of the
middle partition wall between the
property herein described and the
property immediately to the North,
thirty (30) feet four (4) inches, more
or less, to property lately owned by
George Hensler, deceased, thence
Southwardly along said Hensler
property a distance of thirty-nine (39)
feet, more or less, to property late of
the estate of Rebecca Ricker,
deceased, thence Westwardly along
said property a distance of thirty (30)
feet four (4) inches, more or less, to
said Eighth Street, the place of
BEGINNING.

BOUNDED on the North by No. 40
South Eighth Street, property now or
late of Leah Silverstein, on the East
by land late of George Hensler,
deceased, on the South by land late
of the estate of Rebecca Ricker,
deceased, and on the West by South
Eighth Street aforesaid.

BEING KNOWN AS 42 S. 8th
Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1B
28 32 0310.

SEIZED AND TAKEN into
execution of the writ as the property
of Kenyetta D. Garland.

JAMES R. WOOD, ESQUIRE

No. 81
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-04515

ALL THAT CERTAIN message,
tenement and lot or piece of ground
situate on the south side of Locust
Street in Bethlehem City, County of
Northampton, Commonwealth of
Pennsylvania, being six inches (6' 6")
of Lot No. 33 and thirteen feet six
inches (13' 6") of Lot No. 34 according
to map of Fairview Land & Improve-
ment Company, recorded in the Office
for the Recording of Deeds in and for
Northampton County in Map Book
No. 4, Page 28 and being known as
No. 324 East Locust Street according
to city numbering, bounded and
described as follows, to wit: Beginning
at a point on the south side of Locust
Street, said point being ninety-eight
feet six inches (98' 6") eastwardly from
the southeast corner of Locust Street
and the first unnamed alley east of
Linden Street, thence extending east-
wardly along the south side of said
Locust Street twenty (20) feet to a
point in line with the middle of the
partition wall of the premises hereby
conveyed and the one immediately
adjoining it to the eas, thence
extending southwardly of that same
width and through the middle of said
partition wall one hundred twenty
(120) feet to a twenty feet wide alley.
Bounded on the north by Locust
Street, on the east by the eastern part
of Lot No. 34, on the south by a twenty
foot wide alley and on the west by the

western part of Lot No. 33 according to said map.

TITLE TO SAID PREMISES IS VESTED IN William L. Eggleston by Deed from Frederick L. Yeakel and Dorothy K. Yeakel, husband and wife dated 04/27/1998 recorded 04/29/1998 in Deed Book 1998-1 Page 052433.

BEING KNOWN AS 324 East Locust Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: N6SE4C 7 6 0204.

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

SALVATORE CAROLLO, ESQUIRE

No. 82

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05807**

TRACT NO.1:

ALL THAT CERTAIN lot or piece of land situate at the Southwest corner of Tenth and Willow Streets, in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the Southwest corner of Tenth and Willow Streets, aforesaid; thence Southwardly along the West side of the Tenth Street 35 feet; thence Westwardly of that width 106 feet to a ten feet wide private alley.

TRACT NO.2

ALL THAT CERTAIN lot or piece of ground situate on the West side of Tenth Street in the City of Easton, bounded and described as follows:

BEGINNING at a point in the building line of said Tenth Street in line of other land now or late of Emma E. Rute; thence extending Southwardly along said Tenth Street 20 feet to a point; thence Westwardly 106 feet more or less to an alley 10 feet wide ; thence Northwardly along said alley

20 feet to said land now or late of Emma E. Rute, East by Tenth Street, South by other land of the bank, and West by said alley.

BEING SAME PREMISES which Jeffrey K. Hawbecker, Sheriff of the County of Northampton. State of Pennsylvania, by Deed dated December 28, 2004, and recorded in the Recorder of Deeds of Office of Northampton County, Pennsylvania, in Record Book Volume 2005-1, Page 12249, granted and conveyed unto Groff Real Estate Investments, a Pennsylvania partnership.

Title to said premises is vested in Elsa Mercedes Garcia and Alvaro Garcia Castano, husband and wife, by deed from dated February 18, 2005 and recorded February 25, 2005 in Deed Book 2005-1, Page 69168.

BEING KNOWN AS 116 North 10th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1A 11 1 0310.

SEIZED AND TAKEN into execution of the writ as the property of Elsa Mercedes Garcia and Alvaro Garcia Castano.

MARC S. WEISBERG, ESQUIRE

No. 84

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-00521**

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.

BEING of the same premises which Atlantic Van Buren, LP, a Pennsylvania Limited Partnership, by Deed dated the 13th day of July 2006 A.D and recorded in the Office of the Recorder of Deeds, in and for the

County of Northampton, aforesaid in Record Book 2006-1 Page 309578 conveyed unto NVR Inc., a Virginia Corporation, trading as Ryan Homes in fee.

Title said to be invested in Washington S. Styles. Jr and Paula Mayers Styles, husband and wife by Deed from NVR, INC. A Virginia Corporation, trading as Ryan Homes dated on 10/4/2006 and recorded on 05/25/200, of record in Deed Book 2007-1, Page 193414, in the Office of the Recorder of Northampton County, Pennsylvania.

Citibank, N.A., as Trustee for the Certificateholders of Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2006-8 v. Washington S. Styles, Jr. and Paula Mayers Styles.

Northampton County; Number: c-48-cv-2013-00521.

BEING KNOWN AS 33 Upper Way Road, Easton, PA 18045.

TAX PARCEL NUMBER: K8 15 2-38 0324

SEIZED AND TAKEN into execution of the writ as the property of Washington S. Styles, Jr. and Paula Mayers Styles.

MARC S. WEISBERG, ESQUIRE

CONTINUANCE FROM

JANUARY 10, 2014

No. 45

BY VIRTUE OF A CERTAIN

WRIT OF EXECUTION

CV-2013-03654

Parcel No.1

ALL THOSE CERTAIN lots situate in the Township of Bethlehem, Northampton County, Pennsylvania, designated on the Plan of "Bethlehem Annex Gardens", recorded in the office for the recording of Deeds in and for Northampton County in Map Book

Volume 8, Page 1 as lots numbered 316, 317,318, and 319.

Parcel No.2

ALSO ALL THOSE (2) CERTAIN lots or peices of land situate in the Township of Bethlehem, County of Northampton, and, State of Pennsylvania, known as Lots numbered 312,and 313. on a certain map or plan of "Bethlehem Annex Gardens", which plan is recorded in the Recorder's office at Easton, Pennsylvania, in Map Book, No 8, page 1.

BOUNDED: On the North by Lot No. 311 on said plan, on the East by Robert Street, on the South by Lot. No. 314, and on said plan, and the West by a fifteen (15) foot wide alley, Containing in front on Robert Street Forthy (40) feet and extending in depth of that width one hundred ten (110') feet.

Parcel No. 3;

ALSO ALL THOSE (2) lot or pieces of land situate in the Township of Bethlehem. County of Northampton, and State of Pennsylvania, known as Lots No. 314 and 315 according to a certain map or plan of "Bethlehem Annex Gardens", which plan is recorded in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, in Map Book No. 8, Page 1. BOUNDED: On the North by Lot No. 313 on said plan. On East by Robert Street, on the South by No. 316 on said plan and on the West by fifteen (15) foot wide alley.

Containing in front on Robert Street forty (40) feet and extending in depth of that width one hundred (100) feet.

Being known as: 2511 6th Street, Bethlehem, Pennsylvania 18020.

Title to said premises is vested in David M. Grubbs by deed from JOSEPH P. CYGAN AND AMY P.

CYGAN, HUSBAND AND WIFE dated December 10, 2007 and recorded December 13, 2007 in Deed Book 2007-1 Page 444308.

TAX PARCEL NUMBER: N7NE1 6 5 0205.

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 David M. Grubbs.

CHRISTINE L. GRAHAM, ESQUIRE

**CONTINUANCE FROM
JANUARY 10, 2014**

No. 68

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-05149**

ALL THAT CERTAIN messuage or tenement and lots or pieces of land situate in the Township of Bushkill, County of Northampton and State of Pennsylvania, bounded and described as follows to wit:

TRACT No. 1:

BEGINNING at a stake on the southerly side of a proposed thirty-three (33) feet wide road or street and five hundred twenty-eight (528) feet easterly from the center of Pennsylvania State Highway Route # 946 leading from Christian Spring to Moorestown, being the corner of land now or late of Joseph Deutsch; thence along the southerly side of the proposed road, North eighty (80) degrees thirty-five (35) minutes East, one hundred eighty-five (185) feet to a stake; thence along the land now or late Gladys H. Fehr one hundred sixty (160) feet to a stake; thence still along the same land, South eighty (80) degrees thirty-five minutes (35) minutes West, one hundred eighty-five (185) feet to a stake and the corner of the said land

now or late of Joseph Deutsch; thence along the said land now or late Joseph Deutsch, North four (4) degrees thirty (30) minutes West, one hundred sixty (160) feet to the point and place of beginning.

Containing in area six hundred seventy-six one-hundredths (0.676) of an arc of land.

Being according to a survey prepared by Brice H. Freestone, R.P.E, under date of March 19, 1965.

TRACT No. 2

BEGINNING at a point in line of land now or late of Robert Oyer, said point also marking the Northwest corner of Lot No. 8 of the subdivision of Fehr Acres, thence along land now or late of the said Robert Oyer North nine (9) degrees sixteen (16) minutes West, sixty and seventy-eight one-hundredths (60.78) feet to a point; thence along now or late of Gladys H. Fehr and Luther F. Fehr, her husband, North eighty (80) degrees thirty-five (35) minutes East, one hundred eighty-five (185) feet to a point; thence along the aforesaid Lot No. 8 of the Subdivision of Fehr Acres South eighty (80) degrees thirty-five (35) minutes West, one hundred seventy-nine and ninety-three one-hundredths (179.93) feet to the place of Beginning..

CONTAINING eleven thousand ninety (11.090) square feet.

BEING ACCORDING TO A SURVEY prepared by Robert I. Collura, Registered Surveyor, under date of February 24, 1978.

UNDER AND SUBJECT to restrictions, easements, rights-of-way, covenants and set-backs as appear of record.

Being the same property acquired by Scott P. Labar and Terry J. Labar, by Deed recorded 08/17/2005,

of record in Deed Instrument No. 2005042795, in the Office of the Recorder of Northampton County, Pennsylvania.

Being known as: 675 Lorraine Drive, Nazareth, Pennsylvania 18064.

Title to said premises is vested in Scott Labar and Terry Labar by deed from RONALD E. HEIM, UNMARRIED dated August 16, 2005 and recorded August 17, 2005 in Deed Book 2005-1 , Page 315247 .

BEING KNOWN AS 675 Lorraine Drive, Nazareth, PA 18064.

TAX PARCEL NUMBER: H6 22 4E 0406.

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 Scott Labar and Terry Labar.

HEIDI R. SPIVAK, 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.

RANDALL P. MILLER

Sheriff

Northampton County,
Pennsylvania

CHRISTOPHER T. SPADONI

ESQUIRE

Solicitor to the Sheriff

Feb. 13, 20, 27



AIDR

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Feb. 27; Mar. 6

**COMMONWEALTH OF PENNSYLVANIA, Plaintiff v.
LAWRENCE BROWN, Defendant**

Omnibus Pretrial Motion—Motion to Suppress—Search Warrant—Probable Cause—Miranda Warnings.

The Defendant faced drug trafficking-related charges and filed an Omnibus Pretrial Motion seeking to suppress physical evidence found pursuant to search warrants and to suppress statements made to law enforcement. The Court denied the Motion to Suppress physical evidence, concluding that the three search warrants—(1) to the Defendant’s residence, (2) to the Defendant’s automobile, and (3) to the Defendant’s storage locker—were all obtained pursuant to a proper showing of probable cause. The Court noted that it was appropriate to rely on the experience of law enforcement officers with expertise in drug trafficking investigations in reviewing the probable cause giving rise to a search warrant. The Court also stated that an Affidavit of Probable Cause need not establish with “absolute certainty” that a search will result in discovering a particular piece of evidence. Finally, the Court denied the Motion to Suppress statements made to law enforcement, because the record established that the Defendant had received *Miranda* warnings and there was no evidence that the interrogation was coercive or otherwise improper.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Criminal Division—No. 1840-2012.

JAMES AUGUSTINE, ESQUIRE for the Commonwealth.

GLENNIS L. CLARK, ESQUIRE for Defendant.

Order of the Court entered on December 28, 2012 by BARATTA, J.

ORDER

AND NOW, this 28th day of December, 2012, upon consideration of the Defendant, Lawrence Brown’s, Omnibus Pretrial Motion, it is hereby ORDERED that the motions are disposed of as follows:

(1) Motion for Habeas Corpus relief dismissing the charge of Receiving Stolen Property is MOOT as the Commonwealth has withdrawn the charge.

(2) Motion to Suppress physical evidence obtained through the execution of Search Warrants is DENIED.

(3) Motion to Suppress statements made by Defendant during his interview with police is DENIED.

(4) Motion to compel discovery is unopposed and, therefore, GRANTED.

STATEMENT OF REASONS

Factual and Procedural History

The Defendant filed a Motion to Suppress the physical evidence obtained during the execution of three search warrants, two issued on May 2, 2012 and the third on May 3, 2012. The Defendant also moved to sup-

press the statements that he made to the investigator after his arrest. The Defendant alleges that the basis for the arrest was the result of the evidence obtained from an illegal search and seizure. The Defendant further asserts that any statements made to police were obtained in violation of the Defendant's *Miranda* rights.

We will identify the three search warrants in logical and chronological order: (1) the warrant for 525 Atlantic Street, Bethlehem, Pennsylvania, issued on May 2, 2012 (the "Atlantic Street Warrant"); (2) the warrant for the silver Mercedes-Benz vehicle, issued on May 2, 2012 (the "Mercedes Warrant"); and (3) the warrant for the Freemansburg Storage Depot, Inc., 434 Clearfield Street, Freemansburg, Pennsylvania, Unit 241, issued on May 3, 2012 (the "Storage Unit Warrant"). All three warrants were approved by Magisterial District Judges.

A Hearing on the Defendant's Motions was held before the undersigned November 5, 2012. Bethlehem Police Detectives Jeffery Smith and Michael Mish testified as to their involvement in this undercover operation. Thereafter, the Defendant and the Commonwealth submitted briefs in support of their respective positions.

The first warrant authorized a search of the Defendant's residence at 525 Atlantic Street. The Affidavit of Probable Cause, submitted by Detective Michael Mish of the City of Bethlehem Police Department, asserts that the police had reason to believe that physical evidence of criminal activity would be present at the Defendant's home based upon the following summary from the Affidavit of Probable Cause:

A confidential informant informed police that the Defendant was actively involved in the distribution of heroin in the Bethlehem area. The informant also provided the police with the Defendant's address of 525 Atlantic Street. Based on the confidential informant's representations, the police, with the assistance of the confidential informant, made three controlled purchases of heroin from the Defendant between April 23 and 25, 2012. During each of the controlled purchases, the Defendant met the confidential informant on Wyandotte Street in Bethlehem while under the surveillance of the Bethlehem Police. The two actors then traveled to the area of Yosko Park in Bethlehem at which point the Defendant was observed leaving the presence of the confidential informant and entering 525 Atlantic Street through the front door. After a short period of time, the Defendant was observed emerging from 525 Atlantic Street and walking back to meet the confidential informant at Yosko Park. After the Defendant and the confidential informant separated, the confidential informant returned to the police officers conducting the surveillance and produced what was alleged to be the controlled substance, heroin, which the confidential informant stated was given to him in return for a cash payment.

The second search warrant was for a Mercedes-Benz allegedly owned and/or controlled by the Defendant. The Affidavit of Probable Cause for

the Mercedes-Benz set forth the following relevant factual summary: that two of the three controlled purchases, referenced in the above recited search warrant for 525 Atlantic Street, implicated the use of the Defendant's Mercedes-Benz as the vehicle which the Defendant was observed operating prior to and/or during the delivery of a controlled substance. Therefore, the police believed that the Mercedes-Benz was a probable location of physical evidence of his criminal activity. In addition, the affidavit discussed a fourth and fifth controlled purchase of heroin observed by the Bethlehem Police Department. The fourth purchase occurred between April 12 and 14, 2012, when the confidential informant met the Defendant on Wyandotte Street in Bethlehem and walked a circular route ending in the area of West Fourth Street and Pawnee Street in Bethlehem. The police observed the Defendant walk over to the Mercedes-Benz, which was parked in the 400 block of West Fourth Street, open the trunk to the Mercedes-Benz and reach inside the trunk. The Defendant then closed the trunk and returned to the presence of the confidential informant. After a short period of time, the Defendant and the confidential informant parted ways and the confidential informant returned to the police who were observing the transaction. The confidential informant produced packets of powder which later tested positive for heroin. The confidential informant told Detective Mish that the Defendant gave the confidential informant the heroin after the Defendant accessed the trunk of his Mercedes-Benz. The Affidavit of Probable Cause also set forth the fifth controlled purchase of heroin between the confidential informant and the Defendant as occurring between April 30 and May 2, 2012. In that controlled purchase, Detective Mish detailed a similar fact pattern with the confidential informant and Defendant meeting in the same area, the Defendant reportedly accessing his trunk to obtain heroin and then the Defendant selling the heroin to the confidential informant.

The search warrants for 525 Atlantic Street and the Defendant's Mercedes-Benz were issued contemporaneously on May 2, 2012. The search warrants were executed nearly simultaneously on May 3, 2012.

The probable cause for the Storage Unit Warrant was developed on May 3, 2012, during and immediately after the execution of the first two warrants. The Affidavit of Probable Cause set forth that on May 3, 2012, the police had the Defendant and 525 Atlantic Street under surveillance. At approximately 10:15 a.m., they observed the Defendant exit 525 Atlantic Street and enter a second vehicle described as a Mazda Tribute (not to be confused with the Mercedes-Benz).¹ The warrant set forth that during the

¹ Testimony at the Hearing established that several members of the Bethlehem Police Department followed the Defendant as he operated the Mazda Tribute. The strategy of the police was to wait until the Defendant vacated his home before beginning the execution process for the search warrants. Apparently, the police were concerned about the correlation/nexus between the selling and storage of drugs and possession of weapons. After the Defendant traveled into the Borough of Freemansburg, he was stopped in an unnamed alley east of

search of 525 Atlantic Street the police located a loaded Lorcin .38 handgun which was confirmed to have been reported as stolen. The police also found 44 rounds of .22, that is, 22 caliber ammunition and 42 rounds of .35, that is, 357 ammunition. The firearms of the caliber consistent with the ammunition in the house were not located at 525 Atlantic Street.² The police thereafter arrested and detained the Defendant based on a pending charge of possession of a stolen handgun. At the time the Defendant was arrested, the police found on the Defendant's key ring to the Mazda Tribute additional keys to the Mercedes-Benz which was subject to the second search warrant and an unidentified key inscribed with the name "Master Lock" and identifying number of 0844.

The warrant also set forth that the Defendant was returned to the police station. Later, as the police conducted an inventory of those items seized from 525 Atlantic Street, Detective Mish examined an invoice addressed to the Defendant from "Freemansburg Storage Depot, Inc." which had an address of 434 Clearfield Street, Freemansburg, Pennsylvania. The invoice was dated April 18, 2012, and indicated the Defendant owed a \$66.50 rental fee for Unit 241 due on May 1, 2012. Thereafter, the investigators appeared at the premises of the Freemansburg Storage Depot and spoke to the employees to confirm that the Defendant has rented storage Unit 241 since July, 2010. The employees stated that the Defendant always paid for his rental in cash. The investigators then went to Unit 241 and observed that the unit was secured with a silver Master Lock brand lock with the number 0844 inscribed on it, which matched the key found on the key ring to the Mazda Tribute in the Defendant's possession. Therefore, based on this set of facts, the investigators applied for a search warrant for Unit 241 at the Freemansburg Storage Depot, rationalizing that there may be physical evidence of the Defendant's criminal activity located within the storage locker. The investigators reasoned that, based on their expertise, perpetrators who engage in the distribution of drugs often access storage lockers for purposes of storing drugs or other criminally related evidence,

Clearfield Street for the purposes of notifying the Defendant about the pending execution of the search warrants and to detain the Defendant for police safety while the search warrants were being executed. The Defendant was removed from his automobile and patted down for weapons, and then he sat outside of the Mazda Tribute while the police conducted the Atlantic Street and Mercedes-Benz searches. Detective Smith received a phone call at 10:33 a.m. from Detective Mish who indicated that during the search at 525 Atlantic Street, Detective Mish found a loaded Lorcin .38 handgun which was confirmed to have been reported as stolen. Detective Mish informed Detective Smith that it was appropriate to arrest and detain the Defendant based on pending charges of possession of a stolen handgun. [At the time the Defendant was arrested, his person was searched for the safety of the police. No handgun was found on the Defendant's person. However, the key ring to the Mazda Tribute included keys to the Mercedes-Benz which was subject to the second search warrant and an unidentified key inscribed with the name "Master Lock" and identifying number of 0844.]

² Because the firearms of the caliber consistent with the ammunition in the house were not located at 525 Atlantic Street, there was some concern that the Defendant had two additional unrecovered handguns and that he may have been armed at the time he was detained.

and this Defendant was likely traveling to the Freemansburg Storage Depot to access his locker the morning of May 3, 2012.

Detective Mish testified during the Hearing on this Motion that, after the Defendant was arrested on May 3, 2012 for possession of a stolen firearm found in Defendant's residence located at 525 Atlantic Street, he was transported to the Bethlehem Police Department. There the Defendant was interviewed by Detective Mish and two other police officers. Detective Mish testified that prior to commencing his interview, he read to Defendant verbatim from a card³ that sets forth the *Miranda* rights. After being informed of his rights under *Miranda*, the Defendant agreed to speak with the officers. Detective Mish testified that Defendant did not ask for an attorney at any time and that Defendant was cooperative and responsive to the officers' questions. Detective Mish and the other officers interviewed Defendant for approximately one hour.

Discussion

I. Motion to Suppress Physical Evidence

Defendant asserts that each of the three search warrants executed by police were based upon inaccurate and unverified information and, therefore, not supported by probable cause. As a result, the Defendant asserts that any physical evidence seized by law enforcement pursuant to such warrants must be suppressed.

Under the Fourth Amendment of the United States Constitution and Article I, Section 8 of the Pennsylvania Constitution, a search warrant is not valid unless it is supported by probable cause. "Probable cause exists where the facts and circumstances within the affiant's knowledge and of which he has reasonably trustworthy information are sufficient in themselves to warrant a man of reasonable caution in the belief that a search should be conducted." *Commonwealth v. Thomas*, 448 Pa. 42, 52, 292 A.2d 352, 357 (1972). It is only the probability, and not a *prima facie* showing, of criminal activity that is necessary to establish probable cause for the issuance of a search warrant. *Spinelli v. United States*, 393 U.S. 410, 419 (1969), *abrogated on other grounds by Illinois v. Gates*, 462 U.S. 213 (1983) (citation omitted); *Commonwealth v. Days*, 718 A.2d 797, 800 (Pa. Super. 1998) (citation omitted); *In Interest of Bond*, 434 Pa. Super. 303, 307, 643 A.2d 106, 108 (1994) (citation omitted); *Commonwealth v. Temple*, 232 Pa. Super. 453, 456, 335 A.2d 805, 807 (1975) (citation omitted).

In *Illinois v. Gates*, 462 U.S. 213 (1983), the United States Supreme Court established that courts should use a "totality of the circumstances" test in determining whether a search warrant is supported by probable cause as required by the Fourth Amendment. The Pennsylvania courts adopted this totality of the circumstances test in *Commonwealth v. Gray*, 509 Pa.

³ The card was marked and entered into evidence as Commonwealth Exhibit No. 4.

476, 503 A.2d 921 (1985) in the context of probable cause under Article I, Section 8 of the Pennsylvania Constitution. Our Supreme Court has stated:

Pursuant to the ‘totality of the circumstances’ test set forth by the United States Supreme Court in *Gates*, the task of an issuing authority is simply to make a practical, common-sense decision whether, given all of the circumstances set forth in the affidavit before him, including the veracity and basis of knowledge of persons supplying hearsay information, there is a fair probability that contraband or evidence of a crime will be found in a particular place. ... It is the duty of the court reviewing an issuing authority’s probable cause determination to ensure that the magistrate had a substantial basis for concluding that probable cause existed. In so doing, the reviewing court must accord deference to the issuing authority’s probable cause determination, and must view the information offered to establish probable cause in a common-sense, non-technical manner. ...

[Further,] a reviewing court [is] not to conduct a *de novo* review of the issuing authority’s probable cause determination, but [is] simply to determine whether or not there is substantial evidence in the record supporting the decision to issue the warrant.

Commonwealth v. Jones, 605 Pa. 188, 199-200, 988 A.2d 649, 655 (2010) (quoting *Commonwealth v. Torres*, 564 Pa. 86, 764 A.2d 532, 537-38, 540 (2001)) (omissions and alterations in original).

Under this standard, Defendant seeks to suppress all three of the search warrants. We will address the challenges to each of the three search warrants in turn.

First, the Atlantic Street Warrant undoubtedly satisfies the probable cause standard. This Warrant gave law enforcement the authority to search Defendant’s residence on Atlantic Street in Bethlehem. As the Affidavit of Probable Cause by Detective Mish states, the police had reason to believe that physical evidence of Defendant’s alleged criminal activity would be present at this location. Law enforcement reached this conclusion after conferring with a Confidential Source (“CS”) who informed them that Defendant was involved in the distribution of heroin in the Bethlehem area and that Defendant resided in the area of Atlantic Street in Bethlehem and based upon their personal observations of the controlled purchases made by the CS from the Defendant. Police used this CS to make three controlled purchases of heroin from Defendant. Between April 23 and 25, 2012, during one of these controlled purchases, Defendant met with the CS on Wyandotte Street in Bethlehem. The two then traveled to the area of Yosko Park in Bethlehem, at which point Defendant left the CS and went to 525 Atlantic Street. Defendant entered 525 Atlantic Street through the front door. After emerging from 525 Atlantic Street, Defendant walked back to

meet the CS where he had left him. After Defendant and the CS parted ways, the CS produced a substance to the police that later tested positive for heroin. The CS reported that Defendant had given him this substance after returning from 525 Atlantic Street. Based on these facts, the affiant Detective Mish had a reasonable basis to believe that Defendant's residence at 525 Atlantic Street may contain physical evidence of Defendant's criminal activity. Under the totality of the circumstances test, the facts set forth in the Affidavit of Probable Cause establish that there was a probability that a search of 525 Atlantic Street may result in finding evidence of Defendant's criminal activity. Accordingly, the Atlantic Street Warrant was based on probable cause and is a valid search warrant.

The Affidavit of Probable Cause for the Mercedes Warrant is based on a similar factual scenario as that for the Atlantic Street Warrant. The Mercedes Warrant also satisfies the probable cause standard. Two of the three aforementioned controlled purchases of heroin between the CS and Defendant implicated Defendant's Mercedes-Benz as a probable location of physical evidence of his criminal activity. Between April 12 and 14, 2012, during a controlled purchase of heroin observed by affiant Detective Mish and other investigators, the CS met with Defendant on Wyandotte Street in Bethlehem and the two walked a circular route ending in the area of West Fourth and Pawnee Streets in Bethlehem. Law enforcement observed Defendant walk over to the Mercedes-Benz, which was parked in the 400 block of West Fourth Street, open the trunk, reach inside, and then close the trunk. Defendant then returned to the CS. After the two parted ways, the CS produced a number of glassine packets of powder, which later tested positive for heroin, to the police. The CS told Detective Mish that Defendant gave the CS the heroin after returning from the Mercedes-Benz. Between April 30 and May 2, 2012, law enforcement used the CS to make another controlled purchase of heroin from Defendant. This controlled purchase proceeded in the same way as the previous one, with the CS and Defendant meeting in the same place, Defendant purportedly getting heroin out of the trunk of the Mercedes-Benz, and Defendant selling the heroin to the CS.

Based on these facts and under the totality of the circumstances test, the facts set forth in the Affidavit of Probable Cause establish that there was probable cause to believe that a search of the Mercedes-Benz may result in finding evidence of Defendant's criminal activity. Accordingly, the Mercedes Warrant is a valid search warrant.

Finally, we turn to the Storage Unit Warrant. This Warrant repeats the historical facts supplied in the first two search warrants issued for 525 Atlantic Street and the Mercedes-Benz. In addition, the affidavit sets forth that on May 3, 2012, investigators established surveillance of 525 Atlantic Street. At approximately 10:15 a.m., they observed Defendant exit the residence and depart in a Mazda Tribute. The investigators detained De-

fendant there pending the service of the Atlantic Street Warrant. Thereafter, at approximately 10:33 a.m., Detective Mish served the Atlantic Street Warrant and proceeded to search Defendant's residence. During the search, Detective Mish found a loaded Lorcin .380 handgun, which he confirmed had been reported as stolen. Detective Mish also found 44 rounds of .22 caliber ammunition and 42 rounds of .357 ammunition; firearms of that caliber were not located at 525 Atlantic Street. Based on the discovery of the stolen firearm, Defendant was arrested and taken to the Bethlehem Police Department. At the time, Defendant was in possession of a ring of keys, including keys to the Mercedes-Benz and the Mazda, as well as a key inscribed with "Masterlock" [sic] and "0844."

The warrant also sets forth that during the search at 525 Atlantic Street, Detective Mish found an invoice addressed to Defendant from Freemansburg Storage Depot, Inc., 434 Clearfield Street, Freemansburg, Pennsylvania. The invoice, dated April 18, 2012, indicated that Defendant owed a \$66.57 rental fee for Unit 241 due on May 1, 2012. Investigators went to the Freemansburg Storage Depot and spoke with employees who confirmed that Defendant has rented storage Unit 241 since July 2010. The employees also stated that Defendant always pays for his rental in cash. Investigators noticed that Unit 241 was secured with a silver Masterlock brand lock with the number "0844" on it, matching the key found in Defendant's possession.

As set forth in the Affidavit of Probable Cause, these observations by investigators provide the basis for probable cause for the Storage Unit Warrant. By logical extension, because the searches of 525 Atlantic Street and the Mercedes-Benz did not reveal heroin or a firearm matching the ammunition found at 525 Atlantic Street, law enforcement had reason to believe that controlled substances and other related physical evidence must be located elsewhere—with the likely probability that it would be in Defendant's storage locker. Based on the totality of the circumstances, the conclusion was reasonable and provided the appropriate level of probable cause to secure a search warrant.

Moreover, law enforcement's conclusion that Defendant's storage locker may contain physical evidence of his criminal activity was further supported by Detective Mish's extensive experience on the Drug Enforcement Administration and his previous involvement in numerous drug trafficking investigations. As Detective Mish states in the Affidavit of Probable Cause to the Storage Unit Warrant, "In [my] experience, drug traffickers typically store/hide their drugs and assets in locations other than where they reside ... storage lockers provide drug traffickers with a somewhat anonymous location to store drugs and/or their proceeds." (Affidavit of Probable Cause to the Storage Unit Warrant ¶15.) The Pennsylvania Supreme Court has determined that "a police officer's experience may be fairly regarded as a relevant factor in determining probable cause." *Commonwealth v.*

Thompson, 604 Pa. 198, 212, 985 A.2d 928, 936 (2009). Therefore, in considering the investigators' observations together with Detective Mish's experience, which led him to believe that the storage unit likely contained evidence of the Defendant's criminal activity, we conclude that the Storage Unit Warrant was supported by probable cause.

Finally, we note that "... the law does not require that the information in a warrant affidavit establish with absolute certainty that the object of the search will be found at the stated location, nor does it demand that the affidavit information preclude all possibility that the sought after article is not secreted in another location." *Commonwealth v. Forster*, 253 Pa. Super. 433, 437-38, 385 A.2d 416, 418 (1978).

Accordingly, Defendant's Motion to Suppress the search warrants based on a lack of probable cause is DENIED.

II. Motion to Suppress Statements

Defendant seeks the suppression of statements that he made to police on May 3, 2012, while he was detained at the Bethlehem Police Department after his arrest for the stolen firearm found at 525 Atlantic Street. Defendant asserts that he did not knowingly and voluntarily waive his right to counsel or his right to remain silent prior to allegedly giving statements to police when they interviewed him.

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 one;
- (3) he has the right to remain silent and the interrogators will allow him to exercise that right; and
- (4) if he desires to speak, 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).

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 v. Arizona*, 384 U.S. 436, 457-58 (1966)).

Here, there is no question that Defendant was subjected to custodial interrogation during his police interview on May 3, 2012. As Detective Mish testified during the hearing on this Motion, Defendant was arrested on May 3, 2012, after law enforcement found a stolen firearm at Defendant's residence at 525 Atlantic Street. Defendant was transported to the Bethlehem Police Department, where he was interviewed by Detective Mish and two other police officers. Detective Mish testified that he read to Defendant verbatim from a card that set forth the *Miranda* warnings. Under these circumstances, where Defendant was properly advised of his constitutional rights under *Miranda* and there is no evidence that the questioning was otherwise coercive, there are no grounds for suppressing the statements made by Defendant during his police interview.

Accordingly, Defendant's Motion to Suppress the statements that he made to police is DENIED.

TAMMY KIPP, Plaintiff v. KEITH BREDBENNER, Defendant*Motion for Summary Judgment—Criminal Abuse of Process—Defamation—Willful Misconduct—Political Subdivision Tort Claims Act—False Arrest—Malicious Prosecution.*

The Defendant filed a Motion for Summary Judgment, seeking judgment as a matter of law on the Plaintiff's claims of Defamation and Criminal Abuse of Process—Willful Misconduct. The Court denied summary judgment on the Defamation claim, as there was a genuine issue of material fact. The parties disputed the content of the Defendant's alleged statements about the Plaintiff and also disputed the circumstances surrounding the making of the statements. The Court granted summary judgment on the Criminal Abuse of Process claim, because the Plaintiff was unable to plead any facts which would support a finding that the Defendant committed an intentional tort by arresting the Plaintiff. Rather, the record established that there was a *prima facie* case in the charges brought against the Plaintiff, but that the charges were dismissed due to the sole witness's refusal to testify against the Plaintiff.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—No. C-48-CV-2010-11949.

RICHARD J. ORLOSKI, ESQUIRE, for Plaintiff.

JOHN FLOUNLACKER, ESQUIRE, for Defendant.

Order of the Court entered on November 26, 2012 by BARATTA, J.

*OPINION**Factual and Procedural History*

On October 20, 2010 Plaintiff Tammy Kipp ("Plaintiff") filed a Complaint against Defendant Keith Bredbenner ("Defendant") asserting claims of "Willful Misconduct" and "Criminal Abuse of Process—Willful Misconduct."

This matter is currently before the Court on Defendant's Motion for Summary Judgment.

The Complaint arises out of an incident that took place on or about December 13, 2009. At that time, Defendant was employed by Lower Saucon Township as a police officer. Defendant was on duty when he was dispatched to the home of Plaintiff's mother ("Mother"). Apparently, Mother had called the police and asked for assistance after Plaintiff came to her home, banged on her door, and created a disturbance, causing Mother concern related to Plaintiff's behavior. Plaintiff was no longer on Mother's property at the time Defendant responded to the call. Defendant was told that he may find Plaintiff at the Lower Saucon Sportsman Club ("Club"). During Defendant's discussion with Mother, Defendant allegedly made a statement to the effect that he was familiar with Plaintiff, because he had arrested her three years prior for drugs and that she participated in the ARD program.

Thereafter, Defendant responded to the Club, apparently to interview Plaintiff with regard to her behavior that evening. As a result of the statements by Mother and Defendant's interaction with Plaintiff, Defendant cited Plaintiff for public drunkenness and disorderly conduct. A hearing was held on the citation and the charges were ultimately dismissed by a Magisterial District Judge.

The Complaint also alleges that after December 13, 2009, Defendant voluntarily returned to Mother's home to inform Mother that he had been mistaken with regard to his statement about his prior interaction with her daughter, Plaintiff. Defendant told Mother that he had confused Plaintiff with another young woman who resided next door to Mother, by the name of Jennifer Kulp. Defendant told Mother that it was Ms. Kulp whom he had arrested for drug possession, not Plaintiff.

In Count I of the Complaint, asserting "Criminal Abuse of Process—Willful Misconduct," Plaintiff states that Defendant engaged in a "defamatory campaign" and a "retaliatory campaign" against Plaintiff by offering false information to Plaintiff's family about Plaintiff engaging in past illicit drug activity. Plaintiff claims that Defendant made the false statements knowingly and with actual malice. Plaintiff further claims that Defendant's statements were calculated to and did cause great injury to Plaintiff's reputation. In particular, as a result of Defendant's statements, Plaintiff suffered family discord and was shunned by her family for being a criminal. Plaintiff also states that she suffered mental anxiety, anguish, distress, stress, sleeplessness, humiliation, and loss of reputation. Plaintiff seeks both compensatory and punitive damages based on this cause of action.

In Count II, styled as Criminal Abuse of Process—Willful Misconduct, Plaintiff claims that, when she interacted with Defendant on or about December 13, 2009, Defendant had no probable cause for arrest and falsely accused Plaintiff of public drunkenness and disorderly conduct. Plaintiff notes that the citations were dismissed by a District Magistrate on or about February 24, 2010, after the Magistrate gave Defendant the opportunity to withdraw the charges, which Defendant did not do. Plaintiff claims that, as a direct and proximate result of Defendant's alleged abuse of criminal process, Plaintiff suffered mental anxiety, anguish, distress, stress, sleeplessness, humiliation, and loss of reputation. Plaintiff asserts that Defendant's conduct constituted "willful misconduct," and she seeks both compensatory and punitive damages for Defendant's alleged Criminal Abuse of Process.

On November 26, 2010, Defendant responded to Plaintiff's Complaint by filing an Answer with New Matter. In his Answer, Defendant disputes the allegations in the Complaint. In New Matter, Defendant states that he is immune or has qualified immunity to Plaintiff's claims. Specifically, Defendant asserts that some or all of Plaintiff's claims are barred by the

Political Subdivision Tort Claims Act. He further states that, at all times relevant to the claims raised in the Complaint, his decisions were supported by probable cause. As to Count I, Defendant asserts that his actions do not support a claim of defamation because he did not act with the intention of harming or injuring Plaintiff. Instead, Defendant asserts that his statements were a reasonable mistake.

Plaintiff replied to Defendant's New Matter on November 30, 2010. Plaintiff maintains that Defendant acted deliberately and intentionally to harm Plaintiff.

Depositions of Plaintiff, Defendant, Mother (Cecilia Kipp) and Plaintiff's sister (Heidi Kipp) were taken.

Plaintiff's deposition indicates that she was not present for the alleged defamatory statements made to Mother and other family members. We also note that Plaintiff's deposition proffers a defense to the citations brought against her that she was not under the influence of alcohol and that she does not feel that her actions at her Mother's home warranted issuing citations for public drunkenness and disorderly conduct.

Additional relevant information elicited from Plaintiff includes: Plaintiff's Father ("Father") died on October 9, 2009. Prior to his death, Father had purchased a property (the "Property") from Plaintiff. Plaintiff had obtained the Property from her grandparents. It was a rental property. At the time Father purchased the Property, he placed five names on the deed—Father, Mother, Plaintiff, Plaintiff's sister Heidi and Plaintiff's brother. After Father's death, Plaintiff was interested in selling the Property in order to maximize the cash value of her minority share. Plaintiff allegedly had some personal debt that caused her to want to sell the Property. Plaintiff's desire to sell the Property apparently caused tension between Plaintiff and her Mother, brother and sister. (Plaintiff's Deposition pp. 25, 29-35; Cecilia Kipp Deposition pp. 11-16.)

On the evening of December 13, 2009, Plaintiff went out to the Club at about 5 p.m. Plaintiff recalled having two drinks at the Club before calling Mother. At that time, Plaintiff spoke to Mother about selling the Property. Plaintiff characterized the conversation as a "disagreement" and noted that, at the time, she was "very, very upset." At 6:30 p.m., Plaintiff had a friend drive her to Mother's home. (Plaintiff's Deposition pp. 50-52.) When Plaintiff arrived at Mother's home, she "may have knocked on the door. I'm not sure. I remember ringing the doorbell, my special ring." Plaintiff testified that, even though Plaintiff could see Mother look out the blinds, Mother refused to open the door for her. Plaintiff then identified herself, but Mother still refused to open the door. (Plaintiff's Deposition pp. 55-58.) Plaintiff estimated that she was at Mother's home for five minutes. (Plaintiff's Deposition p. 62.) Plaintiff acknowledged that she left Mother's home "very upset ... Because she wouldn't answer the door." (Plaintiff's Deposition p. 63.)

Later that evening, Plaintiff acknowledges that Defendant and another Lower Saucon Police Officer came to the Club to speak with her. Plaintiff indicated that the police asked about the “discrepancy over property” that she was having with Mother. Further, Plaintiff testified that Defendant told her that “she [Mother] doesn’t want you over there anymore.” Plaintiff estimated that the discussion with Defendant lasted 5 to 10 minutes. (Plaintiff’s Deposition pp. 70-71.)

Mother testified at her deposition that, on December 13, 2009, she called the police because “I was upset with my daughter Tammy and some of her friends. She came to my door, was rather loud, knocking on my door.” “They were loud and I didn’t appreciate it.” “I didn’t want them there. If you can’t be, you know, nice about things. I didn’t want her there.” (Cecilia Kipp Deposition pp. 9, 17 and 28.) When asked what Plaintiff wanted, Mother responded: “I didn’t really care what she wanted or why she was there. All I know is you are a bit too loud and too cocky for me and you are not coming in my house. That’s exactly how I felt ... and I’m not putting up with their bunk at this age.” (Cecilia Kipp Deposition pp. 17-18.) When Mother was asked if she said anything to Plaintiff, she replied “I might have told them to get the hell out of here, quite honestly.” (Cecilia Kipp Deposition p. 19.) Mother estimated that Plaintiff was outside of her home for five to ten minutes. Because of her concern, Mother called the police. (Cecilia Kipp Deposition p. 28.)

When asked what she talked to the police about, Mother said: “We talked about Tammy (Plaintiff) and we talked about—he said that I have the right, you know, for protection. And, that if I ever needed any help, to call the police station. He was very nice. He was very professional and did his job except, except he implied some things. I don’t remember exactly what it was anymore, but I am going to tell you what—and I shouldn’t say this. You can say it is off the record. But he had her mixed up with a girl that lives right next door to me who ... Her name is Jennifer Kulp and she looks a lot like my daughter. She’s blond, like the same height. And that’s terrible. He made some kind of comment to my other daughter, Heidi. And my daughter Heidi—and I have a granddaughter who is 12 years old. Well do you think we would want somebody who does drugs around our granddaughter, I don’t think so.” (Cecilia Kipp Deposition pp. 29-30.)

However, when Mother was asked about the alleged defamatory statements made by Defendant, she indicated that “it is vague” and that she does not remember “much of anything” but that her daughter, Heidi, did talk to Defendant and Heidi “got very upset.” (Cecilia Kipp Deposition pp. 38, 39.)

Plaintiff’s sister, Heidi Kipp (“Sister”), testified that she responded to Mother’s home after she received the phone call. Sister stated that, at some point, Defendant spoke to her and said he knew Plaintiff and that “she’s been arrested several times for drugs and she’s nothing, but bad

news” and “that’s all he said to me and I was done having a conversation with him.” (Heidi Kipp Deposition p. 20.) Sister also said “she had a big fight with [Plaintiff] about her being on drugs and interacting with my daughter and how she could keep that from us.” Sister was also asked whether she learned that Defendant was mistaken. Her response was, “well, eventually, and I don’t know about how long afterwards. ...” (Heidi Kipp Deposition p. 34.) Sister indicated that the time frame for the tension lasting between herself and Plaintiff was probably longer than a month. However, she did not have a definite time frame. (Heidi Kipp Deposition p. 39.)

Defendant testified that he was dispatched to Mother’s home at 284 Saucon Avenue for an unwanted guest banging on the door. (Defendant Deposition p. 9.) The Defendant said Mother answered the door and said that Plaintiff was “at her house banging on the door, yelling and she wanted to come in. And banging on the door numerous times and she believed she was intoxicated.” (Defendant Deposition p. 12.) Mother gave him information about the location of Plaintiff, including that she was hanging out with the wrong people at the Club. (Defendant Deposition p. 14.) The Defendant also said that Mother told him that Plaintiff was 5’7” with blonde hair and that she believed Plaintiff was doing drugs at the Club. (Defendant Deposition pp. 14-15.) Defendant stated that Mother asked if he knew Plaintiff “And I made a statement that I believe that I may have arrested her daughter several years ago ... for drug possession of narcotics.” (Defendant Deposition p. 16.) Defendant testified that he had previously arrested Jennifer Kulp who lived next door to the Kipps for drug possession and that he confused Plaintiff’s description for Jennifer Kulp. (Defendant Deposition pp. 18-24.) Defendant testified that Mother thought Plaintiff was under the influence of alcohol and wanted her cited for disorderly conduct. (Defendant Deposition pp. 27-29.)

Defendant then indicated that he responded to the Club and asked the bartender to have Plaintiff step outside. (Defendant Deposition pp. 36-37.) Defendant stated she was crying and appeared to be upset about the incident. He testified that, when she tried to shake his hand, he detected an odor of alcohol and that she took offense to the fact that he did not shake her hand. (Defendant Deposition pp. 38-41.) Defendant then indicated that, based on his observations, he believed that Plaintiff was under the influence of alcohol. (Defendant Deposition pp. 42-43.) The Defendant informed Plaintiff that she was going to receive a citation for disorderly conduct and public drunkenness related to her actions at Mother’s home. (Defendant Deposition p. 45.) After Defendant left the scene, he indicated that he called Mother to let her know he spoke to Plaintiff and confirmed that Mother wanted Plaintiff to be cited. (Defendant Deposition p. 46.)

Later, during his shift, Defendant realized that he made a mistake by confusing Plaintiff with Mother’s neighbor, Jennifer Kulp. Defendant then stated that he was off work for three days, and when he returned, he spoke

with Mother to inform her of his confusion and mistaken identity. (Defendant Deposition pp. 49-50.) Defendant alleges that he did not tell Sister that he had arrested Plaintiff for drugs; he stated that the only person he told was Mother. (Defendant Deposition p. 51.) Specifically, Defendant said, “I sat down at her [Mother’s] residence with her and spoke to her when I let her know that I had made a mistake with [Plaintiff’s] identification and I explained to her that, you know, there is going to be a hearing for disorderly conduct and public drunkenness and I would need her to testify.” (Defendant Deposition pp. 56, 58.) In response, Mother told him that “she didn’t want to cause any further problems in the family by testifying against [Plaintiff].” Defendant stated that he went to the hearing and explained to the judge that the victim does not want to prosecute. As a result, the judge dismissed the charges. (Defendant Deposition pp. 56-61.)

On June 26, 2012, Defendant filed a Motion for Summary Judgment. Defendant asserts that Plaintiff cannot establish a *prima facie* case of Willful Misconduct pursuant to 42 Pa. C.S.A. §8550 to support either Count, because there is no evidence that Defendant acted with malice or intent to harm Plaintiff.

Plaintiff responded to Defendant’s Motion with an “Answer and New Matter” on July 26, 2012. In New Matter, Plaintiff states that Criminal Abuse of Process is a constitutional tort which is actionable in state court pursuant to 42 U.S.C. §1983. Plaintiff asserts that the tort of arrest without probable cause does not require maliciousness or willful misconduct. Rather, Plaintiff states that malice is an aggravating factor related to damages and is admissible for the constitutional tort of arrest without probable cause. Plaintiff contends that, in addition to the constitutional tort of illegal arrest without probable cause, there is a second constitutional tort of abuse of process. Accordingly, Plaintiff states that Count II of the Complaint, claiming Criminal Abuse of Process, does not require malice or willful misconduct to go to the jury.

Defendant responded to Plaintiff’s New Matter to Defendant’s Motion for Summary Judgment on August 3, 2012.

On August 16, 2012, Defendant filed a Brief in Support of his Motion for Summary Judgment. Plaintiff responded with a Brief in opposition on August 31, 2012.

This matter was placed on the September 4, 2012, Argument List. At oral argument, Defendant reiterated that he is entitled to summary judgment, because there is nothing in the record to support a finding of intentional conduct by Defendant, as is needed for Plaintiff to assert claims based on willful misconduct under 42 Pa. C.S.A. §8550. Plaintiff disputed Defendant’s argument and asserted that she has set forth a *prima facie* case for the counts of Defamation and Abuse of Process. With regard to the Defamation claim, Defendant argued that Plaintiff did not bring a claim for Defamation in the Complaint, but, rather, brought a claim for Willful Misconduct.

Further, the Court questioned whether Plaintiff could bring a Defamation claim where, as here, any so-called “publication” was made to two immediate family members of the allegedly defamed person (*i.e.*, Plaintiff). Plaintiff requested the opportunity to submit a supplemental brief on the issue of publication.

Thereafter, on September 10, 2012, Plaintiff submitted a Supplemental Brief, arguing that, under Pennsylvania law, a defamatory communication to at least one person other than the defamed person constitutes publication. Plaintiff argues that this rule applies even to communications made only to family members of the defamed person.

Defendant responded to Plaintiff’s Supplemental Brief with his own Supplemental Brief on September 13, 2012. Defendant states that Plaintiff’s Supplemental Brief addressing the issue of publication in a defamation claim is irrelevant to Defendant’s Motion for Summary Judgment, because Plaintiff’s Complaint did not plead a claim of Defamation. Therefore, Defendant states, the issue of publication has no bearing on his Motion.

Legal Standard

Pennsylvania Rule of Civil Procedure 1035.2 states:

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

Further, under Pa. R.C.P. Rule 1035.3(a), the non-moving party may not rest upon mere allegations or denials of the pleadings but must file a response within thirty (30) days after service of the motion. In other words, the non-moving party has a clear and affirmative duty to respond to a motion for summary judgment. *Harber Philadelphia Center City Office Limited v. LPCI Limited Partnership*, 764 A.2d 1100, 1104 (Pa. Super. 2000). Also, Pa. R.C.P. Rule 1035.3(d) specifically provides that “[s]ummary judgment may be entered against a party who does not respond.”

Summary judgment may be granted only in the clearest of cases where the record shows that there are no genuine issues of material fact and that the moving party is entitled to judgment as a matter of law. *P.J.S. v. Pennsylvania State Ethics Commission*, 555 Pa. 149, 153, 723 A.2d 174, 176

(1999) (citing *Marks v. Tasman*, 527 Pa. 132, 589 A.2d 205 (1991)). Summary judgment is only appropriate in the clearest of cases, because an order favorable to the moving party will prematurely end an action. *Scopel v. Donegal Mutual Insurance Company*, 698 A.2d 602, 605 (Pa. Super. 1997) (citations omitted).

The moving party has the burden of proving the nonexistence of any genuine issue of material fact. *O'Rourke v. Pennsylvania Department of Corrections*, 730 A.2d 1039, 1041 (Pa. Commw. 1999) (citing *Kee v. Turnpike Commission*, 722 A.2d 1123 (Pa. Commw. 1998)). "Failure of a non-moving party to adduce sufficient evidence on an issue essential to his case and on which it bears the burden of proof ... establishes the entitlement of the moving party to judgment as a matter of law." *Murphy v. Duquesne University of the Holy Ghost*, 565 Pa. 571, 590, 777 A.2d 418, 429 (2001) (quoting *Young v. PennDOT*, 560 Pa. 373, 744 A.2d 1276, 1277 (2000)) (omission in original) (internal quotation marks omitted). The record must be viewed in the light most favorable to the non-moving party, and all doubts as to the existence of a genuine issue of material fact must be resolved against the moving party. *Ertel v. Patriot-News Company*, 544 Pa. 93, 98-99, 674 A.2d 1038, 1041 (1996) (citation omitted).

Under the *Nanty-Glo* Rule, summary judgment may not be granted where the moving party relies exclusively on oral testimony, either through testimonial affidavits or deposition testimony to establish the absence of a genuine issue of material fact. *Borough of Nanty-Glo v. American Surety Co. of New York*, 309 Pa. 236, 239, 163 A. 523, 524 (1932); *see also*, *Penn Center House, Inc. v. Hoffman*, 520 Pa. 171, 176, 553 A.2d 900, 903 (1989); *White v. Owens-Corning Fiberglas, Corp.*, 447 Pa. Super. 5, 17-18, 668 A.2d 136, 142 (1995); *Garcia v. Savage*, 402 Pa. Super. 324, 329-30, 586 A.2d 1375, 1377-78 (1991); *O'Rourke*, *supra* (citing *Kaplan v. Southeastern Pennsylvania Transportation Authority*, 688 A.2d 736 (Pa. Commw. 1997)).

A trial court's entry of summary judgment will only be reversed in instances where there was an abuse of discretion or an error of law by the trial court. *Moses v. T.N.T. Red Star Express*, 725 A.2d 792, 795 (Pa. Super. 1999) (citing *Sebelin v. Yamaha Motor Corp.*, 705 A.2d 904, 906 (Pa. Super. 1998)).

Discussion

Pursuant to Pennsylvania's Political Subdivision Tort Claims Act ("PSTCA"), 42 Pa. C.S.A. §8501, the Commonwealth, local governmental agencies and their employees are immune from liability for injury to a person or property caused by the act of the employee that is committed within the scope of governmental work or employment. Immunity from liability applicable to local governmental agencies is specifically set forth in Section 8541. The PSTCA disallows immunity when an act falls within

a specific enumerated exception where the employee's conduct constitutes a "crime, actual fraud, actual malice or willful misconduct." 42 Pa. C.S.A. §8550. Thus, the statute recognizes that behavior which constitutes a crime, actual fraud, actual malice or willful misconduct cannot be considered proper action by a police officer.

Here, at all times material to this matter, the Defendant was acting within the scope of his employment as a police officer for Lower Saucon Township; therefore, the PSCTA applies unless his action falls within one of the enumerated exceptions.

The Plaintiff's Complaint brings two separate counts setting forth a causes of action alleged to be "Willful Misconduct."

The Commonwealth Court in *King v. Breach*, 115 Pa. Commonwealth Ct. 355, 366, 540 A.2d 976, 981 (1988) set forth the type of behavior which constitutes willful misconduct:

Willful misconduct, for the purposes of tort law, has been defined by our Supreme Court to mean conduct whereby the actor desired to bring about the result that followed or at least was aware that it was substantially certain to follow, so that such desire can be implied. *Evans v. Philadelphia Transportation Company*, 418 Pa. 567, 212 A.2d 440 (1965). In other words, the term 'willful misconduct' is synonymous with the term 'intentional tort.' See W. Prosser, *Handbook of the Law of Torts*, 31 (4th ed. 1971).

Both Defamation and Criminal Abuse of Process are intentional torts.

Count I—Willful Misconduct—Defamation

Count I sets forth a claim of Defamation. In order to establish a claim for Defamation, the Plaintiff must set forth the elements required under 42 Pa. C.S.A. §8342: (1) defamatory communication, (2) publication, (3) application to plaintiff, (4) understanding by the recipient of defamatory meaning, (5) intending to be applied to plaintiff, and (6) special harm.

It is well settled that, in Pennsylvania, a statement which imputes the commission of a criminal offense constitutes slander *per se*. *Brinich v. Jencka*, 757 A.2d 388, 397 (Pa. Super. 2000), *appeal denied*, 565 Pa. 634, 771 A.2d 1276 (2001). Further, when a statement constitutes slander *per se*, "a plaintiff is not required to prove special harm, i.e., pecuniary loss. Rather, 'a defendant who publishes a statement which can be considered slander *per se* is liable for the proven, actual harm the publication causes.'" *Id.* (citation omitted). Thus, if Defendant made a statement which qualifies as slander *per se*, it is actionable.

Here, there is a material issue of fact as to what happened. Sister testified at her deposition that Defendant stated to her that Plaintiff had been previously arrested for a drug offense. On the other hand, Defendant testified that he responded to an inquiry by Mother related to his knowledge

of Plaintiff, to which Defendant alleges he informed only Mother, not Sister that he “believed” that he had arrested Plaintiff for a drug offense on a prior occasion. Defendant then indicated that he later learned that he had confused Plaintiff with another young woman in the neighborhood whom he had previously arrested for a drug offense. Upon learning of his confusion, Defendant stated that he returned to Mother’s home within about three days to correct the mistake.

Clearly, Defendant alleges that he did not make a statement that constitutes defamation/slander. Further, he acted within several days to correct his unintentional misstatement.

However, Heidi Kipp asserts that the Defendant uttered a statement that constitutes slander *per se*, the imputation of a criminal act by her sister. If the jury accepts Heidi Kipp’s testimony, it establishes defamation/slander *per se*.

The issue as to whether a defamatory statement was made will have to be determined by the trier of fact.

Because there exists a genuine issue of material fact, we cannot grant summary judgment against Count I.

Count II—Criminal Abuse of Process—Willful Misconduct

The uncontroverted facts are that, on December 13, 2009, the Plaintiff consumed alcohol; by her own admission, at least two drinks. The Plaintiff was in an angry, emotional state regarding her dealings with her Mother about the Property. When Plaintiff arrived at Mother’s home with her friend, Plaintiff banged on the door to Mother’s home, and Mother refused to allow Plaintiff entry into her home. According to Mother’s deposition transcript, Plaintiff was “loud,” “cocky” and “not nice.” Mother, who was unhappy with Plaintiff’s actions and apparently concerned for her welfare, called the police. Mother also called another daughter and son who live nearby. Plaintiff then left Mother’s home after Mother, who continued to refuse to open the door, informed Plaintiff that she had called police.

Upon his arrival at Mother’s home, Defendant interviewed Mother, who complained about Plaintiff’s activities and opined that she may have been under the influence. Mother also told Defendant that Plaintiff could be found at the Club.

Defendant immediately responded to the Club. He spoke with Plaintiff, who appeared to be under the influence, as he could smell the odor of alcohol emanating from her breath, she had bloodshot eyes, and she appeared emotionally unstable and belligerent.

After Defendant concluded his interview with Plaintiff, he called the victim, Mother. After completing his conversation with Mother, Defendant concluded that he would file Public Drunkenness and Disorderly Conduct citations against Plaintiff.

After the citation was issued, Mother informed Defendant that she did not want to cooperate with the prosecution of Plaintiff because she did not want to risk further family discord.

On the date of the preliminary hearing, the District Justice dismissed the charges, because the victim did not appear.

The Pennsylvania Superior Court has defined “abuse of process” as: the use of legal process against another primarily to accomplish a purpose for which it is not designed. To establish a claim for abuse of process it must be shown that the defendant (1) used a legal process against the plaintiff, (2) primarily to accomplish a purpose for which the process was not designed; and (3) harm has been caused to the plaintiff. Abuse of process is, in essence, the use of legal process as a tactical weapon to coerce a desired result that is not the legitimate object of the process.

Sabella v. Estate of Milides, 992 A.2d 180, 188 (Pa. Super. 2010) (quoting *Cruz v. Princeton Ins. Co.*, 972 A.2d 14, 15 n.1 (Pa. Super. 2009)) (internal quotation marks omitted).

The basis for a claim for abuse of process is not the wrongful procurement of legal process or the wrongful initiation of criminal or civil proceedings, but is the misuse of the process for any purpose other than that which it was designed to accomplish. *Id.* (citing *Lerner v. Lerner*, 954 A.2d 1229, 1238-39 (Pa. Super. 2008)).¹

The elements of false arrest are (1) the detention of another person (2) that is unlawful. “An arrest based upon probable cause would be justified, regardless of whether the individual was guilty or not.” *Renk v. City of Pittsburgh*, 537 Pa. 68, 76, 641 A.2d 289, 293 (1994) (citation omitted).² The elements for malicious prosecution are (1) institution of proceedings against plaintiff without probable cause and with malice, and (2) the proceedings were terminated in favor of the plaintiff. *Turano v. Hunt*, 158 Pa. Commonwealth Ct. 348, 351-52, 631 A.2d 822, 824 (1993) (citation omitted). Probable cause is a much lower standard than proof beyond a reasonable doubt. *Id.* at 352, 158 Pa. Commonwealth Ct. at 825 (citation omitted). “Rather, probable cause is a reasonable ground of suspicion supported by circumstances sufficient to warrant that an ordinary prudent person in the same situation could believe a party is guilty of the offense charged.” *Id.* Additionally, if probable cause is shown to exist, the arresting officer’s

¹ The tort of abuse of process is codified in 42 Pa. C.S.A. §8351 and references the abuse of civil proceedings where “the legal process is used for some unlawful purpose, rather than [sic] the one for which it was intended, resulting in an attempted perversion of legal process. The tort of malicious prosecution arises where the defendant wrongfully instituted criminal proceedings against the plaintiff without probable cause.” Standard Pennsylvania Practice 2D §6:30.

² This claim cannot be one for false arrest as the Plaintiff was never detained. The Defendant merely issued a citation against the Plaintiff by mail.

motive, even if malicious, is immaterial. *Id.* Likewise, an acquittal or other adjudication of innocence at a subsequent proceeding does not establish a lack of probable cause at the time of arrest. *Id.*

Whether the Defendant had probable cause to arrest the Plaintiff is determined by whether the officer had a reasonable suspicion that the Plaintiff was drunk and disorderly while attempting to gain access to Mother's home. The fact that Plaintiff asserts her innocence and/or that the District Justice dismissed the charges because the Commonwealth could not produce the complaining witness is not relevant.

Plaintiff's Complaint characterizes Count II as a claim for Criminal Abuse of Process. During argument, Plaintiff's counsel also suggested that the claim is one for false arrest. However, the Complaint does not properly set forth the elements of abuse of process or false arrest, but instead asserts a claim that reads more like malicious prosecution. In particular, Paragraph 28 of the Complaint states that Defendant "knew there was no probable cause for arrest, but filed two citations against Plaintiff falsely accusing her of public drunkenness and disorderly conduct." The Plaintiff continues to assert her innocence related to the charges brought by Defendant, and baldly claims that the filing of the charges was an abuse of process. Indeed, in Plaintiff's New Matter in response to Defendant's Motion for Summary Judgment, Plaintiff states that abuse of process and arrest without probable cause are constitutional torts which are actionable in state court pursuant to 42 U.S.C. §1983. While this may be true, Plaintiff did not plead any claims pursuant to 42 U.S.C. §1983, but pled a claim pursuant to 42 Pa. C.S.A. §8550, asserting that Defendant is liable for his actions because his conduct in arresting the Plaintiff constituted "willful misconduct." Therefore, we again turn to the question of whether Plaintiff has established that Defendant's actions support a claim for an intentional tort.

We note that, other than the bald assertions that the arrest of the Plaintiff was made without probable cause and that the arrest was part of a "retaliatory campaign" against the Plaintiff, there are no facts anywhere in the record which would support the contention that Defendant acted with the specific intent of causing harm to Plaintiff or that the Defendant's actions were in any way improper. Plaintiff also offers no facts regarding any history between Plaintiff and Defendant. The only fact asserted by Plaintiff in support of her allegation is that the citations were ultimately dismissed by a District Magistrate without taking testimony or conducting a hearing. However, the record does not establish that this dismissal was based on a lack of probable cause; rather, Defendant was unable to prove the charges against Plaintiff without the testimony of the victim (Mother), who was now unwilling to testify against Plaintiff.

The record supports that Defendant had reason to believe that there was a *prima facie* case related to the charges brought against Plaintiff. Under the most generous view of the record established by Plaintiff, we

find that Defendant is entitled to judgment as a matter of law in his favor as there is no evidence to establish a cause of action for Willful Misconduct—Criminal Abuse of Process. Defendant is entitled to Summary Judgment on this claim.

Wherefore, we enter the following Order:

ORDER

AND NOW, this 26th day of November, 2012, upon consideration of Defendant, Keith Bredbenner's, Motion for Summary Judgment, and Plaintiff's Response thereto, it is hereby ORDERED that Defendant's Motion for Summary Judgment is DENIED as to COUNT I (Willful Misconduct—Defamation) and GRANTED as to Count II (Willful Misconduct—Criminal Abuse of Process).

**U.S. BANKRUPTCY JUDGESHIP
FOR THE DISTRICT OF NEW JERSEY**

Tentative Selection of Andrew B. Altenburg, Jr.

In November 2013, a merit selection committee was appointed by the Judicial Council of the Third Circuit to recommend candidates for a future vacancy on the United States Bankruptcy Court for the District of New Jersey. A public notice of the position vacancy was widely circulated to publicize the vacancy, applications were received and interviews of applicants were conducted. Following its deliberations, the committee submitted a report and recommendations to the Judicial Council for the Third Circuit.

After considering the recommendations of the selection committee, the Judicial Council conducted interviews with the leading candidates and then made its recommendations for the bankruptcy judgeship vacancy to the appointing authority, the United States Court of Appeals for the Third Circuit.

Having considered the Judicial Council's recommendations, the United States Court of Appeals has found Andrew B. Altenburg, Jr., President of Andrew B. Altenburg, Jr., Esquire, P.C. in Marlton, NJ, to be most qualified and is, at present, considering his appointment to the bankruptcy judgeship. This notice is intended to solicit written comments concerning the qualifications of Andrew B. Altenburg, Jr. for this position. Such comments will be accepted until **Thursday, March 13, 2014**, and should be addressed to:

Margaret A. Wiegand
Circuit Executive
22409 U.S. Courthouse
601 Market Street
Philadelphia, PA 19106-1790

Feb. 27

MARCH 2014

MON	TUE	WED	THU	FRI
3 Juvenile Criminal	4 Criminal	5 Civil Call Criminal	6 Juvenile Arraignments Criminal	7 Misc. Hrngs.
10 Juvenile Non-Jury	11 Non-Jury	12 Asbestos Pretrials Civil Call Non-Jury	13 Juvenile Non-Jury	14 Misc. Hrngs.
17 Juvenile Civil	18 Civil	19 Civil	20 Juvenile Arraignments Civil	21 Misc. Hrngs. O.C. Audit
24 Juvenile Status	25 Argument	26 ARD/ Summaries	27 Juvenile	28 Misc. Hrngs.
31 Juvenile				



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, March 3, 2014