

Northampton County Reporter

(USPS 395-280)

VOL. LVIII

EASTON, PA February 20, 2014

NO. 8

**Tricia J. Mezzacappa, Plaintiff/Petitioner v.
Borough of West Easton, Defendant/Respondent**

Schaffer et vir v. St. Luke's Hospital et al.

**Leonard A. Shepulski, Plaintiff/Respondent v.
Abdullah Baladi, Defendant/Petitioner**

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INSERT: Goldenrod: 1. Joint County Bar Associations Dinner Meeting

2. 2014 Calendar

3. A Few Notes for NCBA Members

4. PA CLE Requirements

Cream: 1. Quarterly Association Meeting

2. "Sentencing: Law, Advocacy and a View from the Bench"

3. "After Midnight"

4. 2014 Bench Bar Conference

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**

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Michael P. Shay Treasurer
Daniel M. O'Donnell Secretary
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Northampton County Reporter

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

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Edward P. Shaughnessy, Esquire

Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

**IN MEMORIAM
Charles S. Smith, Esquire**

Admitted to the Northampton County Bar: June 1, 1953 Died: February 11, 2014
A Memorial Service will be held Saturday, February 22, 2014 beginning at 1:00 p.m.
Moravian Hall Square, Kortz Hall, 145 W. North Street, Nazareth, PA.

Memorials may be sent to the following:

Good Samaritan Fund, c/o Moravian Hall Square
Good Shepherd Lutheran Church, 2115 Washington Blvd., Easton, PA 18042
or, charity of one's choice.

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.

PA CLE Board Announcement

The PA CLE Board announces increases in Ethics requirements and Distance Learning Options. See page 71 for announcement.

Anger is never without Reason, but seldom with a good One. ~ Benjamin Franklin

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**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 & Associates,
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.
Petrucelli 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

SECOND 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 & Asso-
ciates, 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, Northamp-
ton 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

THIRD PUBLICATION**ESTRADA, ALBERTO G.,** dec'd.

Late of Bethlehem Township,
Northampton County, PA

Executrix: Maria Rosario
Mercado Estrada c/o Fitzpatrick
Lentz & Bubba, P.C., 4001
Schoolhouse Lane, P.O. Box 219,
Center Valley, PA 18034-0219

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

**HENITS, ANTHONY a/k/a
ANTHONY S. HENITS,** dec'd.

Late of the Township of Lehigh,
Northampton County, PA

Administratrix: Bette Sorrentino,
5174 Grant Ave., Whitehall, PA
18052

Attorneys: Neil D. Ettinger,
Esquire, Ettinger & Associates,
LLC, Peachtree Office Plaza,
1815 Schadt Avenue, Whitehall,
PA 18052

MULLEN, BERNICE B., dec'd.

Late of the Township of Forks,
Northampton County, PA
Executrix: Mrs. Linda S. Stocker,
2341 Woodridge Terrace, Easton,
PA 18045

Attorneys: Robert A. Nitchkey,
Jr., Esquire, Hemstreet, Nitchkey
& Freidl, 730 Washington Street,
Easton, PA 18042

PENGH, WILLIAM E., SR., dec'd.

Late of the Borough of Freemans-
burg, Northampton County, PA
Co-Executors: Cynthia E. Shive
and Michael Pengh c/o Richard
S. Luse, Esquire, Reybitz & Luse,
LLC, 316 West Broad Street,
Bethlehem, PA 18018

Attorneys: Richard S. Luse,
Esquire, Reybitz & Luse, LLC,
316 West Broad Street,
Bethlehem, PA 18018

RIEDY, ADA M., dec'd.

Late of Nazareth, Northampton
County, PA

Executor: David Kohler c/o
Alexis Berg-Townsend, Esquire,
514 Fullerton Avenue, Whitehall,
PA 18052

Attorney: Alexis Berg-Townsend,
Esquire, 514 Fullerton Avenue,
Whitehall, PA 18052

**SEBJANITS, AGNES K. a/k/a
AGNES SEBJANITS,** dec'd.

Late of Bethlehem, Northampton
County, PA

Executor: Adam J. Fekula c/o
Lori Gardiner Kreglow, Esquire,
18 East Market Street, P.O. Box
1961, Bethlehem, PA 18016-
1961

Attorney: Lori Gardiner Kreglow,
Esquire, 18 East Market Street,
P.O. Box 1961, Bethlehem, PA
18016-1961

**SHAY, GERTRUDE F. a/k/a
GERTRUDE SHAY,** dec'd.

Late of Williams Township,
Northampton County, PA

Executor: Michael P. Shay c/o
Richard Eugene Santee, Esquire,
Shay, Santee & Kelhart, 44 E.
Broad Street, Suite 210,
Bethlehem, PA 18018

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

WAURUS, JOSEPH FRANK, dec'd.

Late of the Borough of Bath,
Northampton County, PA

Administrator: Anthony R.
Calabrese, 899 Browntown
Road, Nazareth, PA 18064

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

NOTICE OF ANNUAL MEETING

NOTICE IS HEREBY GIVEN that
the Annual Meeting of the members
of Nazareth Mutual Insurance
Company will be held at the office of
the Company, 114 South Main Street,
Nazareth, Pennsylvania, on Saturday,
March 8, 2014 at ten o'clock a.m.,
local time, for:

1. Election of three directors, each
to serve for a three-year term; and

2. The transaction of such other
business as may properly come before
the meeting.

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

John G. Abbott

Chairman

Attest: Sally F. Jablonski, Secretary

Feb. 6, 13, 20

**NOTICES OF INCORPORATION
GREEN MASSAGE ON 248, INC**

has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Feb. 20

UMAR RUGS INC.

has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Feb. 20

**LIMITED LIABILITY COMPANY
NOTICES**

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on or about January 28, 2014, for the purpose of creating a Limited Liability Company under the Limited Liability Company Law of 1994, P.L. 703, No. 106.

The name of the Limited Liability Company is:

**SUE'S MESSAGE AND
WELLNESS, LLC**

David J. Ceraul, Esquire
22 Market Street
Bangor, PA 18013

Feb. 20

NOTICE IS HEREBY GIVEN that a Certificate of Organization of Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on February 12, 2014, effective on February 1, 2014, for the purpose of creating a Limited Liability Company under the Limited Liability Company Law of 1994, P.L. 703, No. 106. The name of the Limited Liability Company is:

WHITE HAIR ASSETS, LLC

John L. Obrecht, Esquire
1731 Main Street
Northampton, PA 18067

Feb. 20

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

IN RE: Estate of

Martin H. Hallowell a/k/a

Martin Henry Hallowell, deceased

FILE NUMBER 2013-1234

Notice to: Richard H. Seibert, Jr. and Mary Seibert with a last known address of 2030 Lehigh Street, Apt. #714, Easton, Pennsylvania, and all heirs and interested parties
Petition for Involuntary Transfer of Vehicle Ownership for: 1987 Schultz Mobile Home, VIN# 229100.

A hearing will be held on March 14, 2014 at 9:00 a.m. in courtroom 1, Northampton County Courthouse, 669 Washington Street, Easton, Pennsylvania.

If you have an interest in this vehicle you must appear on the date above and if you do not appear, any rights you may have will be terminated.

Feb. 6, 13, 20

**BUSINESS LAW &
PARALEGAL FACULTY**

Full-time tenure track 9-month teaching faculty position at Northampton Community College on the Bethlehem Campus beginning Fall 2014. Successful candidate will also operate as the Program Coordinator for an ABA-approved Paralegal program. For more info and to apply, please visit <http://northampton.edu/>.

Feb. 6, 13, 20

**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 Administratrix 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. 159-1989.

ALL THAT CERTAIN messuage, 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 South-

easterly 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 messuage, 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 inter-

section 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 message, 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 messuage 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, 1998 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 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 messuage 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 Mecro 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 Mecro 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 messuage 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 improvements 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 Northeast-erly 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 f our 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 nor or late of Stevelaine Inc. and lands nor 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 tile aforementioned alley, twenty-eight and five-tenths (28.5') feet to a 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 message and lot of land situated on the west side of South Twelfth Street 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 the 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, Regis-

tered 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. 64
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-08562

ALL THAT CERTAIN lot or parcel of land situate on the north side of Blair Road between Jacksonville Road (TR 575) and Kenwick Circle, known as Lot 3, Macada North 2, 970 Blair Road, in the Township of Hanover, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING a point in the north right of way line of Blair road (a 60 feet wide street), said point beging a common corner of lands herein

described and Lot 4, Macada North 2; thence, along the north right of way line of Blair Road, South 88 degrees 14 minutes 24 seconds West, 93.50 feet to a point a corner in common with Lot 2, Macada North 2; thence, along Lot 2, North 01 degrees 45 minutes 36 seconds West (incorrectly indicated at North 01 degrees 45 minutes 36 seconds East in Map Book 87, Page 374) 452.38 feet to a point, a corner in the south right of way line of US Route 22—LR 772 (a 120 feet wide street); thence, along the south right of way line of US Route 22, North 63 degrees 46 minutes 00 seconds East, 102.73 feet to a point, a corner in common with Lot 4, Macada North 2; thence, along Lot 4, South 01 degrees 45 minutes 36 seconds East, (incorrectly indicated as South 01 degrees 45 minutes 36 seconds West in Map Book 87, page 374) 494.94 feet to a point being the point and place of beginning.

CONTAINING 44,287 square feet or 1.0167 acres of land, more or less.

SUBJECT to the easements, building restriction lines and covenants indicated on the plan of record.

TITLE TO SAID PREMISES IS VESTED IN David C. Laughery and Sharon J. Laughery, h/w, as tenants by the entireties, by Deed from Herman H. Winter, Sr. and Rose P. Winter, h/w, dated 02/28/1994, recorded 03/01/1994 in Book 1994-1, Page 7252.

BEING KNOWN AS 970 Blair Road, Bethlehem, PA 18017.

TAX PARCEL NUMBER: M6 19 19 0214.

SEIZED AND TAKEN into execution of the writ as the property of Sharon J. Laughery and David C. Laughery.

JOSEPH E. DeBARBERIE,
ESQUIRE

No. 65
BY VIRTUE OF A CERTAIN
WRT OF EXECUTION
CV-2008-10108

TRACT NO. 1:

ALL THOSE TWO CERTAIN lots or pieces of ground lying and being in the Township of Lower Mt. Bethel in the County of Northampton and State of Pennsylvania, and known on Plan of Lots of the Hutchison (or Hutchinson) Heights Land and Improvement Company as Lots Nos. 15 and 16 bounded and described as follows, to wit:

BEGINNING at the southeasterly corner intersection of Fairview Avenue and Front Street thence easterly along the southerly line of said Fairview Avenue a distance of one hundred twenty five (125) feet more or less to Rose Street thence southerly along the westerly line of said Rose Street a distance of fifty (50) feet more or less to the northeasterly corner of Lot No. 17 thence westerly along the dividing line of Lots Nos. 16 and 17 a distance of one hundred twenty five (125) feet more or less to the northeasterly corner of Lot No. 17 thence westerly along the dividing line of Lots Nos. 16 and 17 a distance of one hundred twenty five (125) feet more or less to Front Street, thence northerly along the Easterly line of said Front Street a distance of Fifty (50) feet more or less to point of beginning.

BOUNDED on the northerly side of Fairview Avenue on the easterly side by Rose Street, on the southerly side by Lot No. 17 and on the westerly side by Front Street, being fifty (50) feet in width and one hundred twenty five (125) feet in depth more or less.

BEING THE SAME PREMISES which JACOB A. COPE and LUCILIA COPE, husband and wife, by their Indenture dated July 16, 1937, and

recorded on July 27, 1937, in the Office of the Recorder of Deeds in and for Northampton County, at Easton, PA, in Deed Book B 68, Page 285, did grant and convey unto LEWIS CASTELLETTI and CONSTANCE CASTELLETTI, husband and wife.

TRACT NO. 2:

ALL THAT CERTAIN lot or piece of land lying and being in the Township of Lr. Mt. Bethel, County and State aforesaid and known on Plan of Lots of the Hutchison (or Hutchinson) Heights Land and Improvement Company as Lot #17 and the said Plan of Lots is duly entered of record in the Office for the Recorder of Deeds in and for Northampton County at Easton, Penna., in Book of Maps 2, Page #140.

BEING THE SAME PREMISES which A. CLARK HUTCHISON (or Hutchinson) and MINNIE M. HUTCHISON (or Hutchinson), husband and wife, by their Deed dated June 9, 1943, and recorded July 28, 1944, in the office of the Recorder of Deeds in and for Northampton County, at Easton, PA, in Deed Book G, Vol. 75, Page 365, did grant and convey unto LEWIS CASTELLETTI and CONNIE CASTELLETTI, husband and wife.

TRACT NO. 3:

ALL THAT CERTAIN lot or piece of land lying and being located in the Village of Martins Creek at a section popularly known as Hutchinson Heights, in the Village of Martins Creek, Northampton County, Pennsylvania, being lot number 18, as described and as bounded in a map or plan known as the Plan of Lots of the Hutchinson Heights Land and Improvement company, said map being numbered 106 and recorded on February 4, 1903, in Map Book Vol. 2 at Page 106;

Lot No. 18: Lying on the east side of Front Street and beginning at a point 75 feet from the intersection of the said east side or line of Front Street with the South side or Line of Fairview Avenue, thence along the east side or line of said Front Street in a southerly direction with a frontage of 25 feet on said Front Street and going in depth 125 feet to the west side or line of Nutley Street

BEING PART OF THE SAME PREMISES which The Easton National Bank, Executor and Trustee of the Last Will and Testament of Sylvester Garr, deceased, by its Corporate Deed dated October 4, 1946, and recorded October 9, 1946, in the Office of the Recorder of Deeds, in and for Northampton County, at Easton, PA, in Deed Book F 78, Page 287, did grant and convey unto LEWIS CASTELLETTI and CONNIE CASTELLETTI, husband and wife.

TRACT NOS. 1, 2 & 3 ALSO KNOWN AS Map Number H10NW4 2-7.

THE SAID LEWIS CASTELLETTI died on August 20, 1995, leaving CONNIE CASTELLETTI, as the surviving tenant by the entireties and owner in fee simple of the above described 3 tracts of real property.

TRACT NO. 4:

ALL THAT CERTAIN lot or piece of land situate in the Township of Lower Mount Bethel, Northampton County, Pennsylvania, and designated on the Plan of Hutchison (or Hutchinson) Heights, Martins Creek, Pa., as laid out by Savercool and Wright as Lot No. 19, said Plan being duly recorded in the Office for the Recording of Deeds, in Map Book 2, Page 106, and more particularly described as follows:

LOT NUMBER nineteen (19) having a frontage of twenty-five (25)

feet on the south side of Front Street, extending of that width in depth one hundred twenty-five (125) feet to Rose Street is bounded as follows: On the North by Front Street, Eastwardly by Lot No. 18, Southwardly by Rose Street, Westwardly by Lot No. 20 and North Front Street as aforesaid.

BEING THE SAME PREMISES which Van Hontz f/k/a Van Marinelli, widow, by her Indenture dated April 15, 1978, and recorded June 13, 1978, in the Office of the Recorder of Deeds in and for Northampton County, at Easton, PA, in Deed Book Vol. 583, Page 74, did grant and convey unto LEWIS CASTELLETTI and CONSTANCE CASTELLETTI, husband and wife.

TRACT NO. 4 ALSO KNOWN AS Map Number H10NW4-2-6.

TITLE TO SAID PREMISES IS VESTED IN Anna Maria Dorsey, single woman, by Deed from Anna Marie Dorsey, a/k/a Anna Maria Dorsey, executrix of the estate of Constance Castelletti, deceased and Anna Marie Dorsey, a/k/a Anna Maria Dorsey, individually, dated 03/18/2005, recorded 03/18/2005 in Book 2005-1, Page 98575.

BEING KNOWN AS 1907 Abbruzzi Avenue, Martins Creek, PA 18063.

TAX PARCEL NUMBER: H10NW4 2 7 0317 and H10NW4 2 6 0317.

SEIZED AND TAKEN into execution of the writ as the property of Anna Maria Dorsey aka Anna Marie Dorsey.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 66
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-01886

ALL THAT CERTAIN tract or piece of land, with double frame house thereon situated on the east side of

Cattell Street continued in the Third Ward of the City of Easton, Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the intersection of the east side of said Cattell Street and land now or late of Mrs. Cressman; thence east along said Mrs. Cressman's land at right angles to Porter Street eighty-seven and one-half (87 1/2 feet) feet more or less to a point in the northeast corner of land now or Late of Mrs. Cressman; thence north in a line with Porter Street along lands now or late of William E. Speer forty (40 feet) feet to a pointing line now or late of F.J. Kressley's land; thence along said F.J. Kressley's land west eighty-seven and one-half (87 1/2 feet) feet, more or less, to the said Cattell Street; thence south in a line with Porter Street along said Cattell Street forty (40 feet) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Daniel B. Altieri and Margaret Altieri, h/w, by Deed from Barry R. Stocker and Effie J. Stocker, h/w, dated 04/30/1982, recorded 05/03/1982, Book Vol. 637, Page 260.

BEING KNOWN AS 813-815 Cattell Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9NE2B 1 18 0310.

SEIZED AND TAKEN into execution of the writ as the property of Daniel B. Altieri and Margaret Altieri.

JOSEPH E. DeBARBERIE,
ESQUIRE

No. 67
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-04457

All that certain parcel, lot or piece of land situate in the Borough of Portland, County of Northampton

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

BEGINNING at a point at the northwest corner of premises herein to be conveyed, at its intersection with the eastern line of Coffin Alley and the south side of the extension of Market Street, a proposed but unopened street; thence along the south side of proposed Market Street, North $75\frac{3}{4}$ degrees East 120 feet to a point; thence continuing along the south side of proposed Market Street, North 76 degrees 30 minutes East 152 feet to a point in line of land now or late of Duckloe Brothers; thence along land now or late of Duckloe Brothers, South 14 degrees 0 minutes East 85 feet to a point; thence through land now or formerly of Joseph Kish, south 76 degrees 30 minutes West 152 feet to a point; thence continuing through land now or formerly of Joseph Kish, South 75 degrees 45 minutes West 120 feet the eastern line of Coffin Alley; thence along the eastern line of Coffin Alley, North $14\frac{1}{2}$ degrees West 85 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Cheryl P. Farrell and Thomas W. Willever, by Deed from Toni E. Lynch, single, dated 07/02/1985, recorded 07/02/1985 in Book 684, Page 149.

BEING KNOWN AS 508 Coffin Alley, Portland, PA 18351.

TAX PARCEL NUMBER: B11SE3C 6 20A 0127.

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 Thomas W. Willever and Cheryl P. Farrell.

JONATHAN LOBB, ESQUIRE

No. 68

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-14057**

ALL THAT CERTAIN messuage, 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 southeasterly 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 lien 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 & Improvement 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 eastwardly 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. 83
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-04060

ALL THOSE CERTAIN lots, tracts or parcels of land and premises hereinafter described, situate, lying and being Lots No. 332-333 upon the plan of lots known and entitled thereon as Jones Terrance, Palmer Township, Northampton County, Pennsylvania, laid out by A. D. Chidsey, Jr., C.E bounded and described as follows to wit:

BOUNDED on the North by a twenty feet (20') wide alley; on the East by Lot N6. 334; on the South by Jones Blvd; and on the West by Lot No. 331. Containing in front on Jones Blvd. Forty feet (40') and extending in depth of that width Northwardly one hundred ten feet (110') to the aforesaid twenty feet (20') wide alley. The aforesaid map or plan of lots being entered and recorded in Map Book No. 8 and Page 15.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM IDENTIFIER: MAP: M8NE3 BLOCK: 8 LOT 7.

IT BEING THE SAME PREMISES which Michael A. Piedmonte and

Lucille Fiedor, by Deed dated September 7, 1995, and recorded in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, in Deed Book Volume 1995-1, page 084197, granted and conveyed unto Diane Marie Willis, her heirs and assigns. The said Diane Marie Willis has since intermarried with Glenn A. Kehler, her husband who now joins in this conveyance.

Title to said premises is vested in Beverly L. Watt and Matthew L. Watt, husband and wife, by deed from dated September 28, 2000 and recorded September 28, 2000 in Deed Book 2000-1, Page 127455.

BEING KNOWN AS 3107 Jones Boulevard, Easton, PA 18045.

TAX PARCEL NUMBER: M8NE3 8 7 0324.

SEIZED AND TAKEN into execution of the writ as the property of Beverly L. Watt and Matthew L. Watt.

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 message 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



ADR

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EXPERIENCED APPELLATE COUNSEL

- Briefed and argued over a hundred appeals in the Superior Court, Commonwealth Court, Pennsylvania Supreme Court, Third Circuit and U.S. Supreme Court.

- 35 years as a litigator in hundreds of cases.

- Available to consult or take charge from Post-Trial Motions through all levels of appeal on either side.

- Excellent issue analysis, research, writing, oral argument skills, and thorough knowledge of procedure and evidence.

- A proven record of winning appeals at all levels.

- Civil, Criminal and Administrative appeals.

- Hourly, flat fee and, if appropriate, contingent fee.

Contact: Ed Eidelman

(610) 432-2300 or *edeidelman@eidelmanlaw.com*

Feb. 6, 13, 20

**PENNSYLVANIA CONTINUING LEGAL
EDUCATION BOARD ANNOUNCES
INCREASES IN ETHICS REQUIREMENT AND
DISTANCE LEARNING OPTIONS**

HARRISBURG—The Pennsylvania Continuing Legal Education Board has announced changes in rules and regulations that will permit more credits to be earned via distance learning, and will increase the annual ethics requirement.

By Supreme Court order, Pa. R.C.L.E. Rule 108(e) has been changed to increase the amount of credits lawyers may earn via alternate delivery methods from four (4) to six (6) credits annually. The board also adopted a regulation change to increase the ethics component of the annual CLE requirement from one (1) to two (2) credit hours. The total number of CLE credits required annually will remain 12 hours.

The amendments to the rules and regulations will take effect with CLE compliance periods that begin in 2014 and have requirement deadlines in 2015.

The ethics credit increase marks the first significant modification to the CLE requirement since 1996 when the total requirement expanded from nine credits to 12. The new provisions for distance learning will provide lawyers the option of completing up to half of their annual requirement through distance learning and computer-based education.

Both changes are the result of considerable research and consideration by the PACLE Board.

“These updates to the rules and regulations for CLE in Pennsylvania recognize the changing needs and realities of modern law practice,” said Kenneth Argentieri, CLE Board Chair. “We hope that these changes will help lawyers to better serve their clients and the administration of justice in our Commonwealth. Ethics and professionalism is at the heart of what we do. Since accredited providers of CLE in Pennsylvania continue to do an excellent job of offering ample quality ethics and professionalism training, attorneys should easily be able to meet the new ethics requirement.

“This is even more so with the increase in the amount of credits that can be earned through distance learning programs,” Chairman Argentieri added. “Participation through distance learning has been an option for Pennsylvania lawyers since 2003. Since then the Board has received feedback from attorneys to consider increasing the amount of distance learning credits that may apply to the CLE requirement. The Supreme Court’s decision to amend this rule responds to these requests and recognizes evolving comfort levels with the online delivery of professional education.”

The CLE board is responsible for administering the rules pertaining to continuing education for attorneys. This responsibility includes monitoring each attorney’s compliance with the requirements, notifying attorneys of CLE status, and accrediting CLE providers and courses.

The board’s website is home to several online tools that help attorneys locate educational opportunities and track their CLE compliance. To access these services, and for more information on Continuing Legal Education in Pennsylvania, please visit: www.pacle.org.

For more info, contact **PACLE**: (800) 497-2253, (717) 231-3250.



www.PACourts.us

Feb. 13, 20

**TRICIA J. MEZZACAPPA, Plaintiff/Petitioner v.
BOROUGH OF WEST EASTON, Defendant/Respondent**

Right-to-Know Law—Office of Open Records.

Petitioner appealed from a Final Determination of the Office of Open Records, which upheld Respondent's appointment policy for the inspection of requested records as reasonable. Petitioner argued that the policy was unreasonable, because Respondent only offered access to its records by appointment and during limited time slots. The Court affirmed the Final Determination and found that Respondent's appointment policy was reasonable. The Court noted that Respondent had limited staff available for inspection appointments and that such staff had responsibilities other than making records available for inspection. In addition, the Court stated that Petitioner was unable to explain why the policy was unreasonable, other than arguing that the appointment times did not fit her personal schedule. The Court held that this personal scheduling conflict did not render the appointment policy unreasonable.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—No. C-48-CV-2012-4766.

Tricia J. Mezzacappa, Pro Se.

PETER C. LAYMAN, ESQUIRE, for Defendant.

Order of the Court entered on January 9, 2013 by BARATTA, J.

ORDER

AND NOW, this 9th day of January, 2013, upon consideration of Petitioner, Tricia J. Mezzacappa's, Right to Know [sic] Appeal, and Respondent's response thereto, it is hereby ORDERED that Petitioner's Appeal is DENIED and the Final Determination of the Office of Open Records is AFFIRMED.

STATEMENT OF REASONS

Factual and Procedural History

This matter arises out of a request (the "Request") pursuant to the Right-to-Know Law (the "RTKL") filed by Petitioner Tricia J. Mezzacappa ("Petitioner") on February 29, 2012, for access to certain records maintained by Respondent, the Borough of West Easton ("Respondent"). Currently before the Court is Petitioner's Appeal from a Final Determination of the Office of Open Records.

The record established the following: On February 29, 2012, Petitioner filed the Request with Respondent. (See Exhibit B to Petitioner's Notice of Appeal ("Appeal").) The Request sought access to inspect (1) sewer fund and general fund bank statements, and (2) Certificates of Deposit for December 2011 and January 2012. (*Id.*) Respondent replied to the Request by letter dated March 6, 2012. (See Exhibit C to Appeal.) The letter indicated that Respondent had pulled the requested documents and

redacted them as necessary, and that the documents were ready for Petitioner's inspection. (*Id.*) The letter also informed Petitioner that she must make an appointment to inspect the documents. (*Id.*) Respondent stated that appointments were available between 1:00 and 5:00 p.m., Tuesday through Friday. (*Id.*) Thereafter, Respondent also sent Petitioner a letter, dated March 8, 2012, further clarifying the appointment policy and outlining the policy's compliance with the RTKL. (*See* Exhibit F to Appeal.) Respondent sent this additional letter in response to a series of e-mails from Petitioner seeking further explanation regarding the appointment policy.¹ (*See* Exhibit E to Appeal.)

Petitioner responded to Respondent's letters by e-mail on March 10, 2012. (*Id.*) In her e-mail, Petitioner stated that she is unable to make an appointment during the designated times, because she is "on-call" for work. (*Id.*) Therefore, Petitioner asked Respondent to consider allowing Petitioner to set an appointment one day in the morning. (*Id.*)

Following this series of correspondence, Respondent did not allow Petitioner to make a morning appointment to inspect the requested records, and did not otherwise take action to alter or amend its appointment policy. As a result, on March 13, 2012, Petitioner appealed the issue to the Office of Open Records (the "OOR"). (*See* Exhibit G to Appeal.) Petitioner's appeal claimed that, although Respondent had technically granted her February 29, 2012, Request for inspection, the Request had been constructively denied, as Respondent's limited appointment policy prevented Petitioner from making an appointment that fit her schedule.² (*Id.* at p. 1.) As a result, Petitioner claimed that she would "never have access to inspect any record." (*Id.*)

Both parties supplemented the record before the OOR by submitting various documents chronicling the history of the parties' dispute regarding

¹ Exhibit E includes seven e-mails sent from Petitioner to Respondent between January 22, 2012, and March 7, 2012 (in addition to the March 10, 2012 e-mail discussed below). Apparently, the March 10, 2012, e-mail from Petitioner does not represent the first occasion on which Petitioner contacted Respondent to dispute the designated appointment times and attempt to request a morning appointment. These other e-mails indicate that Petitioner previously questioned the validity of Respondent's appointment policy and made several earlier requests for morning appointments, regarding document requests made by Petitioner prior to the instant February 29, 2012, Request. These other correspondences are not relevant to the current appeal, as they do not relate to the February 29, 2012, Request specifically, but we mention them for the purpose of acknowledging that Petitioner's issue with Respondent's appointment policy had been a problem brewing for at least six weeks before her appeal to the Office of Open Records in the matter *sub judice*.

² Along with the Request, Petitioner's appeal to the OOR included a February 19, 2012, request seeking access to the minutes of a November 14, 2011, council meeting. The February 19, 2012, request is not included in the current appeal and, in fact, was addressed by the undersigned in the separate action of *Borough of West Easton v. Mezzacappa* at Docket No. C-48-CV-2012-7973. In that matter, the undersigned affirmed the OOR's Final Determination that Petitioner's request for minutes was disruptive pursuant to Section 506 of the RTKL and, therefore, she had no right to access those records.

Respondent's appointment policy. (See Final Determination of the OOR, dated April 23, 2012 ("Final Determination"), attached as Exhibit A to the Appeal, at p. 2.) The OOR issued a Final Determination in Petitioner's appeal on April 23, 2012. (See Final Determination.) The OOR concluded that Respondent's appointment policy was reasonable and in compliance with the RTKL. (*Id.* at pp. 3-4.) The OOR noted that, when an RTKL request seeks copies of documents, the agency must make those documents available for the requester to retrieve at any time during agency business hours. (*Id.* at p. 3) (citing *Mezzacappa v. West Easton Borough*, OOR Dkt. AP 2010-1012, 2010 Pa. O.O.R.D. LEXIS 29.) When a request seeks inspection, however, the OOR stated that it is permissible for an agency to require a requester to schedule an appointment, so that the inspection may be supervised by agency staff. (*Id.*) (citing *Frame v. Melhallen Twp.*, OOR Dkt. AP 2009-0878, 2009 Pa. O.O.R.D. LEXIS 338.) Accordingly, the OOR found that Respondent did not constructively deny Petitioner's request and denied Petitioner's appeal.

On May 21, 2012, in accordance with Section 1302 of the RTKL, Petitioner timely filed an appeal of the OOR's Final Determination to this Court. (See Appeal ¶4.)

Respondent replied to Petitioner's Appeal by filing Preliminary Objections on July 6, 2012. By Order dated September 5, 2012, the Honorable Edward G. Smith sustained Respondent's Preliminary Objections insofar as Respondent claimed that the portion of Petitioner's Appeal titled "Memorandum and Request for Forensic Audit" was improperly joined with the present action. As a result, this section was stricken from Petitioner's Appeal. Therefore, the only issue for decision by this Court is whether Respondent's policy requiring appointments for the inspection of records is reasonable and in accordance with the RTKL. Petitioner asks us to reverse the OOR's Final Determination and find that the policy is unreasonable and contrary to the RTKL.

This matter was placed on the December 11, 2012, Argument List and oral argument was heard. At oral argument, the undersigned granted the parties five days to submit briefs on this issue. Petitioner filed a Brief in Support of her Appeal on December 13, 2012, and Respondent filed an Opposing Brief on December 17, 2012. This matter is now ripe for disposition.

Legal Standard

The RTKL, 65 P.S. §§67.101 *et seq.*, makes it easier for citizens to obtain access to public records from state and local agencies. As the Commonwealth Court has stated, "[t]he [RTKL] is remedial legislation designed to promote access to official government information in order to prohibit secrets, scrutinize the actions of public officials, and make public officials accountable for their actions." *Bowling v. Office of Open Records*, 990 A.2d

813, 824 (Pa. Commw. 2010), *appeal granted in part*, 609 Pa. 265, 15 A.3d 427 (2011). The RTKL applies to public records of executive branch agencies; independent state agencies; local agencies, including political subdivisions such as municipalities, counties, and school districts; and municipal, intergovernmental, and regional councils, authorities, boards, and commissions. *See* 65 P.S. §§67.301-304.

In order to make a request pursuant to the RTKL, a requester must submit either the uniform form developed by the OOR or a form used by the particular agency. *See* 65 P.S. §67.505. The request should identify the records sought with sufficient specificity such that the agency can ascertain what records are being requested. 65 P.S. §67.703.

If the agency denies the request, or it is deemed denied, a requester may file an appeal with the OOR. 65 P.S. §67.1101. The OOR assigns an appeals officer to review the agency's decision and to issue an order and opinion disposing of the appeal. 65 P.S. §67.1310. If the appeals officer's final determination pertains to a decision of a Commonwealth, legislative, or judicial agency, the requester or the agency may file a petition for review with the Commonwealth Court. 65 P.S. §67.1301(a). If the final determination relates to a decision of a local agency, the requester or the local agency may file a petition for review with the court of common pleas for the county in which the agency is located. 65 P.S. §67.1302(a).

A court's scope of review on an RTKL appeal is limited to a determination of whether the grant or denial of a request was for just and proper cause. *Tribune-Review Publishing Company v. Westmoreland County Housing Authority*, 795 A.2d 1094, 1096 n.4 (Pa. Commw. 2002) (citation omitted). A court should consider whether an error of law was committed, whether constitutional rights were violated, or whether necessary findings of fact are supported by substantial evidence. *Rowland v. Community, Public School Employees' Retirement System*, 885 A.2d 621, 626 n.5 (Pa. Commw. 2005) (citation omitted).

The court's decision "shall contain findings of fact and conclusions of law based upon the evidence as a whole" and "clearly and concisely explain the rationale for the decision." 65 P.S. §§67.1301(a) and 1302(a). The record on appeal includes the request, the agency's response, the appeal filed with the OOR, the hearing transcript, if any, and the appeals officer's final determination. 65 P.S. §67.1303(b).

Discussion

Pursuant to Section 701 of the RTKL, an agency's records "shall be available for access during the regular business hours of an agency." 65 P.S. §67.701. Where a request seeks copies of documents, the agency must have the copies available for the requester to pick up at any time during the agency's regular business hours. *See Mezzacappa v. West Easton Borough*, OOR Dkt. AP 2010-1012, 2010 Pa. O.O.R.D. LEXIS 929. Where a request

seeks inspection of documents, it is permissible for an agency to require the requester to schedule an appointment for such inspection so that agency staff is present for inspection. *See Frame v. Melhallen Twp.*, OOR Dkt. AP 2009-0878, 2009 Pa. O.O.R.D. LEXIS 338.

Here, Petitioner asserts that Respondent's appointment policy for inspection of records is unreasonable and amounts to a constructive denial of the Request, because Petitioner is unavailable for an appointment during Respondent's designated times. Specifically, Petitioner claims that she cannot schedule an appointment between 1:00 and 5:00 p.m., Tuesday through Friday, because she is "on-call" for work during these times. In supporting her claim, Petitioner relies on *Mezzacappa v. West Easton Borough*, OOR Dkt. AP 2010-1012, 2010 Pa. O.O.R.D. LEXIS 929, the same decision on which the OOR relied in reaching its Final Determination in this matter. Petitioner quotes the following portion of this prior case:

The OOR encourages agencies and requesters to work together to set a mutually agreeable time for records review or pick-up; however, accessibility is not limited only to those hours the agency's open records officer is available. An agency may require a requester to schedule an appointment to inspect records ... but it must make them available and not contingent upon a particular staff member's presence.

(*See* Petitioner's Brief in Support of Appeal at p. 2) (quoting *Mezzacappa v. West Easton Borough*, OOR Dkt. AP 2010-1012, 2010 Pa. O.O.R.D. LEXIS 929) (internal citation omitted). Petitioner asserts that Respondent's current appointment policy is in violation of this prior OOR Final Determination, because Respondent is allegedly unwilling to arrange a mutually agreeable appointment time with Petitioner and makes inspection of records contingent on the presence of the Borough Council President or Council member.

In setting forth this argument, Petitioner asks this Court to make an overly broad interpretation of the rules requiring availability of requested records. Petitioner effectively argues that Respondent's designated appointment hours, 1:00 to 5:00 p.m., Tuesday through Friday, are unreasonable simply because they do not fit Petitioner's individual schedule. However, just because Petitioner's schedule apparently lacks flexibility does not mean that Respondent's appointment policy is *per se* unreasonable.

Rather, Respondent's appointment policy is similar to others that have been upheld by Final Determinations of the OOR. As the OOR stated in *Frame v. Melhallen Township*, OOR Dkt. AP 2009-0878, 2009 Pa. O.O.R.D. LEXIS 338, "It [is] not unreasonable for [an agency] to require the Requester to schedule an appointment so it could have the records ready and ensure it has appropriate personnel to assist the Requester." Applying the reasoning of *Frame* in the recent matter of *Wienches v. Hazle Township*, the OOR upheld an appointment policy that allowed for scheduled inspec-

tion appointments one hour per day, four days per week. OOR Dkt. AP 2012-0277. The requester in *Wienches* objected to the policy on the grounds that he had other commitments that prevented his availability during the Township's designated appointment times. The OOR rejected this argument, stating:

[T]he Requester provides no support for his position that one hour per day is unreasonable, given the staffing limitations of the township. The township has followed the requirements set forth by the [RTKL] and its own policy to make records available as promptly as possible and during the normal business hours of the agency. In the instant matter, the township's current staffing issues make one hour review reasonable.

In the same way, here, Respondent cites its limited staff of two, working a combined forty-five (45) hours per week. (*See* Respondent's Opposing Brief at p. 4.) Due to its limited staff, and the fact that the staff has responsibilities other than providing records for inspection, Respondent asserts that the allotted sixteen (16) hours per week for inspection appointments is reasonable under the circumstances.

Petitioner ignores Respondent's staffing limitations and fails to offer any support for her argument that Respondent's appointment policy is unreasonable, other than the fact that it does not fit her personal schedule. As OOR precedent illustrates, this reasoning is insufficient. Accordingly, we see no reason why we should not rely on prior OOR determinations, particularly *Frame* and *Wienches*, and conclude that Respondent's inspection appointment policy is, in fact, reasonable and permissible under the RTKL.

Therefore, Petitioner's Appeal is hereby DENIED, and the Final Determination of the OOR is AFFIRMED.

**BETTY SCHAFFER and HARRY SCHAFFER,
Wife and Husband, Plaintiffs v. ST. LUKE'S HOSPITAL and
ST. LUKE'S NORTH, Defendants**

Motion for Summary Judgment—Slip and Fall—Premises Liability—Business Invitee—Loss of Consortium.

The Defendants filed a Motion for Summary Judgment in the Plaintiffs' personal injury action based on premises liability. The Court found that the Plaintiffs were unable to establish a *prima facie* case of the Defendants' negligence because they could not show that the Defendants had deviated from the standard of care owed by landowners to business invitees. Specifically, the Court concluded that a metal stanchion used for its typical purpose of controlling pedestrian traffic could not be considered unreasonably dangerous. Alternatively, the Court stated that even if a stanchion is a danger, it is an obvious danger for which the Defendants would have no duty to warn. Accordingly, the Court granted the Defendants summary judgment on the premises liability claim. The Court also granted summary judgment on the loss of consortium claim, as this claim is derivative.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—No. C-48-CV-2010-10739.

ALVIN C. KRANTZ, ESQUIRE, for Plaintiffs.

PAUL F. LAUGHLIN, ESQUIRE, for Defendants.

Order of the Court entered on December 18, 2012 by BARATTA, J.

ORDER

AND NOW, this 18th day of December, 2012, upon consideration of the Defendants, St. Luke's Hospital and St. Luke's North's, Motion for Summary Judgment, and the Plaintiffs' response thereto, it is hereby ORDERED that said Motion is GRANTED.

STATEMENT OF REASONS

Factual and Procedural History

This case is a personal injury matter alleging premises liability against the Defendants St. Luke's Hospital and St. Luke's North (together, the "Defendants"). Plaintiff Betty Schaffer ("Plaintiff") alleges that she was injured on the Defendants' property after a slip and fall. Plaintiff Harry Schaffer, Plaintiff's husband, asserts a claim for loss of consortium.

The incident giving rise to the Complaint took place on June 5, 2009, while Plaintiff was on the Defendants' property for purposes of obtaining outpatient medical services in the nature of an X-ray. While walking to the reception desk, Plaintiff alleges that she "was caused to trip, stumble and fall by reason of coming in contact with a metal stanchion which created a dangerous and unsafe condition, as a result of which, [P]laintiff sustained severe and serious permanent personal injuries ..." (Amended Complaint ¶8.)

Plaintiff was deposed in connection with this matter on February 2, 2012. Her deposition offers additional details regarding the circumstances of the slip-and-fall accident. (*See generally*, Plaintiff Deposition, attached to the Defendants' Motion for Summary Judgment as Exhibit B.) Also, as part of her deposition testimony, Plaintiff identified a picture of the metal stanchions used by the Defendant, apparently for purposes of pedestrian traffic control.

During her deposition, Plaintiff testified that, on June 5, 2009, she went to St. Luke's North, located at 153 Brodhead Road, Bethlehem, Pennsylvania (the "Premises") for a chest X-ray. (Plaintiff Deposition p. 46; Amended Complaint ¶4.) Although Plaintiff sometimes uses a walker or a cane due to arthritis in her hip and knee, she did not use either that day and stated that she "was able to move quite nicely" and could walk without leaning on anything. (Plaintiff Deposition pp. 46-48.) Plaintiff testified that she was wearing her glasses that day and did not have any difficulty seeing. (Plaintiff Deposition pp. 50-51.)

Plaintiff testified that her husband dropped her off at the Premises to go for her X-ray and he then went to park the car. (Plaintiff Deposition p. 51.) Plaintiff proceeded to enter the Premises and walked into the lobby of the outpatient hospital. (*Id.*) Plaintiff testified that she had been to the Premises on prior occasions, because she previously attended physical therapy there approximately four times per week for about one year. (Plaintiff Deposition p. 48.) Throughout the course of her physical therapy, Plaintiff stated that she had been to the Premises 50 to 100 times in the past. (Plaintiff Deposition p. 49.) Plaintiff testified that she had not been to the Premises in years, but the layout was the same as she remembered it from her past visits. (Plaintiff Deposition p. 53.)

Plaintiff testified that there were no other people around her as she entered the Premises. (Plaintiff Deposition pp. 51-52.) She stated that, once she was inside the Premises, there were other people walking ahead of her, as well as people walking toward her. (Plaintiff Deposition pp. 55-56.) Plaintiff testified that she followed the people ahead of her who were walking toward the sign-in desk, which is where she also needed to go. (*Id.*) Plaintiff further testified that she was walking directly behind a man at a distance of approximately two feet. (Plaintiff Deposition pp. 58-59.) While she was walking, Plaintiff was looking down at the area between her feet and this man. (Plaintiff Deposition p. 59.) Plaintiff testified that the lighting was fine and that there was nothing impeding her vision as she walked. (Plaintiff Deposition pp. 52, 59.)

Plaintiff stated she felt her foot had kicked against an object which caused her to lose her balance and fall. (Plaintiff Deposition p. 60.) Plaintiff later determined that she was tripped by the base of a metal stanchion. (Plaintiff Deposition p. 61.) Plaintiff testified that she did not see her foot hit the stanchion and, in fact, did not see the stanchion at all, as the man

walking approximately two feet in front of her had blocked her view of the stanchion. (Plaintiff Deposition pp. 61-64.) Plaintiff further testified that she had seen stanchions before at other places, such as banks and theaters, and she was familiar with their function of organizing lines of people. (Plaintiff Deposition pp. 65-66.)

Based on this incident, the Plaintiffs filed a Complaint against the Defendants on September 23, 2010. Thereafter, on January 18, 2011, the Plaintiffs filed an Amended Complaint after having conceded at oral argument that the original Complaint failed to plead sufficient facts in support of averments of the Defendants' alleged recklessness.¹ The Amended Complaint differs from the original Complaint only in that it does not include any allegations of recklessness on the part of the Defendants. For purposes of resolving this Motion for Summary Judgment, Plaintiff's theory of liability is that the stanchion was positioned in such a way that it constituted and/or created a highly dangerous and unsafe condition.

In Count I of the Amended Complaint, Plaintiff asserts a personal injury claim alleging that the Defendants' negligence and carelessness caused severe and permanent physical injuries. In particular, Plaintiff avers that her injuries included: right proximal humerus fracture; aggravation of preexisting degenerative joint disease of the right knee; right sacroiliac joint dysfunction; lumbar radiculopathy; lumbar bulging disc; injuries to her lower back, right hand, right calf, right shoulder and right fingers; aggravation of preexisting right hip injury; and a severe and permanent shock to the nerves and nervous system.

In Count II of the Amended Complaint, Plaintiff Harry Schaffer asserts a loss of consortium claim against the Defendants. He claims that, as a direct result of the Defendants' carelessness and negligence causing Plaintiff's injuries, he was in the past and may in the future be deprived of the society, assistance and support of his wife, Plaintiff.

The Defendants responded to the Plaintiffs' Amended Complaint by filing an Answer and New Matter on January 24, 2011.

The Plaintiffs filed a Reply to the Defendants' New Matter on January 27, 2011. Thereafter, the Plaintiffs filed an Amended Reply to the Defendants' New Matter on February 8, 2011.

After discovery was completed, the Defendants filed a Motion for Summary Judgment (the "Motion") and a supporting brief on August 17, 2012. The Motion asserts that the Defendants are entitled to summary judgment, because Plaintiff is unable to establish essential elements of her cause of action. Specifically, the Motion states that Plaintiff fails to establish that the metal stanchion that allegedly caused her to fall created an unreasonable risk of harm that a person would not be able to discover and/or protect

¹ The Defendants also raised Preliminary Objections to the Plaintiffs' original Complaint based on insufficient specificity, but said Objections were overruled by Order of the Honorable Craig A. Dally, dated January 11, 2011.

himself against. As a result, the Defendants contend that they are entitled to summary judgment. The Defendants further contend that, because Plaintiff Harry Schaffer's loss of consortium claim is derivative of Plaintiff's claim, summary judgment in favor of the Defendants is warranted on this claim as well.

The Plaintiffs filed a Reply and a Brief in Opposition to the Motion on September 6, 2012. They assert that there are genuine issues of material fact in this case and, therefore, summary judgment is not appropriate.

This matter was placed on the October 30, 2012 Argument List. Because of Hurricane Sandy, the Argument was canceled. Rescheduled argument was heard on December 14, 2012.

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." *Id.*

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 non-

existence 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, 238, 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, 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

I. Premises Liability Claim

Plaintiff asserts that the Defendants are liable for her injuries on the basis of premises liability because the Defendants owned and/or leased and/or franchised and/or managed the Premises on which Plaintiff allegedly sustained her injuries.

The standard of care which a possessor of land owes to one who enters upon the land depends upon whether the person entering is a trespasser, licensee or invitee. *Carrender v. Fitterer*, 503 Pa. 178, 184, 469 A.2d 120, 123 (1983) (citations omitted). Here, the parties agree that Plaintiff was a business invitee. The duty owed by a possessor of land to an invitee is set forth at Restatement (Second) of Torts §343:

A possessor of land is subject to liability for physical harm caused to his invitees by a condition on the land if, but

only if, he (a) knows or by the exercise of reasonable care would discover the condition, and should realize that it involves an unreasonable risk of harm to such invitees, and (b) should expect that they will not discover or realize the danger, or will fail to protect themselves against it, and (c) fails to exercise reasonable care to protect them against the danger.

This duty does not, however, render the possessor of land “an insurer against any type of accident that might occur on the premises or befall a patron.” *Montaperto v. Split Rock Resort*, 765 F. Supp. 852, 855 (M.D. Pa. 1991). So long as the landowner has exercised reasonable care for the protection of the persons on the premises, then his duty is discharged. *Id.* (citing W. Prosser, *Law of Torts* (4th ed. 1971) Section 61, p. 392).

Moreover, there is no duty to protect invitees from “conditions which the landowner could not have reasonably anticipated would pose a danger or whose danger is so obvious and apparent that the invitee could reasonably be expected to take note of them and protect himself against them.” *Id.* (citing W. Prosser, *supra*, Section 61, p. 394; Restatement (Second) of Torts §343A). A danger is considered obvious if both the condition and the associated risk would be “apparent to and recognized by a reasonable man ... exercising normal perception, intelligence and judgment.” *Id.* (citing Restatement (Second) of Torts §343A, comment b) (internal quotation marks omitted). Whether a condition may be deemed an obvious danger is typically a question of fact for the jury. *Id.* However, in the event that reasonable minds could not differ on the issue, the court may decide it as a matter of law. *Id.* (citing *Carrender v. Fitterer*, 503 Pa. 178, 185-86, 469 A.2d 120, 124 (1983)).

Here, the allegedly dangerous condition is the metal stanchion which Plaintiff asserts caused her to trip and fall, resulting in physical injuries. By all accounts, a stanchion is an ordinary object, commonly found and typically used in public places to control pedestrian traffic and/or where it may be necessary to designate an area in which people can form a line. In her deposition, Plaintiff stated that she was familiar with stanchions being used in this way, as she has seen them at places such as banks and theaters. (Plaintiff Deposition pp. 65-66.) Both Plaintiff’s testimony and a photograph attached to her deposition as Exhibit 1 indicate that the stanchions on the Premises at the time of the incident were no different. The photograph shows a row of three or more stanchions lined up in front of a sign-in desk near a sign reading “Please Wait Here.” The stanchions appear to serve the purpose of designating an area for people to form a line, a function of stanchions with which Plaintiff stated she was familiar. There is nothing particularly unusual about the way in which the stanchions are situated; they appear to be far enough from the sign-in desk to allow people to comfortably stand between them and the desk, but they are not so far from the desk that they are obstructing a path for individuals who may be walking

through the room. In other words, the stanchions on the Premises are set up in a typical fashion. It is clear that the injury occurred from the Plaintiff's failure to be reasonably observant as she walked through the lobby of the hospital.

The Defendants produced an expert report which concludes that the stanchion used by the Defendants was typical of the type of pedestrian traffic control devices used in lobbies and busy pedestrian areas throughout the country. Further, the expert concluded that there was nothing unsafe about the design or manufacture of the stanchion. Finally, the expert concluded that the Defendants' use of the stanchion was consistent with general industry practice.

The Plaintiff has no rebuttal expert testimony. The only factual support for Plaintiff's claim of liability against the Defendant is her argument that because Plaintiff did recollect as having seen the stanchion before her fall, it therefore constituted a dangerous and unsafe condition.

Given the factual predicate produced during discovery, we conclude that Plaintiff has failed to make out a *prima facie* case of the Defendants' negligence, because she cannot establish that they failed to comport with any duty of care with respect to the use of stanchion. As previously noted, there is no duty to protect invitees from "conditions which the landowner could not have reasonably anticipated would pose a danger." *Montaperto*, supra (citing W. Prosser, supra; Restatement (Second) of Torts §343A). Having established that the stanchion is a commonplace object which the Defendants were using in its typical fashion, there are simply no grounds to support a claim that the stanchion created an "unreasonable risk of harm." If we were to make this illogical leap, we would also have to find that items such as chairs, desks and trash receptacles give rise to unreasonable danger, even when they are used as intended, because it is possible that a person may trip over any of these objects and sustain injuries. Surely, such a conclusion would be preposterous.

Alternatively, even if the stanchion may be considered a danger, the Defendants still owed no duty to Plaintiff, because such danger is obvious. A danger is considered obvious if both the condition and the associated risk would be "apparent to and recognized by a reasonable man ... exercising normal perception, intelligence and judgment." *Id.* (citing Restatement (Second) of Torts §343A, comment b) (internal quotation marks omitted). Here, the only risk possibly associated with the stanchion is that if a person were to walk into it, he could trip and fall. This risk is one which Plaintiff should have been able to recognize. She testified that the lighting on the Premises was fine and that she was wearing her glasses and had no vision problems. (Plaintiff Deposition pp. 50-52, 59.) The only condition that Plaintiff noted that affected her ability to notice the stanchion was the fact that there were other people walking around in the Premises. (Plaintiff Deposition pp. 61-64.) However, Plaintiff also stated that she was familiar

with the layout in the Premises, because she had been there numerous times in the past and the layout had not changed since then. (Plaintiff Deposition p. 49.) There are no facts to suggest that Plaintiff was unable to exercise the ordinary perception, intellect and judgment of a reasonable person at the time of the incident. Therefore, there is no evidence to contradict the logical conclusion that a reasonable adult, like Plaintiff, should be able to recognize the danger of walking into an ordinary object such as a stanchion. It is not the Defendants' obligation to anticipate that an adult may be walking in such a way that she neglects to notice everyday objects in her surroundings and trips over something. Accordingly, there is no duty to warn adults that they may sustain injuries if they walk into an object like a stanchion. We conclude that reasonable minds could not differ with this assessment.

Because Plaintiff is unable to establish an essential element on her premises liability claim, the Defendants are entitled to summary judgment on this claim.

II. *Loss of Consortium Claim*

Plaintiff Harry Schaffer asserts a claim for loss of consortium against the Defendants. He claims that, due to the Defendants' negligence, which caused Plaintiff's injuries, he has suffered the loss of the society, assistance, and support of his wife, Plaintiff.

"Loss of consortium is a loss of services, society, and conjugal affection of one's spouse." *Anchorstar v. Mack Trucks, Inc.*, 533 Pa. 177, 180, 620 A.2d 1120, 1122 (1993) (citations omitted). A loss of consortium claim is derivative of the injured spouse's claim. *Darr Construction Company v. Workmen's Compensation Appeal Board (Walker)*, 552 Pa. 400, 408, 715 A.2d 1075, 1080 (1998). In other words, one spouse cannot recover for a loss of consortium unless the other spouse has a right to recover. *Brown v. Peoples Security Ins.*, 890 F. Supp. 411, 416 (E.D. Pa. 1995) (citations omitted). A loss of consortium claim will be dismissed where summary judgment is granted in favor of the opposing party on the injured spouse's claim. *Stipp v. Kim*, 874 F. Supp. 663, 666 (E.D. Pa. 1995).

Here, where the Defendants have been granted summary judgment on Plaintiff's premises liability claim, Plaintiff's husband, Plaintiff Harry Schaffer, may not recover for loss of consortium. Accordingly, the Defendants are granted summary judgment on the loss of consortium claim.

Therefore, because the Defendants are entitled to summary judgment on both Counts in the Plaintiffs' Amended Complaint, the Defendants' Motion for Summary Judgment is GRANTED.

**LEONARD A. SHEPULSKI, Plaintiff/Respondent v.
ABDULLAH BALADI, Defendant/Petitioner**

Petition to Strike—Petition to Open—Confession of Judgment—Mortgage—Notice Requirements—42 Pa. C.S.A. §2737.1—Pennsylvania Rule of Civil Procedure 2958.1—Pennsylvania Rule of Civil Procedure 2973.2.

The Defendant filed a Petition to Strike and/or Open Confession of Judgment filed by Plaintiff and arising out of a mortgage loan agreement. The Defendant claimed that the judgment should be stricken, because Plaintiff had failed to comply with the notice requirements of confessing judgment and, therefore, the judgment had a fatal defect. The Court determined that Plaintiff did not comply with 42 Pa. C.S.A. §2737.1, as the record did not evidence any notices sent to the Defendant regarding the confession of judgment. The Court noted that, although the Defendant had signed a waiver of any defects in the proceedings of the confessed judgment, such waiver applies only to procedural defects. Because parties cannot waive the mandatory notice requirements for confessing judgment, the Court granted Defendant's Petition to Strike the Confession of Judgment.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—No. C-48-CV-2012-236.

STANLEY J. MARGLE, III, ESQUIRE, for Plaintiff.

THOMAS A. CAPEHART, ESQUIRE, for Defendant.

Order of the Court entered on December 21, 2012 by ZITO, J.

ORDER

AND NOW, this 21st day of December, 2012, upon review of the Defendant, Abdullah Baladi's, Petition to Strike and/or Open Confessed Judgment filed by the Plaintiff, Leonard A. Shepulski, and Plaintiff's response thereto, it is hereby ORDERED:

(1) Petition to Strike Confessed Judgment is GRANTED,

and

(2) Petition to Open Confessed Judgment is moot.

STATEMENT OF REASONS

Factual and Procedural History

On or about October 19, 2007, Defendant Abdullah Baladi ("Defendant") purchased property located at 1840 West Broad Street, Bethlehem, Pennsylvania 18018 (the "Property") from Plaintiff Leonard A. Shepulski ("Plaintiff"). The parties entered into a Mortgage Agreement pertaining to the sale of the Property, as well as a Mortgage Note (the "Note") securing same. The Note was duly executed by Defendant and contains a Warrant of Attorney to Confess Judgment for outstanding principal and balance and other amounts due and owing.

The principal balance under the Note is \$80,000, with interest at the rate of ten percent (10%) per annum. The monthly minimum payment on the Note is \$1,699.75, due on the nineteenth of each month, beginning on November 19, 2007. The Note allows for a grace period of ten (10) days for each payment and, thereafter, provides for a late payment charge of fifteen percent (15%). The Note also states that, in the event that a payment is late by thirty (30) days or more, Plaintiff shall provide Defendant with notice and Defendant shall have thirty (30) days to cure the default. If Defendant fails to cure the default, then Plaintiff may demand payment of the entire unpaid balance under the terms of the Note. The term of the Note is for sixty (60) months and was set to expire in or about October 2012.

On January 6, 2012, Plaintiff filed a Complaint and Confession of Judgment (the "Judgment") claiming that Defendant has defaulted under the terms of the Note. Plaintiff alleges that Defendant has failed to pay the May 2011, November 2011 and December 2011 payments in accordance with the terms of the Note. In particular, Plaintiff claims that Defendant owes the following amounts under the Note: unpaid balance of principal (December 2011-October 2012) of \$20,037.00; late charge (May 2011) of \$254.96; outstanding payment (November 2011) of \$1,699.75; late charge (November 2011) of \$254.96; outstanding payment (December 2011) of \$1,699.75; late charge (December 2011) of \$254.96; unpaid interest of \$2,003.70; and attorneys' fees (5% per Note) of \$1,310.25, for a TOTAL of \$27,515.33. Plaintiff demands judgment in said total amount and also seeks a judgment in ejectment against Defendant.

On February 3, 2012, Defendant filed a Petition to Strike and/or Open Confessed Judgment (the "Petition"). In the Petition, Defendant contends that Plaintiff's Confessed Judgment should be stricken, because Plaintiff has failed to comply with the Warrant of Attorney to Confess Judgment in the Note. Alternatively, Defendant claims that he has a meritorious defense to Plaintiff's Complaint and Judgment and, therefore, the Judgment should be opened.

Plaintiff filed an Answer with New Matter to Defendant's Petition on May 4, 2012. Plaintiff's Answer denies the substance of the allegations in the Petition. In New Matter, Plaintiff claims that Defendant's Petition fails to state a claim upon which relief may be granted. In addition, Plaintiff's New Matter asserts that the Petition is barred in whole or in part by the applicable statute of limitations, the doctrine of laches, the defense of estoppel, the doctrine of unclean hands, and the defense of failure of consideration. Defendant filed a Reply to Plaintiff's New Matter on May 29, 2012. The Reply specifically denies the averments set forth in New Matter.

On October 10, 2012, Defendant filed a Brief in Support of the Petition. Plaintiff filed a Brief in Opposition on October 26, 2012.

This matter was placed on the October 30, 2012 Argument List and was submitted on brief.

Legal Standard

A petition to strike a judgment operates as a demurrer to the record, and must be granted whenever some fatal defect appears on the face of the record. *PNC Bank v. Bolus*, 440 Pa. Super. 372, 376-77, 655 A.2d 997, 999 (1995) (citing *Franklin Interiors v. Wall of Fame Management Co., Inc.*, 510 Pa. 597, 599, 511 A.2d 761, 762 (1986)). A petition to strike may be granted only for defects appearing on the face of the record. *Franklin Interiors v. Wall of Fame Management Co., Inc.*, 510 Pa. 597, 599, 511 A.2d 761, 762 (1986). When reviewing a petition to strike, we are limited to only the record as filed by the party in whose favor the warrant is given, *i.e.*, the complaint and documents that contain the confession of judgment clauses. *Id.* at 600, 511 A.2d at 762. If the record is not self-sustaining, the judgment should be stricken. *Id.* “The validity of a confession of judgment requires strict compliance with the Rules of Civil Procedure as well as ‘rigid adherence to the provisions of the warrant of attorney.’” *First Union National Bank v. Portside Refrigerated Services, Inc.*, 827 A.2d 1224, 1231 (Pa. Super. 2003) (quoting *Citizens National Bank v. Rose Hill Cemetery Association*, 218 Pa. Super. 366, 281 A.2d 73, 74 (1971)).

A petition to open a confession of judgment may be granted if the petitioner acts promptly and produces clear and credible evidence in support of a meritorious defense. *M.N.C. Corporation v. Mount Lebanon Medical Center, Inc.*, 510 Pa. 490, 494, 509 A.2d 1256, 1258 (1986) (citing *First Seneca Bank & Trust Company v. Laurel Mountain Development Corporation*, 506 Pa. 439, 443, 485 A.2d 1086, 1088 (1984)). The evidence must be such that, in a jury trial, it would require the issues to be submitted to a jury. *Id.*; Pa. R.C.P. 2959(e). When a confession judgment debtor seeks to contest the amount of a judgment, a petition to open is the proper procedural tool. *Leasing Service Corporation v. Benson*, 317 Pa. Super. 439, 451, 464 A.2d 402, 408 (1983) (citations omitted).

In determining whether a petitioner has presented sufficient evidence to open a confessed judgment, a reviewing court employs the same standard as in a directed verdict: all the evidence is viewed in the light most favorable to the petitioner and all evidence and proper inferences therefrom supporting the defense are accepted as true, while adverse allegations of the party obtaining the judgment are rejected. *Stahl Oil Company, Inc. v. Helsel*, 860 A.2d 508, 512 (Pa. Super. 2004). Where this standard is not met, a court lacks the authority to open a judgment by confession and, therefore, must refuse to open it. *See generally, Kardos v. Morris*, 470 Pa. 337, 368 A.2d 657 (1977); *Exxon Corporation v. Wilson*, 260 Pa. Super. 560, 394 A.2d 1288 (1978), *order aff'd*, 495 Pa. 553, 434 A.2d 1229 (1981).

Discussion

In *First Union National Bank*, the Superior Court held that the failure to provide notice of a confessed judgment pursuant to Section 2737.1 of the Judicial Code constitutes a fatal defect apparent on the face of the record that requires a court to strike a confessed judgment. *Supra*.

Section 2737.1 provides in relevant part:

(a) *Procedure*.—A creditor that files for a judgment by confession under section 2737(3) (relating to powers and duties of the office of the prothonotary) shall comply with the Pennsylvania Rules of Civil Procedure regarding confession of judgment, including any notice provisions. ...

42 Pa. C.S.A. §2737.1. Rules 2958.1 and 2973.2 of our Rules of Civil Procedure detail the notices that are to be provided to a debtor where a confession of judgment is to be entered.

In deciding the instant Petition to Strike, our scope of review is limited to the record as filed by the party in whose favor the Warrant of Attorney is given (*i.e.*, Plaintiff). This record includes only the Complaint and documents containing the Confession of Judgment clauses. This record offers no evidence of any notices to Defendant regarding the Confessed Judgment, as required under Section 2737.1. Indeed, in his Brief in Opposition to the Petition, Plaintiff contends that Defendant waived his right to any Notice and, even if Defendant was entitled to Notice, he also waived any errors in the proceedings as a result of the following provision contained in the Note:

... The [Defendant] hereby forever waives and releases all errors in said proceedings, waives stay of execution, the rights of inquisition and extension of time of payment, agrees to condemnation of any property levied upon by virtue of any such execution, and waives all exemptions from levy and sale of any property that now is or hereafter may be exempted by law.

See Note at ¶6 (attached to Plaintiff's Complaint as Exhibit A). Pennsylvania courts recognize such waiver provisions as valid in preventing debtors from challenging procedural defects in a creditor's confession of judgment. However, "such release does not cure the defect of a lack of authority to confess the judgment." *Courtney v. Ryan Homes, Inc.*, 345 Pa. Super. 109, 116, 497 A.2d 938, 941 (1985) (internal quotation marks and citations omitted). There is no such authority to confess judgment where a creditor has not provided a debtor with proper notice as required under Section 2737.1. While Defendant may have waived any procedural defects in Plaintiff's Judgment, the waiver provision in the Note does not address Defendant's right to notice, which is a prerequisite to Plaintiff's authority to confess judgment.

The failure to provide Notice of a Confessed Judgment pursuant to Section 2737.1 of the Judicial Code and Rules 2958.1 and 2973.2 of the Pennsylvania Rules of Civil Procedure constitutes a fatal defect. Therefore, we must grant Defendant's Petition to Strike the Judgment. Because the Petition to Strike is hereby granted, the Petition to Open the Judgment is moot.



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, February 24, 2014**