

# Northampton County Reporter

(USPS 395-280)

VOL. LVIII

EASTON, PA January 16, 2014

NO. 3

**Acuity, a Mutual Insurance Company, Plaintiff v. Strausser Enterprises, Inc. d/b/a  
Riverview Golf & Country Club, Defendant**

**In Re: 2007 Easton Area School Tax 209 East Nesquehoning Street,  
Easton, Northampton County, Pennsylvania**

**John A. Seidel, Plaintiff v. Sands Bethworks Gaming LLC t/a Sands Casino  
Resort Bethlehem, Defendant**

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**INSERT:** Goldenrod: 1. 2014 Calendar  
2. NCBA 2014 Calendar of Events  
3. 2014 High School Mock Trials

### **NOTICE TO THE BAR...**

Kindly be advised that **Status Conferences** originally scheduled on July 21, 2014, are cancelled.

Additionally, the **Non-Jury week** originally scheduled for August 11, 2014, is being moved to the week beginning July 28, 2014.

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

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***Northampton County Reporter***

**Attorney Referral & Information Service**

**155 South Ninth Street, Easton, PA 18042-4399**

**Phone (610) 258-6333 Fax (610) 258-8715**

***E-mail: [ncba@norcobar.org](mailto:ncba@norcobar.org)***

**PBA (800) 932-0311—PBI (800) 932-4637**

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

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**Edward P. Shaughnessy, Esquire**

**Editor**

**NOTICE TO NCBA MEMBERS – BAR NEWS**

**IN MEMORIAM**

**Jacob S. Kolb, Esquire**

Admitted to Northampton County Bar: April 11, 1949    Died: January 11, 2014  
Memorial Service will be held on Saturday, February 1, 2014 beginning at 1:00 p.m.  
Messiah Lutheran Church  
2020 Worthington Avenue, Bethlehem, PA

Memorials may be sent to:  
The Bach Choir of Bethlehem  
440 Heckewelder Place, Bethlehem, PA 18018

**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.

**We Need Your Help – High School Mock Trial Program**

The High School Mock Trial Program will be held in Northampton County after a two-year hiatus. There are 25 high school teams competing this year. We will need MANY of you to serve as jurors to help support this very worthwhile program.

Information to register to be a juror will be published in the Reporter in early January. Please consider spending one or two nights of your time to help out with this project.

The ultimate measure of a man is not where he stands in moments of comfort and convenience, but where he stands at times of challenge and controversy.  
~ Martin Luther King, Jr.

**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****BEHRINGER, DALE W. a/k/a  
DALE BEHRINGER, dec'd.**

Late of Northampton, Northampton County, PA

Executor: Richard C. Roth c/o Carolyn Frisoli Furst, Esquire, Karess, Reich & Furst, PC, 215 N. 9th Street, Allentown, PA 18102

Attorneys: Carolyn Frisoli Furst, Esquire, Karess, Reich & Furst, PC, 215 N. 9th Street, Allentown, PA 18102

**DENZEL, HAZEL K., dec'd.**

Late of the Borough of Nazareth, Northampton County, PA

Executors: Christina H. Connar and Mark Connar c/o Justin K. McCarthy, Esquire, Attorney-at-Law, 520 East Broad Street, Suite 108, Bethlehem, PA 18018  
Attorney: Justin K. McCarthy, Esquire, Attorney-at-Law, 520 East Broad Street, Suite 108, Bethlehem, PA 18018

**FRIED, FRANCES M., dec'd.**

Late of Northampton Borough, Northampton County, PA

Executor: Eugene F. Fried c/o Christopher P. Mullaney, Esquire, Mullaney Law Offices, 598 Main Street, P.O. Box 24, Red Hill, PA 18076-0024

Attorneys: Christopher P. Mullaney, Esquire, Mullaney Law Offices, 598 Main Street, P.O. Box 24, Red Hill, PA 18076-0024

**GABER, ESTHER FEINBERG  
a/k/a ESTHER F. GABER,  
dec'd.**

Late of the City of Bethlehem, Northampton County, PA

Executrix: Deborah A. Gaber a/k/a Deborah R. Gaber c/o Sarah M. Andrew, Esquire, 539 Center Street, Bethlehem, PA 18018

Attorney: Sarah M. Andrew, Esquire, 539 Center Street, Bethlehem, PA 18018

**GILLETTE, LOIS A., dec'd.**

Late of the Borough of Nazareth, Northampton County, PA

Executrices: Holly C. G. Kennedy, P.O. Box 20063, Lehigh Valley, PA 18002-0063 and Melinda L. Allen, 220 E. Lawn Road, Apt. #6, Nazareth, PA 18064

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

**HEIL, CAREL N., dec'd.**

Late of the Borough of Hellertown, Northampton County, PA

Executor: Richard A. Heil, Jr. c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

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

**KNAUSS, BARBARA K. a/k/a**

**BARBARA ANN KNAUSS**, dec'd.

Late of Lower Saucon Township,  
Northampton County, PA

Executors: D. Troy Knauss and  
Jill K. Woosnam c/o Carter P.  
Henry, Esquire, Henry & Henry,  
LLP, P.O. Box 499, Quakertown,  
PA 18951-0499

Attorneys: Carter P. Henry,  
Esquire, Henry & Henry, LLP,  
P.O. Box 499, Quakertown, PA  
18951-0499

**KOZAK, JANE M.**, dec'd.

Late of the Borough of Wilson,  
Northampton County, PA

Co-Executors: Lena Tekely  
a/k/a Lena R. Tekely and Joseph  
A. Sotak c/o Littner, Deschler &  
Littner, 512 North New Street,  
Bethlehem, PA 18018

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

**LOMBARDI, JESSICA M.**, dec'd.

Late of the Township of Hanover,  
Northampton County, PA

Administrator: William M. Durst,  
4518 Cheryl Drive, Bethlehem,  
PA 18017

Attorneys: Charles Bruno,  
Esquire, Pfeiffer, Bruno, Minotti  
& DeEsch, P.C., P.O. Box 468,  
Easton, PA 18044-0468

**NELSON, ANNA C. a/k/a ANN C.**

**NELSON**, dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executrix: Joann Marzola c/o  
Richard S. Luse, Esquire, Reybitz  
& Luse, 316 West Broad Street,  
Bethlehem, PA 18018

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

**PORTH, MARGARET C. a/k/a**

**MARGARET C. PORCH**, dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executrix: Kathy Jean Lambert  
Attorney: Mary Ann Snell,  
Esquire, 3400 Bath Pike, Suite  
311, Bethlehem, PA 18017

**RAYMOND, MIRIAM L. a/k/a**

**MIRIAM RAYMOND**, dec'd.

Late of the Township of Palmer,  
Northampton County, PA

Executrix: Karen Weissler, 241  
Marlberry Circle, Jupiter, FL  
33458

Attorneys: Jay R. Wagner,  
Esquire, Stevens & Lee, 190  
Brodhead Road, Suite 200,  
Bethlehem, PA 18017

**SHIFFERT, MARGARET R.**, dec'd.

Late of the Borough of Nazareth,  
Northampton County, PA

Executor: Stephen W. Shiffert,  
660 Luther Lane, Nazareth, PA  
18064-8866

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

**SMITH, KATHRYN K.**, dec'd.

Late of the Township of  
Bethlehem, Northampton  
County, PA

Executrix: Colleen E. Bowens  
c/o Robert C. Brown, Jr.,  
Esquire, Fox, Oldt & Brown, 940  
West Lafayette Street, Suite 100,  
Easton, PA 18042-1412

Attorneys: Robert C. Brown, Jr.,  
Esquire, Fox, Oldt & Brown, 940  
West Lafayette Street, Suite 100,  
Easton, PA 18042-1412

**WOEPPL, SHIRLEE ANN**, dec'd.

Late of the Township of Forks,  
Northampton County, PA

Executrix: Melody Rotzell c/o  
Theresa Hogan, Esquire, Attorney-  
at-Law, 340 Spring Garden  
Street, Easton, PA 18042

Attorney: Theresa Hogan,  
Esquire, Attorney-at-Law, 340  
Spring Garden Street, Easton, PA  
18042

**SECOND PUBLICATION****BACON, STEPHEN**, dec'd.

Late of the Township of Palmer,  
Northampton County, PA

Administratrix: Cathleen M.  
Bacon, 318 Carbon Street,  
Easton, PA 18045

Attorney: Keene Jabbour,  
Esquire, 701 Washington Street,  
Easton, PA 18042

**EDINGER, JOHN F.**, dec'd.

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

Co-Executors: Betty J. Mauro  
and James N. Edinger c/o Robert  
C. Brown, Jr., Esquire, Fox, Oldt  
& Brown, 940 West Lafayette  
Street, Suite 100, Easton, PA  
18042-1412

Attorneys: Robert C. Brown, Jr.,  
Esquire, Fox, Oldt & Brown, 940  
West Lafayette Street, Suite 100,  
Easton, PA 18042-1412

**FALATEK, PAUL JOSEPH**, dec'd.

Late of Bethlehem, Northampton  
County, PA

Executors: Francis Tumpey  
a/k/a Francis H. Tumpey, Jr.  
and Denise Janenko a/k/a  
Denise A. Janenko

Attorneys: Wendy A. Nicolosi,  
Esquire, Broughal & DeVito,  
L.L.P., 38 West Market Street,  
Bethlehem, PA 18018

**FRITZ, ROSE M.**, dec'd.

Late of the Township of Lehigh,  
Northampton County, PA

Executrix: Donna M. Werley 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

**HEWKO, JOHN**, dec'd.

Late of Northampton, Northamp-  
ton County, PA

Executors: Wasyl Hewko and  
Stephanie Niderostek c/o Robert  
B. Roth, Esquire, The Roth Law  
Firm, 123 North Fifth Street,  
Allentown, PA 18102

Attorneys: Robert B. Roth,  
Esquire, The Roth Law Firm, 123  
North Fifth Street, Allentown, PA  
18102

**KURAK, FRANK J.**, dec'd.

Late of the Township of Lehigh,  
Northampton County, PA

Executrix: Carol Kurak c/o  
Daniel E. Cohen, Attorney,  
Seidel, Cohen, Hof & Reid, L.L.C.,  
3101 Emrick Blvd., Suite 205,  
Bethlehem, PA 18020

Attorneys: Daniel E. Cohen,  
Attorney, Seidel, Cohen, Hof &  
Reid, L.L.C., 3101 Emrick Blvd.,  
Suite 205, Bethlehem, PA 18020

**MOSER, ASHER J. a/k/a ASHER  
JACK MOSER**, dec'd.

Late of the City of Easton,  
Northampton County, PA

Executor: Richard J. Shiroff, 724  
Lehigh Street, Easton, PA 18042  
Attorney: Richard J. Shiroff,  
Esquire, 724 Lehigh Street,  
Easton, PA 18042

**POLLES, JAMES S.,** dec'd.

Late of the Township of Palmer,  
Northampton County, PA

Executors: James J. Polles and  
Dennis J. Polles c/o David J.  
Ceraul, Esquire, 22 Market  
Street, P.O. Box 19, Bangor, PA  
18013-0019

Attorney: David J. Ceraul,  
Esquire, 22 Market Street, P.O.  
Box 19, Bangor, PA 18013-0019

**STEINKE, CHARLES W.,** dec'd.

Late of the Township of  
Bethlehem, Northampton  
County, PA

Executrix: Joni M. Wambold 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

**THIRD PUBLICATION****BLANK, CHRISTIAN J.,** dec'd.

Late of Bethlehem, Northampton  
County, PA

Executrix: Christine Strong c/o  
J. Dustin Barr, Esquire, Tener,  
Van Kirk, Wolf & Moore, P.C.,  
300 North Market Street,  
Ligonier, PA 15658

Attorneys: J. Dustin Barr,  
Esquire, Tener, Van Kirk, Wolf &  
Moore, P.C., 300 North Market  
Street, Ligonier, PA 15658

**BRUCH, RICHARD A.,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Administrator: Christopher J.  
Hrin 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

**FAHL, SHARON L.,** dec'd.

Late of the City of Easton,  
Northampton County, PA

Executor: Gary T. Fahl, Jr. c/o  
Robert C. Brown, Jr., Esquire,  
Fox, Oldt & Brown, 940 West  
Lafayette Street, Suite 100,  
Easton, PA 18042-1412

Attorneys: Robert C. Brown, Jr.,  
Esquire, Fox, Oldt & Brown, 940  
West Lafayette Street, Suite 100,  
Easton, PA 18042-1412

**JONES, KENNETH E. a/k/a  
KENNETH JONES a/k/a KEN  
E. JONES a/k/a K. E. JONES,**  
dec'd.

Late of the Township of Hanover,  
Northampton County, PA

Co-Executors: William E. Jones  
and Elmer H. Jones c/o Bradford  
D. Wagner, Esquire, 662 Main  
Street, Hellertown, PA 18055-  
1726

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

**KANZLER, KARLHEINZ DIETER,**  
dec'd.

Late of Bath, Northampton  
County, PA

Administratrix: Noreen L.  
Kanzler c/o Robert B. Roth,  
Esquire, The Roth Law Firm, 123  
North Fifth Street, Allentown, PA  
18102

Attorneys: Robert B. Roth,  
Esquire, The Roth Law Firm, 123  
North Fifth Street, Allentown, PA  
18102

**MANZIANO, EDWARD M. a/k/a  
EDWARD MANZIANO,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executrix: Kathleen A. Manziano  
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

**WEISEL, JASON A. a/k/a JASON  
WEISEL, dec'd.**

Late of the City of Easton,  
Northampton County, PA  
Administratrix: Heidi Benson-  
Weisel, 56 North 17th Street,  
Wilson Borough, PA 18042  
Attorneys: David M. Shafkowitz,  
Esquire, Law Offices of David  
Shafkowitz, 713 Bethlehem Pike,  
Glenside, PA 19038

**NOTICE OF INCORPORATION**

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

The name of the corporation is:  
**ARTISTIC HARDSCAPES, INC.**

The Articles of Incorporation  
effective January 1, 2014.

The purposes for which it was  
organized are: to have unlimited  
powers to engage in and do any lawful  
act concerning any and all lawful  
business for which a corporation may  
be incorporated under the Pennsylv-  
ania Business Corporation Law.

DAVID B. SHULMAN, ESQUIRE  
SHULMAN & SHABBICK  
1935 Center Street  
Northampton, PA 18067

Jan. 16

**FICTITIOUS NAME  
REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN,  
pursuant to the provisions of Act 295  
of 1982 (54 Pa. C.S.A. Sec. 311 et  
seq.), of intention to file, or the filing  
of, in the Office of the Secretary of the  
Commonwealth of Pennsylvania, at  
Harrisburg, Pennsylvania, a Certifi-  
cate for the conduct of a business in  
Northampton County, Pennsylvania,  
under the assumed or fictitious  
name, style, or designation of:

**POCONO VENDERS  
MARKETPLACE**

with its principal place of business at:  
32 S. Main Street, Bangor, PA 18013.

The names and addresses of the  
persons owning or interested in said  
business are: Andrew Szoke and  
Timothy Kropp, 228 Miller Street,  
Bangor, PA 18013 and 272 Neyhart  
Road, Stroudsburg, PA 18360.

The Certificate was filed on  
December 20, 2013.

MATTHEW J. GOODRICH,  
ESQUIRE

641 Market Street  
Bangor, PA 18013

Jan. 16

**LIMITED LIABILITY COMPANY  
NOTICES**

NOTICE IS HEREBY GIVEN that  
a Certificate of Organization—  
Domestic Limited Liability Company  
has been filed with the Department  
of State for the Commonwealth of  
Pennsylvania at Harrisburg, Pennsyl-  
vania, for the purpose of obtaining a  
Certificate of Organization under the  
provisions of Title 15, Corporations  
and Unincorporated Associations at  
15 Pa. C.S.A. §8901 et seq., approved  
December 7, 1994, P.L. 703, No.  
106(4).

The name of the Domestic Limited  
Liability Company is:

**LOUIS C. JAMES SERVICES, LLC**



The Certificate of Organization was filed on December 26, 2013.

LEESON, LEESON & LEESON  
Attorneys at Law  
70 East Broad Street  
P.O. Box 1426  
Bethlehem, PA 18016-1426  
(610) 691-3320

Jan. 16

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on January 2, 2014, effective January 1, 2014, for the purposes 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:

**R C REMALY FARMS LLC**

ALFRED S. PIERCE, ESQUIRE  
PIERCE & STEIRER LLC  
124 Belvidere Street  
Nazareth, PA 18064

Jan. 16

**NOTICE OF DISSOLUTION**

NOTICE IS HEREBY GIVEN that the shareholders and directors of **Premium Healthy Spring Water, Inc.**, a Pennsylvania corporation, with an address at 1476 Bette Lane, Hellertown, Pennsylvania 18055, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Jan. 16

**NORTHAMPTON COUNTY  
COURT OF COMMON PLEAS**

OneWest Bank, FSB

Plaintiff

v.

Brenda J. Grammes a/k/a  
Brenda Jenne Gyorfi, Known  
Surviving Heir of John Gyorfi, Sr.,  
Deceased Mortgagor and Real  
Owner, Bruce A. Gyorfi, Known  
Surviving Heir of John Gyorfi, Sr.,  
Deceased Mortgagor and Real  
Owner, James E. S. Gyorfi, Known  
Surviving Heir of John Gyorfi, Sr.,  
Deceased Mortgagor and Real  
Owner, John J. J. Gyorfi a/k/a  
John L. Gyorfi, Jr., Known  
Surviving Heir of John Gyorfi, Sr.,  
Deceased Mortgagor and Real  
Owner, Lisa M. Hopstetter, Known  
Surviving Heir of John Gyorfi, Sr.,  
Deceased Mortgagor and Real  
Owner, Unknown Surviving Heirs of  
John Gyorfi, Sr., Deceased  
Mortgagor and Real Owner

Defendants

**NUMBER C-48-CV-2013-10248**

TO: ALL UNKNOWN SURVIVING  
HEIRS OF JOHN GYORFI, SR.,  
DECEASED MORTGAGOR AND  
REAL OWNER

TYPE OF ACTION: CIVIL ACTION/  
COMPLAINT IN MORTGAGE FORE-  
CLOSURE.

PREMISES SUBJECT TO FORE-  
CLOSURE: 247 ROCK STREET,  
EASTON, PENNSYLVANIA 18042.

**NOTICE**

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

YOU SHOULD TAKE THIS  
NOTICE TO YOUR LAWYER AT

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

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

Lawyer Referral Service  
155 South Ninth Street  
Easton, PA 18042  
(610) 258-6333

TERRENCE J. McCABE, ESQUIRE  
ID # 16496

MARC S. WEISBERG, ESQUIRE  
ID # 17616

EDWARD D. CONWAY, ESQUIRE  
ID # 34687

MARGARET GAIRO, ESQUIRE  
ID # 34419

ANDREW L. MARKOWITZ,  
ESQUIRE

ID # 28009

HEIDI R. SPIVAK, ESQUIRE  
ID # 74770

MARISA J. COHEN, ESQUIRE  
ID # 87830

CHRISTINE L. GRAHAM, ESQUIRE  
ID # 309480

BRIAN T. LaMANNA, ESQUIRE  
ID # 310321

ANN E. SWARTZ, ESQUIRE  
ID # 201926

JOSEPH F. RIGA, ESQUIRE  
ID # 57716

JOSEPH I. FOLEY, ESQUIRE  
ID # 314675

CELINE P. DerKRIKORIAN,  
ESQUIRE

ID # 313673

JENNIFER L. WUNDER, ESQUIRE  
ID # 315954

LENA KRAVETS, ESQUIRE  
ID # 316421

McCABE, WEISBERG AND  
CONWAY, P.C.

Attorneys for Plaintiff

123 South Broad Street  
Suite 1400  
Philadelphia, PA 19109  
(215) 790-1010

Jan. 16

### **ASSOCIATE POSITION**

Small Bethlehem general practice law firm seeking associate with 0-5 years' experience. Salary commensurate with experience. Reply to: Hiring Partners c/o Northampton County Bar Association, P.O. Box 4733, Easton, PA 18043-4733.

Jan. 16, 23

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on FEBRUARY 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-2010-12183**

ALL THAT CERTAIN lot or piece of ground together with the two and one-half story brick dwelling erected thereon known as No. 1223 Spring Garden Street, hereditaments and appurtenances, 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 North side of said Spring Garden Street 180.37 feet West of the Northwest corner of 12th and Spring Garden Streets; thence Westwardly on said Spring Garden Street 16.07 feet to a point in the line which passes through the middle of the partition wall between the dwelling hereby conveyed and the dwelling erected on the West; thence Northwardly along said line which is at right angles to Spring Garden Street 141 feet, more or less, to a private alley; thence Eastwardly along said private alley 16.07 feet to a point; thence Southwardly along a line which is a right angles to Spring Garden Street 141 feet, more or less, to the point the place of beginning. The last line passes through the center of a 4 feet wide alley between the dwelling hereby conveyed and the dwelling erected on the East.

BEING KNOWN AS 1223 Spring Garden Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1A 1 10 0310.

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

JAMES R. WOOD, ESQUIRE

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**No. 3**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-05327**

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the north side of North Street between Maple and Elm Streets, Bethlehem, Northampton County, Pennsylvania, Known as 417 East North Street according to present city numbering, bounded and described as follows;

BEGINNING at a point on the north side of North Street, 18 feet 6 inches east of an unnamed alley;

thence extending eastwardly along the northern side of North Street a distance of 21 feet 6 inches and extending of that width northwardly a distance of 98 feet to a ten-foot wide alley,

BOUNDED on the south by North Street, north by aforesaid ten-foot alley; west by property now or late of Henry O. Williamson and wife and east by property now or late of John E. Metz and wife.

BEING the same premises which Kevin L. Huber, unmarried, by Deed dated 8/13/09 and recorded in the Northampton County Recorder of Deeds Office on 8/31/09 in Deed Book 2009-1, page 226858, granted and conveyed unto Nathan Picone and Vanessa Diaz, as joint tenants with the right of survivorship.

BEING KNOWN AS 417 East North Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: P6NE2A 22 32 0204.

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 Nathan Picone and Vanessa Diaz.

AMY GLASS, ESQUIRE

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**No. 4**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-08824**

All that certain tract or piece of land with the dwelling house erected thereon, situate on the Northeast corner of Northampton Street and Ninth Street in the City of Easton aforesaid, containing in front on said Northampton Street twenty (20) feet and extending in length or depth Northwardly one hundred forty-one (141) feet, more or less, to Church Street.

Bounded on the North by said Church Street, on the East by land late of Mrs. Charles Glantz, on the South by Northampton Street and on the West by said Ninth Street.

Being designated as Parcel Number: 5066-14-1045-8543.

BEING the same premises which Raymond C. Kozlowski and Kimerly L. Kozlowski, husband and wife, by Deed dated 5/31/95 and recorded in the Northampton County Recorder of Deeds Office on 6/2/95 in Deed Book 1995-1, page 48289, granted and conveyed unto Western C. Slingland, Jr.

BEING KNOWN AS 839 Northampton Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1B 15 5 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Michelle A. Slingland and Western C. Slingland, Jr.

AMY GLASS, ESQUIRE

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**No. 5  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-05439**

Parcel No. 1: All that certain tenement and lot or piece of land situated on the north side of Spruce Street, between Tenth and Eleventh Street in the City of Easton, County of Northampton and State of Pennsylvania, known as designated as No. 1025 Spruce Street, bounded and described as follows:

Beginning at a point on the north side of Spruce Street said point being one hundred eighty-seven and fifty-five one-hundredths (187.55) feet from the northwest corner of Tenth and Spruce Streets, thence west along the north side of Spruce Street

a distance of nineteen (19) feet, thence north a distance of one hundred twenty-five (125) feet, thence east a distance of nineteen (19) feet to a point on the dividing line between No. 1023 and No. 1025 Spruce Street, thence south along said dividing line a distance of one hundred twenty-five (125) feet to a point on the north side of Spruce Street, the place of Beginning.

Parcel No. 2: All that certain two story frame building, lot, piece or parcel of land, situated in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in Warren Street, corner of land now or late of Andrew Walz, thence extending eastwardly along said Andrew Walz's land twenty (20 feet) feet to a point in line of land now or late of Edward Walter, thence along said Edward Walter's land south twenty-five (25 feet) feet to a point in land now or late of Fannie Pinskey and husband, thence westwardly twenty (20 feet) feet to said Warren Street, thence along said Warren Street to the place of Beginning. Bounded on the north by land now or late of Andrew Walz, on the east by land now or late of Edward Walter, south by other land now or late of Fannie Pinskey and on the west by Warren Street.

Parcel No. 3: All that certain lot or piece of land situate on the east side of Warren Street aforesaid, bounded and described as follows: Containing in front on said Warren Street 45 feet and extending eastwardly of that same width between parallel lines in depth 20 feet to property now or late of Edward Walter. Bounded on the north by other property of the grantor, on the east by property now or late of Edward Walter, on the south by other

property of the grantor and late of Fannie Pinskey, and on the west by Warren Street. The northern 25 feet of said tract being the same premises described as Parcel No. 2.

Also known as Northampton County Uniform Parcel Identifier No: Map: L9SE1D Block: 9 Lots: 19 and 21.

Being the same premises which Leonard L. Marroni and Joanne E. Marroni, husband and wife, by their deed dated 12/16/99 and intended to be recorded in the Office of the Recorder of Deeds of Northampton County, granted and conveyed unto George H. Knapp, Jr. and Marianne A. Knapp, husband and wife.

BEING KNOWN AS 1025 Spruce Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1D 9 19 0310 and L9SE1D 9 21 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Marianne A. Knapp and George N. Knapp.

MICHAEL T. McKEEVER, ESQUIRE

**No. 6**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-05156**

ALL THAT CERTAIN Western one half of a double frame dwelling house and lot of land SITUATE on the South side of Wilkes Barre Street, known as 1038 Wilkes Barre Street in the City of Easton, County of Northampton and Commonwealth of Pennsylvania.

CONTAINING 20 feet in front on said Wilkes Barre Street and extending Southwardly of that width 140 feet in depth to Hoyt Alley, bounded on the North by Wilkes Barre Street, on the East by property known as 1026 Wilkes Barre Street

owned now or late by Jane Smith, on the South by Hoyt Alley and on the West by property known as 1040 Wilkes Barre Street owned now or late by Frank J. Klein and Louisa A. Klein. The boundary passes through the middle of the partition wall between the property herein referred to and that known as 1036 Wilkes Barre Street.

LESS AND EXCEPTING from the aforementioned property, any and all tracts of land that may have been conveyed by prior deeds.

TITLE TO SAID PREMISES IS VESTED IN Kimberly P. Pickens, by Deed from Tammy J. Smith and Brian J. Smith, her husband, dated 02/27/2006, recorded 03/27/2006 in Book 2006-1, Page 120374.

BEING KNOWN AS 1038 West Wilkes Barre Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NE1A 1 13 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 Kimberly P. Pickens.

ALLISON F. ZUCKERMAN,  
ESQUIRE

**No. 7**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-12519**

ALL THAT CERTAIN messuage, tenement and lot or piece of land situated on the east side of Cattell Street, in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

CONTAINING thirty feet in front on the east side of Cattell Street and extending eastwardly of the same

width one hundred twenty feet, more or less, in depth.

BOUNDED on the north by land now or late of A. Brands, on the east by land now or late of A. Brands, on the south by land now or late of Samuel Woodring and on the west by Cattell Street.

ALSO, all that certain tract or piece of land and premises located north of and adjoining the property now or late of Henry Cressman, deceased, hereinbefore described, and being situated on or near the east side of Cattell Street, and described as follows:

BEGINNING at a point on the west line of said Henry Cressman's land, hereinbefore described, thence extending north in a line with the west line of said hereinbefore described land five feet, thence extending east of that same width, five feet, one hundred and twenty feet, more or less, to the east line of said Henry Cressman's land hereinbefore described.

BOUNDED on the north and east by lands now or formerly of Ella B. Kirkhoff, on the south by said Henry Cressman's land, hereinbefore described and on the west by Cattell Street.

Being known as: 811 Cattell Street, Easton, Pennsylvania 18042.

Title to said premises is vested in Michael Altieri by deed from COLLEN ALTIMARE, EXECUTRIX OF THE ESTATE OF JAMES W. SIMONS, DECEASED, dated December 21, 2004 and recorded December 22, 2004 in Deed Book 2004-1, Page 494047, as Instrument No. 2004078220.

BEING KNOWN AS 811 Cattell Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9NE2B 1 17 0310.

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

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

CHRISTINE L. GRAHAM, ESQUIRE

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**No. 8**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-12413**

Land Situated in the Township of Upper Mt. Bethel in the County of Northampton in the State of PA.

BOUNDED AND DESCRIBED in accordance with a survey and description as prepared by Mt. Bethel associates, Inc., engineers and surveyors, as follows, to wit:

BEGINNING at a point, an iron pipe set, along the easterly right-of-way line of the Public road, Boulder road, township route #736, leading from Turkey Ridge road, T.R. #709, to the borough of Portland, said point of beginning lying 30 feet easterly from said centerline of said road, also being the southwesterly corner of lot no. 1-A, as shown on minor subdivision owned by the estate of Anna Patti, dated October 4, 1982, also being the northwesterly corner of land herein described; thence (1) from point of beginning, leaving said Boulder road and through grantors' land, being along the southerly line of lot no. 1-A aforesaid, south 85 degrees 34 minutes 32 seconds east, 509.80 feet to an iron pipe set, in the existing tree and stone row, along line of lands now or formerly Albert and Warren Kearney; thence (2) in and along said stone and tree row, being along lands of said Kearney, south 9 degrees 09 minutes 12 seconds east, 690.85 feet to a concrete monument set, a mutual corner of lands now or formerly Victoria Belash Vislocky, and



grantors herein; thence (3) leaving lands of said Kearney and along lands of said Vislocky, in and along a fence line and along other lands of grantors herein, north 46 degrees 20 minutes 30 seconds west, 780.10 feet to a concrete monument found, a corner of other lands of grantors herein, being along the easterly line of aforementioned Boulder road; thence (4) along Boulder road, north 10 degrees 46 minutes 22 seconds west, 10.36 feet to an iron pipe set; thence (5) along same, parallel to and 30 feet east of centerline of Boulder road, north 17 degrees 25 minutes 10 seconds west, 76.81 feet to an iron pipe set; thence (6) along same north 16 degrees 12 minutes 00 seconds west, 103.46 feet to the point and place of beginning.

CONTAINING 4.78 acres of land (208,270.53 Sq. feet).

THE ABOVE DESCRIBED land is shown on minor subdivision dated August 27, 1982, revised October 4, 1982, approved by Upper Mt. Bethel township planning commission and upper Mt. Bethel township board of supervisors on December 7, 1982.

TITLE TO SAID PREMISES IS VESTED IN Thomas W. Winternitz, Jr. and Maureen A. Winternitz, husband and wife, by Deed from Thomas W. Winternitz, Jr. and Maureen A. Winternitz, husband and wife, dated 12/10/2001, recorded 12/12/2001 in Book 2001-1, Page 268383.

BEING KNOWN AS 60 Boulder Drive, Mount Bethel, PA 18343.

TAX PARCEL NUMBER: B11 16 1A 0131.

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 Maureen A. Winternitz and Thomas W. Winternitz, Jr.

MEREDITH WOOTERS, ESQUIRE

**No. 9**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-01393**

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

PROPERTY BEING KNOWN AS:

ALL THAT CERTAIN lot or piece of ground with a brick dwelling house thereon erected, situated on the North side of and known as No. 1113 Butler Street, in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point of intersection of the line extending to the middle of the partition wall between this property and the property known as No. 1115 Butler Street, adjoining on the West with the North line of Butler Street, thence extending Eastwardly along the North side of Butler Street, 12 feet 9 inches, thence Northwardly along the line extending through the middle of the partition wall between this property and the property known as No. 1111 adjoining on the East 125 feet to a private alley, thence Westwardly along the South side of said private alley 12 feet 9 inches, thence Southwardly along the line extending through the middle of the partition wall first above mentioned along the property now or late of Anna E. Merwath 125 feet to the place of beginning.

IT BEING THE SAME PREMISES which Dorothy Romeo, single, by Deed dated May 27, 1998, an recorded in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, in Deed Book Volume



1998-1, page 066132, granted and conveyed unto Michael P. Shaughnessy, single, his heirs and assigns, Grantor herein.

TITLE TO SAID PREMISES IS VESTED IN Eissa E. Hassanein, single, by Deed from Michael P. Shaughnessy, single, dated 05/27/2004, recorded 05/27/2004 in Book 2004-1, Page 202937.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Eissa E. Hassanein.

BEING KNOWN AS 1113 Butler Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1D 26 15 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 Eissa E. Hassanein.

MARTHA E. VON ROSENSTIEL,  
ESQUIRE

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**No. 10**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-05633**

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

BEGINNING at a stake on the Westerly side of Pennsylvania State Highway Legislative Route No. 48042 leading from Cherry Hill to Moores-town and in the corner of land now or late of Curtis G. Deisher et ux., the stake being sixty-eight and eight-tenths (68.8 feet) feet from the corner of the barn erected hereon, thence along the side of the said highway South forty-one (41) degrees

thirty (30) minutes East, two hundred ninety-nine and one-tenth (299.1 feet) feet to the Northerly side of Township Road No. 599, leading to State Route No. 946, thence along the Northerly side of the Township Road South eighty-four (84) degrees thirty (30) minutes West two hundred fifty-three and five tenths (253.5 feet) feet to a stake, thence along the land now of late of Charles R. Wagner et al., of which this was a part, passing clear twenty-four (24 feet) feet and eighteen (18 feet) feet of the building erected thereon, North five (5) degrees thirty (30) minutes West, one hundred eighty-five and five-tenths (185.5 feet) feet to a stake and North forty-eight (48) degrees thirty (30) minute East, ninety-six (96 feet) feet to the point and place beginning; containing in area eight hundred sixty-nine one-thousandths (0.869) acre of land; being according to a survey made by Brice H. Freestone, R.P.E., under date of July 1, 1965.

Tax ID # H6 22 3B 0406.

TITLE TO SAID PREMISES IS VESTED IN Satnley Doublosky and Cheryl Doublosky, h/w by Deed from Allen G. Tomko and Kay L. Tomko, his wife, dated 04/30/2001, recorded 05/03/2001 in Book 2001-1, Page 76244.

BEING KNOWN AS 601 Cherry Hill Road, Nazareth, PA 18064.

TAX PARCEL NUMBER: H6 22 3B 0406.

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

SEIZED AND TAKEN into execution of the writ as the property of Stanley Doublosky and Cheryl Doublosky.

ALLISON F. ZUCKERMAN,  
ESQUIRE

**No. 11**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2013-03545**

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania and described, according to a survey and plan thereof made by A. L. Wiesenberger Associates Consulting Engineers, Allentown, Pennsylvania, dated November 8, 1957 as follows, to wit:

BEGINNING at a point on the southeasterly side of Emerick Terrace (fifty feet wide) at the distance of two hundred thirteen feet measured south sixty-eight degrees thirty-five minutes west along the said side of Emerick Terrace from its intersection with the southwesterly side of Center Street (fifty feet wide) said point being also in the southwesterly line of Lot 3 on said plan; thence extending from said beginning point and along said line of Lot 3 south twenty-one degrees twenty-five minutes east one hundred twenty-six feet and ninety one-hundredths of a foot to a point thence extending south seventy-six degrees six minutes west sixty-four feet and fifty — five one-hundredths of a foot to a point in the northeasterly line of Lot 5 on said plan; thence extending along said line of Lot 5 north twenty-one degrees twenty-five minutes west one hundred eighteen feet and forty-six one-hundredths of a foot to a point on the said southeasterly side of Emerick Terrace; thence extending north sixty-eight degrees thirty-five minutes east along said side of Emerick Terrace sixty-four feet to the point and place of beginning. Being Lot 4 on said plan, house No. 4304 Emerick Terrace.

BEING the same premises which Rose C. Rothrock, by Deed dated 09/28/2007 and recorded 10/01/2007, in the Recorder's Office of Northampton County, in Deed Book 2007-1 Page 359720, granted and conveyed unto Pedro A. Alfaro and Nalda Sanchez-Castillo, husband and wife, and Javier A. Rivera-Torres.

BEING KNOWN AS 4304 Emerick Terrace, Easton, PA 18045.

TAX PARCEL NUMBER: M8SE1 15 38 0324.

SEIZED AND TAKEN into execution of the writ as the property of Pedro A. Alfaro, Javier A. Rivera-Torres and Nalda Sanchez-Castillo.  
MICHAEL T. McKEEVER, ESQUIRE

**No. 12**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-02654**

ALL THAT CERTAIN lot or parcel of land shown as Lot No. 1 on a plan of a subdivision of land for Donald Woolverton, Sr., Diane Woolverton, Donald Woolverton, Jr. and Cherese Woolverton, being recorded in Plan Book 1997-5, Page 22, situate in the Borough of Bangor, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows: Beginning at a notch in the concrete sidewalk at the intersection of the northerly property line of Pennsylvania Avenue with the easterly property line of Oak Alley; thence along said easterly line of Oak Alley, North 7 degrees 38 minutes 09 second's East 168.92 feet to a point at the intersection of the easterly line of said Oak Alley with the southerly line of another 12 feet wide alley; thence along the southerly line of said 12 feet wide alley, South 82 degrees 21 minutes 51 seconds East 15.13 feet to a point, a corner also in Lot No. 2 of the above-mentioned subdivision;

thence along said Lot No. 2 and passing through the middle of the partition wall of the double dwelling, South 7 degrees 38 minutes 09 seconds West 168.69 feet to a notch in the concrete sidewalk on the northerly property line of Pennsylvania Avenue; thence along said Pennsylvania Avenue North 83 degrees 12 minutes 25 seconds West 15.13 feet to the place of beginning. Containing 2,553.49 Square Feet.

Being known as: 419 Pennsylvania Avenue, Bangor, Pennsylvania 18013.

Title to said premises is vested in James A Hines by deed from DONALD WOOLVERTON, SR. AND DIANNE WOOLVERTON, HUSBAND AND WIFE; DONALD WOOLVERTON, JR. AND CCHERESE WOOLVERTON, HUSBAND AND WIFE dated September 22, 2005 and recorded October 5, 2005 in Deed Book 2005-1, Page 389087.

The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-14 c/o Bank of America, N.A vs. James A Hines.

TAX PARCEL NUMBER: E9NE1B 9 12 0102.

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

SEIZED AND TAKEN into execution of the writ as the property of James A. Hines.

CHRISTINE L. GRAHAM, ESQUIRE

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**No. 13**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-09916**

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, situate in the Township of Moore, County of Northampton and Commonwealth of Pennsylvania as

shown on a subdivision plan by Kenneth R. Hahn R.S. entered August 22, 1978, in Plan Book 49, Page 36, bounded and described as follows, to wit:

BEGINNING at an iron pin on the West side of Legislative Route 48054; thence along the land of Wesley Bartholomew, North 82 degrees 43 minutes 15 seconds West, 433.70 feet to an iron pin; thence along Lot No. 2, North 7 degrees 16 minutes 45 seconds East, 200.00 feet to an iron pipe; thence still along same, South 82 degrees 43 minutes 15 seconds East, 273.15 feet to an iron pin; thence still along same, South 77 degrees 00 minutes 00 seconds East, 179.69 feet to an iron pin set on the West side of L.R. 48054; thence along same, South 13 degrees 00 minutes 00 seconds West, 183.00 feet to the place of beginning.

CONTAINING 87,126.94 square feet, 2.00 acres.

TITLE TO SAID PREMISES IS VESTED IN Robert M. Capaldo, by Deed from Althea F. Kershner and Ellen M. Derhammer and Lester C. Derhammer, her husband, dated 10/14/2011, recorded 10/18/2011 in Book 2011-1, Page 212628.

BEING KNOWN AS 731 Point Phillips Road, Bath, PA 18014.

TAX PARCEL NUMBER: H5 12 6A 0520.

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 M. Capaldo.

ADAM H. DAVIS, ESQUIRE

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**No. 14**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2013-08768**

ALL THAT CERTAIN messuage, tenement and tract of land located

near the Village of Slateford, in the Township of Upper Mt. Bethel County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point and land of formerly Sam Christine, now land of Ethel Pauley and the right of way line of D.L. & W.R.R. Co., said point being distant 50 feet measured in a southerly direction from an old iron pipe marking the division line between land of the late William Correll and the aforementioned land of Ethel Pauley; thence along the land of said Ethel Pauley, north 68 degrees 25 minutes, East 137 feet to a point at the low water mark of the Delaware River; thence in a southerly direction along the low water mark of the Delaware River 100 feet to and land late of George Pritchard and Sadie M. Pritchard, his wife; thence along the same, South 68 degrees 25 minutes West 131 feet to a point in the right of way of the D.L. and W.R.R. Co., thence along the same North 15 degrees 08 minutes West 110 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Hyun Sung Chu, by Deed from Daniel B. O'Rourke and Jenette A. O'Rourke, h/w, dated 04/20/2010, recorded 04/20/2010 in Book 2010-1, Page 72585.

BEING KNOWN AS 277 Decker Ferry Road, Mount Bethel, PA 18343.

TAX PARCEL NUMBER: B11NE1 9 8 0131.

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

SEIZED AND TAKEN into execution of the writ as the property of Hyun Sung Chu.

ALLISON F. ZUCKERMAN,  
ESQUIRE

**No. 15**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2013-05600**

ALL THAT CERTAIN lot or tract of ground situated in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, being known and referred to as Block E, Lot 21, of Old Orchard at Stones Crossing—Phase 1, on a certain subdivision map, plat or plan entitled New Orchard Estates—Phase I, said subdivision having been renamed to “Old Orchard at Stones Crossing”, which Plan was recorded on May 11, 2001 in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania in Map Book 2001-5, at Page 131,

BEING the same premises which Kevin R. Solley and Gina K. Solley, husband and wife by Deed dated October 21, 2005 and recorded October 26, 2005 in Deed Book 2005-1 Page 422040 as Instrument No. 2005056442, granted and conveyed unto Elaine M. Steirer and Francis Cruz, in fee.

BEING KNOWN AS 2382 Toursdale Drive, Easton, PA 18045.

TAX PARCEL NUMBER: M8 11 13-21E 0205

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

SEIZED AND TAKEN into execution of the writ as the property of Elaine M. Steirer and Francis Cruz.

CHRISTINA C. VIOLA, ESQUIRE

**No. 16**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2013-02658**

ALL THAT CERTAIN messuage, tenement, lot or piece of land situate on the north side of Church Street, near Wood & Eighth Streets, in the

City of Easton, aforesaid, bounded and described as follows to wit:

BEGINNING at a corner in line of lot now or late of Isabelle Phillips, in the north line of said Church Street, thence running east along the line of said Church Street seventeen (17) feet to a point, and that same width extending northwardly one hundred and sixteen (116) feet.

BOUNDED on the north by land now or late of William Kressly, on the east by land now or late of Frederick Sheninger Estate, on the south by said Church Street and on the west by land now or late of Isabelle Phillips.

BEING KNOWN AS: 725 CHURCH STREET, EASTON, PA 18042.

BEING THE SAME PREMISES which Equitis Group LP, by Deed dated August 1, 2006 and recorded August 4, 2006 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2006-1, Page 317201, granted and conveyed unto CESAR ARREOLA LOPEZ.

TAX PARCEL NUMBER: L9SE1B 8 21 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 Cesar Arreola Lopez.

JILL MANUEL-COUGHLIN,  
ESQUIRE

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**No. 17**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-01381**

ISSUED TO PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION.

PROPERTY BEING KNOWN AS:

ALL THAT CERTAIN tract of land situated in the Township of Forks, County of Northampton and

Commonwealth of Pennsylvania, recorded in Map Book 2003-5 and Page 427 & 428 bounded and described as follows, to wit:

BEGINNING at an iron pin located along the required roadway right-of-way of Hedgerow Drive, 25.00 feet from centerline, said pin also located along Lot 26 of a subdivision entitled The Preserve and the lands herein described thence;

1) South - 00 degrees - 25 minutes - 59 seconds - East, 85.00 feet along the required roadway right-of-way of Hedgerow Drive, 25.00 feet from centerline, to an iron pin, thence;

2) South - 89 degrees - 34 minutes - 01 seconds - West, 119.97 feet along Lot 14 of a subdivision entitled The Preserve to an iron pin, thence;

3) North - 00 degrees - 25 minutes - 59 seconds - West, 85.00 feet along Lot 22 of a subdivision entitled The Preserve to an iron pin, thence;

4) North - 89 degrees - 34 minutes - 01 seconds - East, 119.97 feet along Lot 26 a subdivision entitled The Preserve to the aforementioned iron pin and place of beginning.

CONTAINING: 0.2341 acres (10,197.84 sq. ft.)

SAID PROPERTY subject to easements, restrictions and covenants of record as contained within the chain of title of said deed of record.

BEING PART OF THE SAME PREMISES WHICH RONALD A. McPEEK, Executor of the Last Will and Testament of JOHN L. PANOVEC AND CONSTANCE M. PANOVEC, Surviving Spouse, by Deed dated 10/29/2003 and recorded 11/12/2003 in the Office for the Recorder of Deeds in and for the County of Northampton, and Commonwealth of Pennsylvania in Deed Book 2003-1, Page 472691, granted and conveyed unto THE

PRESERVE AT FORKS TOWNSHIP, INC., grantor herein.

TITLE TO SAID PREMISES IS VESTED IN Guerdy Simeon and Nadia Alue, h/w, by Deed from The Preserve at Forks Township, Inc., a Pennsylvania Corporation, dated 10/07/2005, recorded 11/01/2005 in Book 2005-1, Page 434462.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling.

BEING KNOWN AS 1344 Hedgerow Drive, Easton, PA 18040.

TAX PARCEL NUMBER: K9 14 24N-23 0311.

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 Guerdy Simeon and Nadia Alue.

MARTHA E. VON ROSENSTIEL,  
ESQUIRE

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**No. 18**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-03822**

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 Known as Lot #90, a/k/a 119 Lower Way Road on said plan.

BEING THE SAME PREMISES WHICH NVR, Inc., a Virginia Corporation trading as Ryan Homes, by Deed dated 06/20/2006 and recorded 07/11/2006 in the Recorder's office of Northampton County, in Deed Book 2006-1 Page 279478, granted and conveyed unto Horace Jenkins and Nashida Jenkins, husband and wife.

BEING KNOWN AS 119 Lower Way Road, Easton, PA 18045.

TAX PARCEL NUMBER: K8 15 2-90 0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Horace Jenkins and Nashida Jenkins.

MICHAEL T. McKEEVER, ESQUIRE

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**No. 19**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-07454**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania known as Lot 23 of Sullivan Trail Estates as recorded in Map Book 89, Page 432 in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania and being further bounded and described as follows, to wit:

BEGINNING at an iron pin on the easterly right-of-way line of Lee Lane (50 feet wide); said iron pin also being on a corner of the lands of Lot 22 of Sullivan Trail Estates:

THENCE along said easterly right-of-way line of Lee Lane (50 feet wide) the following two courses and distances:

1. Along the arc of a curve to the right having a radius of 125.00 feet and central angle of 10 degrees 10 minutes 23 seconds for an arc length of 22.19 feet (Chord: North 03 degrees 52 minutes 43 seconds West 22.17 feet) to an iron pin, thence;

2. North 01 degrees 12 minutes 28 seconds East 78.67 feet to an iron



pin on a corner of the lands of Lot 24 of Sullivan Trail Estates;

THENCE along said lands of Lot 24 of Sullivan Trail Estates South 88 degrees 47 minutes 32 seconds East 132.73 feet to an iron pin on a corner on the lands of Lot 27 of Sullivan Trail Estates;

THENCE along said lands of Lot 27 of Sullivan Trail Estates South 19 degrees 00 minutes 20 seconds East 77.28 feet to an iron pin on a corner of the lands of Lot 22 of Sullivan Trail Estates;

THENCE along said lands of Lot 22 of Sullivan Trail Estates South 81 degrees 02 minutes 04 seconds West 150.15 feet to an iron pin, the place of the Beginning.

CONTAINING 16,819.18.

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

BEING the same premises which K&E Corporation by Deed, by Deed dated 09/27/1990 and recorded 09/27/1990 in Book 812 Page 308, in the Recorder's Office of Northampton County, granted and conveyed until Robert T. Farina and Judith A. Farina, husband and wife.

BEING KNOWN AS 2285 Lee Lane aka Lot 23 Lee Lane, Sullivan Trail, Easton, PA 18042.

TAX PARCEL NUMBER: K9NW3 5 2 0311.

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 Judith A. Farina and Robert T. Farina.

MICHAEL T. McKEEVER, ESQUIRE

## **No. 20**

### **BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-13708**

ALL THAT CERTAIN messuage and lot of land situate on the North side of Spruce Street in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, known as No. 809 Spruce Street, bounded and described as follows, to wit:

BEGINNING at a point on the North side of Spruce Street at the distance of 108 feet West from the Northwest corner of 8th and Spruce Streets, which said point is in the line which passes through the center of the partition wall between the dwelling heretofore conveyed and the dwelling erected on the West; thence extending in front or width along Spruce Street Eastwardly 12 feet, more or less; thence extending of that same width in depth Northwardly 124 feet 6 inches, more or less; thence extending of that same width in depth Northwardly 124 feet 6 inches, more or less, to land now or late of Thomas and Emily A. Miles.

BOUNDED on the South by Spruce Street; on the West by property late of Carrie V. Lerch, deceased; on the North by Thomas and Emily A. Miles; and on the East by land of John Shimer.

BEING KNOWN AS 809 Spruce Street, Easton, Pennsylvania, 18042.

BEING KNOWN AS 809 Spruce Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1C 3 10 0310.

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



SEIZED AND TAKEN into execution of the writ as the property of Jagroop Singh and Jaspal Kaur.

JAMES R. WOOD, ESQUIRE

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**No. 21**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-06517**

ALL THAT CERTAIN parcel of land situate in the City of Easton, County of Northampton and Commonwealth of Pennsylvania and being more particularly bounded and described as follows, to wit:

SITUATE on the North side of Ferry Street in the City of Easton, County of Northampton and State of Pennsylvania, containing in front on said Ferry Street nineteen (19) feet and in depth seventy-five (75) feet to a twenty feet wide alley.

BOUNDED on the North by land now or late of hereafter mentioned Leo H. Cericola & Wife, on the East by lot late of Daniel Hartzell, on the South by said Ferry Street and on the West by lot now or late of Kistler.

BEING KNOWN AS 517 Ferry Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE2A 20 9 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 Carlos G. Negron and Ivette S. Negron.

JAMES R. WOOD, ESQUIRE

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**No. 22**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-05046**

ALL THAT CERTAIN lot or parcel of ground situate in the Township of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, designated as Lot No. 13, Block A,

according to "Plan of Oakland Hills" prepared by Leonard M. Fraiviling Company, Engineers, dated May 24, 1966, and recorded in Plan Book 22, page 15, Northampton County records.

BEING KNOWN AS 3724 Fairfax Road, Bethlehem, PA 18020.

TAX PARCEL NUMBER: M7NW2 4 51 0205.

THEREON BEING ERECTED a bi-level 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 Manuel F. Alves and Maria C. Alves.

JAMES R. WOOD, ESQUIRE

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**No. 23**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-04367**

ALL THOSE CERTAIN lots, tracts or pieces of land situated in the Borough of Pen Argyl, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northeast corner of Moyer Avenue and Laurel Avenue as shown on Map of 'Park View Heights' as recorded in the Office for the Recording of Deeds in and for Northampton County in Map Book 13, Page 3, thence along the North side of Laurel Avenue one hundred (100 feet) feet to a point, corner of Lot No. 6, Block A as shown on said Map or Plan; thence in a Northerly direction along said Lot No. 6 one hundred (100 feet) feet to a point, a corner of Lot No. 2; thence along said Lot No. 2 and Lot No. 1 in said Block A in a Westerly direction one hundred (100 feet) feet to the East side of Moyer Avenue; thence along the East side of Moyer Avenue in a Southerly direction one hundred (100 feet) feet to the point of

beginning, BEING Lots Nos. 7 and 8 in Block A as shown on said Map or Plan.

TITLE TO SAID PREMISES IS VESTED IN Pablo A. Del Valle and Vanessa S. Colon, h/w, by Deed from Robert H. Oliver and Rayma L. Oliver, h/w, dated 07/11/2007, recorded 07/17/2007 in Book 2007-1, Page 260335.

BEING KNOWN AS 305 East Laurel Avenue, Pen Argyl, PA 18072.

TAX PARCEL NUMBER: D8SE3D 12 4 0625.

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 Vanessa S. Colon and Pablo A. DelValle.

JOSEPH E. DEBARBERIE,  
ESQUIRE

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**No. 25**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2013-05602**

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 of "Fox Run Estates", as shown on map book 2004-5 page 483.

BEING LOT #115 as shown on said Plan.

BEING the same premises which NVR Inc, a Virginia Corporation Trading as Ryan Homes, by Deed dated December 9, 2005 and recorded December 27, 2005 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2005-1 Page 522066, granted and conveyed unto Mary J. Bailey, unmarried.

BEING KNOWN AS 3117 Fox Hill Road, Easton, PA 18045.

TAX PARCEL NUMBER: K8 15 2-115 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 Mary J. Bailey.

ANDREW J. MARLEY, ESQUIRE

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**No. 28**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2013-05143**

ALL THAT CERTAIN tract, lot or piece of ground and residence situate on the Easterly side of Kemmerer Road, in the Township of Moore, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Easterly right of way line of Kemmerer Road, Township Road 584, said point also being located on the Southerly property line of Kermit Kemmerer as recorded in Deed Book Volume A100 on page 259; thence extending along the southerly property line of Kermit Kemmerer North 52 degrees 30 minutes East 200.00 feet to a point; thence extending in and through other land of Andrew Heyer as recorded in Deed Book F60 on page 21, South 37 degrees 30 minutes East, 210.00 feet to a point; thence still extending through lands of Andrew Heyer, South 52 degrees 30 minutes West, 218.60 feet to a point; thence still extending on the Easterly right of way line of Kemmerer Road, TR 584; thence extending along the Easterly right of way line of Kemmerer Road, North 14 degrees 00 minutes West, 200.00 feet to the place of BEGINNING.

CONTAINING 50,620.98 square feet, 1.16 acres.

TITLE TO SAID PREMISES IS VESTED IN Grant E. Schibilia, Jr., unmarried, by Deed from Grant E. Schibilia, unmarried, dated 10/04/2001, recorded 10/05/2001 in Book 2001-1, Page 207277.

BEING KNOWN AS 186 Kemmerer Road, Nazareth, PA 18064.

TAX PARCEL NUMBER: J6 14 2A 0520.

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

SEIZED AND TAKEN into execution of the writ as the property of Grant E. Schibilia, Jr.

JONATHAN LOBB, ESQUIRE

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**No. 29**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2007-06191**

All that certain property situated in the TOWNSHIP OF MOORE, in the County of NORTHAMPTON, and the Commonwealth of PENNSYLVANIA, being described as follows. PARCEL G5-16-9 and being more fully described in a deed dated 08/20/1997, and recorded 09/29/1997, among the land recorded of the county and state set forth above, in Deed Book 19971 Page 93482.

AND ALSO DESCRIBED AS:

TRACT NO. 1

ALL THAT CERTAIN tract, piece of land, together with the improvements thereon, situate in the Township of Moore, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the line of lands of Miller, thence along the eastern right-of-way of a township road and through lands now or late

of Arthur S. Muffley and Alma Muffley, his wife, of which the herein described tract was formerly a part, North 38 degrees 00 minutes East, a distance of 200.00 feet to an iron pin; thence still through lands of the said Arthur S. Muffley South 76 degrees 05 minutes East, a distance of 200.00 feet to an iron pin; thence by same South 38 degrees 00 minutes West for a distance of 200.00 feet to an iron pin on the line of lands of Miller; thence along said line North 76 degrees 05 minutes West, for a distance of 200.00 feet to the place of BEGINNING.

CONTAINING 0.912 acres.

TRACT NO.2

ALL THAT CERTAIN message, tenement and tract or piece of land situate in the Township of Moore, Northampton County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe on the eastern right-of-way line of Township Road No. 588, said iron pipe being the northwestern corner of a parcel of land deeded to Joseph M. Moyer and recorded in deed book volume 279 at page 279, thence along the northern line of Joseph M. Moyer South 76 degrees 05 minutes East, for a distance of 200.00 feet to an iron pin; thence by the same South 38 degrees West, for a distance of 200.00 feet to an iron pin in the line of lands of Y.M.C.A. of Bethlehem, Pennsylvania; thence by the same along a tree-lined fence and remnants of a barbed wire fence South 74 degrees 49 minutes East, for a distance of 362.16 feet to an iron pipe; thence by the same South 87 degrees 46 minutes East, for a distance of 121.50 feet to an iron pipe set in above-mentioned fence line; thence North 14 degrees 00 minutes 17 seconds East, a distance of 343.45 feet to an

iron pipe; thence North 76 degrees 05 minutes West, for a distance of 596.00 feet to an iron pipe set in the Eastern right-of-way line of Township Road No. 588; thence along the Eastern right-of-way line of Township Road No. 588, South 38 degrees West, for a distance of 218.00 feet to the place of BEGINNING.

CONTAINING 5.09028 acres or 221,732886 square feet of land.

BEING the same premises which David H. Werner and Linda E. Werner, husband and wife, by Deed dated 08/28/1997 and recorded 08/29/1997 in Deed Book 1997-1 Page 093482, Instrument# 199703059, granted and conveyed unto Terry Barlip and Gail Ann Saeger.

BEING KNOWN AS 1014 North Oaks Road, Danielsville, PA 18038.

TAX PARCEL NUMBER: G5 18 9 0520.

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

SEIZED AND TAKEN into execution of the writ as the property of Terry Lee Barlip and Gail Ann Saeger.

MICHAEL T. MCKEEVER, ESQUIRE

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**No. 30**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2013-03274**

ALL THAT CERTAIN messuage or tenement and lot or parcel of land situate on the east side of North Green Street, in the Borough of Nazareth, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the east side of said North Green Street a distance of twenty-five (25) feet South from the line of land now or late of Mary Campbell Moore; thence along

the lot formerly owned by Henry R. Roth Eastwardly a distance of one hundred (100) feet to a ten (10) feet wide alley; thence along the west side of said alley Southwardly a distance of fifteen (15) feet to a point, said point being the extension of the middle of a party partition wall; thence Westwardly and passing through the middle of the party partition wall along lands now or late of William H. Meyers a distance of one hundred (100) feet to the east side of North Green Street; thence along the east side of Green Street Northwardly fifteen (15) feet to the place of beginning. Bounded on the North by lot formerly of Henry R. Roth, on the east by a ten (10) feet alley, on the South by land now or late of William H. Meyers, and on the West by N. Green Street.

TITLE TO SAID PREMISES IS VESTED IN David B. Lowry and Emma M. Lowry, h/w, by Deed from Duncan C. Howden and Nancy G. Howden, h/w, dated 07/09/1987, recorded 07/09/1987 in Book 729, Page 847.

BEING KNOWN AS 138 North Green Street, Nazareth, PA 18064.

TAX PARCEL NUMBER: J7SE2D 4 17 0421.

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

SEIZED AND TAKEN into execution of the writ as the property of David B. Lowry and Emma M. Lowry.

JONATHAN LOBB, ESQUIRE

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**No. 31**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-07266**

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

Plainfield, County of Northampton and State of Pennsylvania, containing 5.4944 acres of land, bounded and described as follows:

BEGINNING at a concrete monument in the southerly edge of T.R. No. 646, said monument also being a point in line of land of William F. Albert; thence along the southerly edge of said T.R. No. 646 on a curve to the left having a radius of 330.00 feet, a distance of 54.15 feet to an iron pin; thence along Lot #5 of the 'Re-Subdivision of Land to be conveyed by Walter C. Albert, Section I' South 1 degree 49 minutes 16 seconds East 582.07 feet to an iron pin; thence along same South 89 degrees 49 minutes 16 seconds East 705.25 feet to an iron pin; thence along Lot #3 South 16 degrees 56 minutes 42 seconds East 278.67 feet to an iron pin; thence along land of Quintus Berhel North 89 degrees 49 minutes 16 seconds West 828.03 feet to a concrete monument; thence along land of the aforementioned William K. Albert North 1 degree 49 minutes 16 seconds West 826.17 feet to the place of Beginning. Containing 5.4944 acres.

TITLE TO SAID PREMISES IS VESTED IN Gerald V. Lipyanic and Verna E. Lipyanic, his wife, by Deed from Walter C. Albert and Jean Albert, his wife, dated 10/12/1981, recorded 11/13/1981 in Book 632, Page 797.

BEING KNOWN AS 464 Albert Road aka 464 Albret Road, Wind Gap, PA 18091.

TAX PARCEL NUMBER: G8 2 1C 0626

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

SEIZED AND TAKEN into execution of the writ as the property

of Gerald V. Lipyanic and Verna E. Lipyanic.

ALLISON F. ZUCKERMAN,  
ESQUIRE

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**No. 32**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2013-04272**

ALL THAT CERTAIN message and tenement, tract, piece or parcel of land situated in the Second Ward of the Borough of Bangor, in the County of Northampton, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the north side of Messinger Street and land of Fred Pritchard; thence in a Northerly direction one hundred twenty feet to land now or late of Edwin Snyder; thence along said Snyder's land in a Southerly direction one hundred and twenty feet to Messinger Street; thence along the North side of Messinger Street in a Westerly direction thirty-five feet to the place of Beginning.

Containing Lot No. 24 as designated on Plan of lots a map of which being recorded in East in Map Book No. 1, Page 136.

TITLE TO SAID PREMISES IS VESTED IN David H. Stanmets and Tina Stanmets, h/w, by Deed from Donald T. Reed and Lana M. Reed, h/w, dated 03/27/2009, recorded 03/31/2009 in Book 2009-1, Page 70281.

BEING KNOWN AS 349 Messinger Street, Bangor, PA 18013.

TAX PARCEL NUMBER: E9NE3B 4 2 0102.

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

SEIZED AND TAKEN into execution of the writ as the property

of David H. Stanmets and Tina Stanmets.

JOSEPH E. DEBARBERIE,  
ESQUIRE

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**No. 33**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-01094**

ALL THAT CERTAIN tract or parcel of land situate on the south side of Windrift court known as lot 39, Starlite estates as shown on plan entitled 'subdivision plan— Starlite estates, prepared by DMS real estate designs and plans, DWG. no. 2 of 18, dated 12/24/2002, last revised 2/17/2003, recorded in the Northampton county recorder of deeds office in map book volume 2003-5 page 417, in the township of Palmer, county of Northampton and commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING on the southerly right-of-way line of Windrift court (50.00 feet wide), said point also being on the westerly property line of land N/F lot 38, Starlite estates; thence along the same south 29 degrees 02 minutes 03 seconds east 200.00 feet to the northerly property line of land N/F proposed open space lot, Starlite estates; thence along the same south 60 degrees 57 minutes 57 seconds west 84.00 feet to the easterly property line of land N/F lot 40, Starlite estates; thence along the same north 29 degrees 02 minutes 03 seconds west 200.00 feet to the southerly right of way line of Windrift court (50.00 feet wide); thence along the same north 60 degrees 57 minutes 57 seconds east 84.00 feet to the westerly property line of land N/F lot 38, Starlite estates, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jane Brooks, an

unmarried woman and Thomas Fitzhugh, an unmarried man, by Deed from Jane Brooks, an unmarried woman and Bernard Fitzhugh, an unmarried man, (father of Thomas Fitzhugh) and Jane Brooks and Thomas Fitzhugh, are engaged and Bernard Fitzhugh, is the father of Thomas Fitzhugh, dated 03/07/2007, recorded 08/24/2007 in Book 2007-1, Page 311951.

BEING KNOWN AS 6 Windrift Court, Easton, PA 18045.

TAX PARCEL NUMBER: M8NE3 32 1-39 0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Jane Brooks and Thomas Fitzhugh.

JOSEPH E. DEBARBERIE,  
ESQUIRE

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**No. 34**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-07575**

ALL THAT CERTAIN messuage or one-half of the twin dwelling and piece of ground situated in Ward 5, City of Bethlehem, County of Northampton and State of Pennsylvania, known as No. 925 Sullivan Street, bounded and described as follows, to wit:

BEGINNING at a drill hole in the cement paving on the north side of Sullivan Street, being South eighty-seven degrees no minutes East (S 87 degrees 0 minutes E) distant one hundred sixty-one and thirty-seven one-hundredths (161.37 feet) feet from the northeast corner or intersection of Hayes and Sullivan Street; thence, in and through the party wall dividing Nos. 923 and 925 hereindescribed and through land of a previous Grantor North two degrees twenty-nine minutes thirty seconds East (N



2 degrees 29 minutes 30 seconds E) a distance of sixty-five (65 feet) feet to an iron pipe; thence, along the rear of Lot of No. 916 East Sixth Street, property now or late of Frank E. Schretter, South eighty-seven degrees no minutes East (S 87 degrees 0 minutes E), a distance of nineteen and twenty-one one-hundredths (19.21 feet) feet to a drill hole in concrete wall; thence, along the dividing line between NO. 925 herein described and the property immediately adjacent to the east and along a concrete wall, South three degrees no minutes West (S 3 degrees 0 minutes W) a distance of sixty-five (65 feet) to a drill hole in cement walk on the north side of Sullivan Street; thence, along the same north side of Sullivan Street, North eighty-seven degrees no minutes West (N 87 degrees 0 minutes W) a distance of eighteen and sixty-three one-hundredths (18.63 feet) feet to the place of BEGINNING.

Vested by Deed, dated 10/08/2004, given by Joseph P. Blanco to Nilsa River and recorded 10/15/2004 in Book 2004-1 Page 401411 Instrument # 2004063701.

BEING KNOWN AS 925 Sullivan Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SE2D 7 6 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Nilsa Rivera.

ALLISON F. ZUCKERMAN,  
ESQUIRE

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**No. 35**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-07630**

ALL THAT CERTAIN tract of land, situate in the Township of Bethlehem, County of Northampton, Common-

wealth of Pennsylvania, being Lot #70, as shown on a Development Plan, Drawing No. D-2, prepared by Huth Engineers, Inc., Allentown, Pennsylvania, for Simon's Commons Associates, dated 04/15/1988, and last revised on 11/07/1988, bounded and described as follows, to wit:

BEGINNING at a point, said point being located at the intersection of the westerly right of way Fifteenth Street with the common line between Lot #69 and Lot #70;

THENCE along said right-of-way, South 02 degrees 01 minutes 02 seconds East, a distance of 107.29 feet to a point, a corner of Lot #71;

THENCE along line of Lot #71, South 87 degrees 58 minutes 58 seconds West, a distance of 102.28 feet to a point, a common corner of Lots #70, #71, #72 and #73;

THENCE along line of Lot #73, North 02 degrees 16 minutes 56 seconds West, a distance of 107.29 feet to a point, a corner of Lot #69;

THENCE along line of Lot #69, North 87 degrees 58 minutes 58 seconds East, a distance of 102.77 feet to a point, said point being the PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Steven A. Russo, single, by Deed from Michael T. Allen and Sandra Allen, h/w, dated 12/31/2001, recorded 01/30/2002 in Book 2002-1, Page 28076.

BEING KNOWN AS 2413 15th Street, Bethlehem, PA 18020.

TAX PARCEL NUMBER: N7NE1 51 4 0205.

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

SEIZED AND TAKEN into execution of the writ as the property of Steven A. Russo.

ALLISON F. ZUCKERMAN,  
ESQUIRE



**No. 36**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-11750**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania as shown on Final Plan for Fox Run Estates as shown at Map Book 2004-5 Page 483, as follows to wit:

BEING Lot Number: 49, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Shahzada N. Butt, married man, by Deed from NVR Inc., a Virginia Corporation, trading as Ryan Homes, dated 09/25/2008, recorded 10/09/2008 in Book 2008-1, Page 279776.

BEING KNOWN AS 146 Clover Hollow Road, Easton, PA 18045.

TAX PARCEL NUMBER: K8 15 2-49 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 Shahzada N. Butt.

JOSEPH E. DEBARBERIE,  
ESQUIRE

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**No. 37**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-00091**

ALL THAT CERTAIN house and lot or piece of ground situated on the West side of North Eighth Street, in the City of Easton, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the West line of North Eighth Street, said point being in the Northern line of lot now of William and Marguerite C. Hill,

thence extending Northwardly along the West side of North Eighth Street twenty-nine (29 feet) feet to a point, thence extending Westwardly of that same width sixty-four (64 feet) feet to land of James Blackburn. The property hereby conveyed being known as No. 32 North Eighth Street.

BOUNDED on the North by land now or late of Michael Dowd, on the South by land now or late of William and Marguerite C. Hill, on the East by North Eighth Street, and on the West by land now or late of James Blackburn.

TITLE TO SAID PREMISES IS VESTED IN Robert Luciano and Esperanza A. Hurtado, h/w, by Deed from Robert Luciano, dated 07/02/2008, recorded 07/03/2008 in Book 2008-1, Page 197888. By virtue of Robert Luciano's death on or about 11/12/2010, his ownership interest became automatically vested in the surviving tenant by the entirety.

BEING KNOWN AS 32 North 8th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1B 7 10 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 Esperanza A. Hurtado.

JONATHAN LOBB, ESQUIRE

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**No. 38**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-06553**

ALL THAT CERTAIN lot or piece of land, Hereditaments and Appurtenances, Situate in the City of Bethlehem, County of Northampton and State of Pennsylvania, known as Lot No. 23, on Plan of Lots of Barry Manor, dated June 20, 1963, as prepared by David W. Dotter, Regis-

tered Engineer, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Barry Drive, said point being on a course North 54 degrees 48 minutes West, a distance of 110 feet from a point formed by the intersection of the Westerly side of Covington Avenue, extended Southwardly, and the Northerly side of Barry Drive extended Eastwardly, thence extending Westwardly along the Northerly side of Barry Drive on a curve to the right with a radius of 286.56 feet and a tangent of 40.74 feet, a distance of 80.93 feet to an iron pipe, thence North 51 degrees 22 minutes 53 seconds East, a distance of 134.80 feet to the Southerly side of Lot No. 26, thence South 65 degrees 3 minutes 9 seconds East, a distance of 42.98 feet to an iron pipe, thence South 35 degrees 12 minutes West, a distance of 148.45 feet to an iron pipe, a point, the place of beginning.

BOUNDED on the South by Barry Drive, on the West by Lot No. 24, on the North by Lot No. 26 and on the East by premises 1369 Barry Drive.

TITLE TO SAID PREMISES IS VESTED IN William Matthews and Linda White, as tenants with right of survivorship, by Deed from Guy H. Hibshman and Adrienne M. Nichols, nka, Adrienne M. Hibshman, dated 10/29/2004, recorded 11/02/2004 in Book 2004-1, Page 427101.

BEING KNOWN AS 1359 Barry Drive, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N7NW1A 4 20 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of William Matthews and Linda White.

ADAM H. DAVIS, ESQUIRE

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**No. 39****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION****CV-2011-03486**

ALL THAT CERTAIN Messuage, tenement and lots or pieces of ground, situate at the Southwest corner of Penn and Eighth Streets, in the Borough of North Catasauqua, Northampton County, Pennsylvania, known as Lots 1132, 1134, 1136 and 1138 Eighth Street, more fully bounded and described as follows, to wit:

ON the North by Penn Street; on the East by Eighth Street, on the south by lot No. 1130 Eighth Street; and on the West by Alder Street.

Containing in front on said Penn Street 80 feet and extending in depth of equal width along Penn Street to Alder Street 120 feet.

BEING KNOWN AS 1138 N. 8th Street, North Catasauqua, PA 18032.

TAX PARCEL NUMBER: M4SE1C 33 1 0923.

THEREON BEING ERECTED a two-story 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 Kelly A. Bischof.

JAMES R. WOOD, ESQUIRE

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**No. 40****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION****CV-2013-11028**

TRACT 1

PARCEL 1

All that certain messuage or tenement and lot, tract, or piece, or parcel of land lying and being over situated in the Borough of Pen Argyl, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a corner on the West side of Robinson Avenue in line

of land now or late of Mary E. Bonser, thence along Robinson Avenue and in line therewith North 19 degrees West forty (40) feet to a corner in line of an alley, thence along this alley and in line therewith South 71 degrees West one hundred (100) feet to a corner of another alley thence along the most easterly side of the above mentioned alley and in line therewith South 19 degrees East forty (40) feet to a corner in the line of land now or late of Mary E. Bonser thence along line of this land now or late of Mary E. Bonser North 71 degrees East One hundred feet to Robinson Avenue, the place of BEGINNING.

Containing in front in width in front on Robinson Avenue forty feet and extending westward of the same width between the parallel lines of the alley on the North and division line of land now or late of Mary E. Bonser on the South and distance one hundred (100) feet to an alley in the rear.

It being the same property conveyed to the Pen Argyl National Bank from Robert H. Steinmetz by deed dated April 20, 1905 and recorded on the 10th day of May, 1905 at Easton in the Northampton County Recorder of Deeds Office in Deed Book G34 Page 493.

#### PARCEL 2

All that certain lot or piece of land situated on the West side of Robinson Avenue in the Borough of Pen Argyl, Northampton County, Pennsylvania bounded and described as follows:

BEGINNING at a corner on the West side of Robinson Avenue in line of land of Thomas Lobb thence along the land of Thomas Lobb South 71 degrees West 89 feet to a corner; thence along land of Andrew J. Young North 19 degrees West 13 feet to a corner; thence along the land of

Andrew J. Young, South 71 degrees West 11 feet to a corner in an alley 16 1/2 feet wide; thence along the East side of the alley North 19 degrees West 27 feet to a corner; thence along land now or late of R. H. Steinmetz North 71 degrees East 100 feet to a corner on the West side of Robinson Avenue; thence along Robinson Avenue South 19 degrees East 40 feet to the place of BEGINNING.

It being the same property conveyed to the Pen Argyl National Bank from Henry Roberts, Esquire, High Sheriff of Northampton County, being the property of Mary E. Bonser and Charles Bonser, by deed dated April 17, 1905 and recorded on the 26th day of June, 1905 in the Northampton County Recorder of Deeds Book Office in Deed Book 034 Page 686.

#### TRACT 1

#### PARCEL 3

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

BEGINNING at a corner on the East side of an alley 16 1/2 feet wide and in line of land now or late of Charles Bonser; thence along this alley South 15 degrees East 13 feet to a corner; thence along land now or late of Edward S. Hocking North 76 degrees East 11 feet to a corner; thence along land now or late of Charles Bonser, 16 degrees West 13 feet to a corner; thence along land of Charles Bonser South 75 degrees West 11 feet to the Place of BEGINNING.

It being the some property conveyed to the Pen Argyl National Bank from Herman B. Waldman and Robert A. Wishner, co-partners trading as The Greenfront Company,

by deed dated June 5, 1974 and recorded on the 5th day of June, 1974 in the Northampton County Recorder of Deeds Book Office in Deed Book 489 Page 87.

THE ABOVE DESCRIBED TRACT of land constitutes a lot 100' x 80' x 100' x 80' bearing Tax Parcel ID #E8NE20-49-1.

TRACT 2

PARCEL 1

All that certain part of parcel of land situated in the Borough of Pen Argyl, County of Northampton, State of Pennsylvania, described as follows: To -wit: Part of Lot No. 12 and 13 in Block "P", situated or fronted on Robinson Avenue East side 60 feet and extending in width the same in depth 100 feet to the land now or late of John Bonney adjoining lands now or late of Jerome Buskirk on the North; on the South by lands now or late of William, of which this was a part. BEING part of Lots #12 and #13 in Block "P" as designated on a map of the land of Samuel M. Schank and E. T. R. Applegate in the Borough of Pen Argyl and now on file in the Recorder of Deeds Office in the County of Northampton.

It being the same property conveyed to the Pen Argyl National Bank from Russell Stauffer, Executor of the Estate of Monroe Stauffer, deceased, Russell A. Stauffer individually and wife, Annie Stauffer by Deed dated 5th day of May, 1968 and recorded in the Recorder of Deeds Office of Northampton County in Deed Book 268 Page 460.

PARCEL 2

All that certain lot, tract or piece of ground situated in the Borough of Pen Argyl, County of Northampton and State of Pennsylvania, bounded and described as follows: To -wit: BEGINNING at the corner of land late

of James N. Howell and on the East side of Robinson Avenue; thence North along the East side of Robinson Avenue, 40 feet; thence Eastward along land of the Monroe Stauffer Estate, of which this was formerly a part, 100 feet to land late of John Bonney; thence along the same Southwardly 40 feet to line of land of the late James N. Powell; thence along the same Westwardly 100 feet to the place of BEGINNING.

It being the same property conveyed to the Pen Argyl National Bank from Charles H. Male, Maurice N. Male and Pearl N. Male, Executors under the Last Will and Testament of Henry A. Male, deceased, by Deed dated 5th day of May, 1988 and recorded in the Recorder of Deeds Office of Northampton County in Deed Book 268 Page 463.

THE ABOVE DESCRIBED TRACT of land constitutes a lot 100' x 100' x 100' x 100' bearing Tax Parcel ID #E8NE2D-50-10.

BEING THE SAME PREMISES which The Pen Argyl National Bank by Deed dated September 14, 2011 and recorded September 16, 2011 in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, in Record Volume 2011-1, Page 190927, granted and conveyed unto Slate Belt Medical & Wound Center LLC.

TO BE SOLD AS THE PREMISES OF SLATE BELT MEDICAL & WOUND CENTER LLC.

BEING KNOWN AS 215 South Robinson Avenue, Pen Argyl, PA 18072.

TAX PARCEL NUMBER: E8NE2D 49 1 0625 and E8NE2D 50 10 0625.

SEIZED AND TAKEN into execution of the writ as the property of Slate Belt Medical & Wound Center LLC.

WILLIAM F. COLBY, JR., ESQUIRE

**No. 41**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-07544**

ALL THAT CERTAIN message, tenement and lot or piece of ground situate in the Township of Palmer, Northampton County, Pennsylvania, designated as Lot No. 201 on the Plan of Penn's Grant, Phase 5, as said Plan is recorded in the Recorder of Deeds Office of Northampton County, Pennsylvania in Map Book Volume 1998-5, Page 300, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the northern right-of-way line of Freedom Terrace (50 feet wide), said point being the southeast corner of Lot 202 and the southwest corner of the herein described Lot 201; thence along the eastern boundary lines of Lots 202, 71 and 70, North 30 degrees 9 minutes 14 seconds West, a distance of two hundred fourteen and seventy one-hundredths (214.70) feet to a point; thence along the southern boundary line of Lot 69, North 48 degrees 33 minutes 19 seconds East, a distance of forty one and ten one-hundredths (41.10) to a point; thence along the western boundary line of Lot 200, South 30 degrees 9 minutes 14 seconds East, a distance of two hundred twenty two and seventy one-hundredths (222.70) feet to a point; thence along the northern right-of-way line of Freedom Terrace (50 feet wide), South 59 degrees 50 minutes 46 seconds west, a distance of forty and thirty one one-hundredths (40.31) feet to the place of BEGINNING.

CONTAINING in area 8,814 square feet or 0.2023 acre.

UNDER AND SUBJECT, nevertheless, and together with, a certain ten foot wide access easement as more fully described and illustrated in a certain Declaration and Imposition of

Cross-Easement document recorded in the Recorder's Office in Volume 1998-1, Pages 131073-131078.

UNDER AND SUBJECT further, to easements, restrictions and covenants of record.

HAVING THEREON ERECTED A DWELLING KNOWN AS 73 FREEDOM TERRACE, EASTON, PA 18045.

BEING THE SAME PREMISES WHICH Penn's Grant Associates, by deed dated 06/22/01 and recorded 06/25/01 in Northampton County Instrument No. 2001-024889, granted and conveyed unto Claudio A. Esquivel.

TO BE SOLD AS THE PROPERTY OF CLAUDIO A. ESQUIVEL ON JUDGMENT NO. C-48-CV-2012-7544.

TAX PARCEL NUMBER: K9 28 17 0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Claudio Esquivel and The Secretary of Housing and Urban Development.

LEON P. HALLER, ESQUIRE

**No. 42**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2013-04505**

ALL THAT CERTAIN message, tenement and lot or piece of ground situate at the southwest corner of Grant and Centre Streets in Easton City, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows:

Being a portion of Lot No. 40 as marked on the map or plot of the then Borough of South Easton, and containing in front on said Grant Street a width of forty (40) feet, be the

same more or less, and extending southwardly of that same width eighty four (84) feet eight (8) inches to land now or late of S. R. Bush.

Bounded on the north by said Grant Street, on the east by Centre Street, on the south by lands now or late of S. R. Bush, and on the west by lot known as No. 38.

HAVING THEREON ERECTED A DWELLING KNOWN AS 702 WEST GRANT STREET EASTON, PA 18042.

BEING THE SAME PREMISES WHICH Joan Fernsler by deed dated 08/14/09 and recorded 08/27/09 in Northampton County Record Book 2009-1, Page 223884, granted and conveyed unto Dawn M. Robinson.

TO BE SOLD AS THE PROPERTY OF DAWN ROBINSON a/k/a DAWN M. ROBINSON ON JUDGMENT NO. C-48-CV-2013-04505.

TAX PARCEL NUMBER: M9NE1B 22 10 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Dawn M. Robinson.

LEON P. HALLER, ESQUIRE

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**No. 43**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-01905**

ALL that parcel of land in city of Bethlehem, Northampton county, commonwealth of Pennsylvania, being known and designated as metes and bounds property.

Deed from Jonathan M. Bower and Jaime B. Bower, husband and wife as set forth in deed book 2006-1, page 247254 dated 06/16/2006 and recorded 06/20/2006, Northampton county records, commonwealth of Pennsylvania.

BEGINNING at a point in the westerly side of New Street at a distance of one hundred forty-three (143) feet South from the southern corner of New Street and Warwick Street (formerly Williams alley); thence extending in and along lands now or late of Paul Ganey, westwardly one hundred and twenty (120) feet to a point in the easterly line of Plainfield Street (formerly Plainfield Alley); thence in and along the said Plainfield Street northwardly a distance of Seventeen and one-half (17 1/2) feet to lands now or late of William M. Gerlach and Marguerite T. Gerlach; thence in and along the said lands and through the middle of the partition or party wall separating these premises from number 1423 New Street eastwardly, a distance of one hundred twenty (120) feet to the westerly line of New Street; thence in and along said New Street, southwardly a distance of seventeen and one-half (17 1/2) feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christopher S. Heller and Karen S. Moore, h/w, by Deed from Jonathan M. Bower and Jaime B. Bower, h/w, dated 06/16/2006, recorded 06/20/2006 in Book 2006-1, Page 247254.

BEING KNOWN AS 1421 North New Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: N6SE4A 4 6 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Christopher S. Heller and Karen S. Moore.

JOSEPH E. DEBARBERIE,  
ESQUIRE



**No. 44**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-11956**

ALL THAT CERTAIN lot or tract or parcel of ground situated in the Borough of Freemansburg, County of Northampton and Commonwealth of Pennsylvania, being known and referred to as Lot 19, as shown and identified on a certain subdivision map, plat or plan entitled 'Market Square', which Plan was recorded on September 27, 2001 in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania in Map Book 2001-5, at Pages 264 and 265.

TITLE TO SAID PREMISES IS VESTED IN Tiffany Holmes, married, by Deed from Scott A. Ernst and Jennifer A. Ernst, dated 04/15/2005, recorded 04/18/2005 in Book 2005-1, Page 139362.

BEING KNOWN AS 147 North Oak Street, Freemansburg, PA 18017.

TAX PARCEL NUMBER: P7 2 3-19 0212.

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

SEIZED AND TAKEN into execution of the writ as the property of Tiffany Holmes.

MEREDITH WOOTERS, ESQUIRE

**No. 45**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-02058**

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate on the South side of Spring Street, formerly in the Township of Upper Nazareth, now the Borough of Nazareth, County of Northampton and State of Pennsylvania, and known on Plan or Map of Albert H.

Resnick, on file in the Office for the Recording of Deeds, etc., at Easton, Pennsylvania in and for the County of Northampton in Map Book 2 Page 171 as Lot No. 256, and bounded and more fully described as follows, to wit:

BEGINNING at a point 10 feet South of the Northerly line of said Spring Street in a Northeasterly direction from line of Lot No. 255, 25 feet front to the Western line of Lot No. 257; thence extending at right angles in a Southeasterly direction 110 feet, more or less, to Kessler Avenue; bounded on the East by land late of Wilson E. Beck, now or late of Angelo Rasar, on the West by lands now or formerly of Antonio Buscio, on the South by Kessler Avenue and on the North by Spring Street.

TITLE TO SAID PREMISES IS VESTED IN Charles R. Frey, Jr., by Deed from Scott P. Ervin, dated 09/20/2002, recorded 09/25/2002 in Book 2002-1, Page 258159.

BEING KNOWN AS 133 Spring Street, Nazareth, PA 18064.

TAX PARCEL NUMBER: J7SE4B 12 2 0421.

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

SEIZED AND TAKEN into execution of the writ as the property of Charles R. Frey, Jr.

MEREDITH WOOTERS, ESQUIRE

**No. 46**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-01511**

All that piece, parcel and tract of land situated and lying in the First Ward of the Borough of Bangor, in the County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a corner in the public road and now known as Pennsylvania Avenue and a point straight in line with the middle of a double dwelling erected thereon; thence from said corner and along said Pennsylvania Avenue, North Seventy-one and One-half Degrees East, to corner of Lot No. 5; thence along the West side of Lot No. 5, South Eighteen and One-half Degrees East, One Hundred and Forty Feet to a Fifteen Feet wide alley; thence along the North side of said alley, South Seventy-one and One-half Degrees, to a corner straight in line with the middle of the partition separating the said double dwelling; thence North Eighteen and One-half Degrees West, straight through the partition separating the two dwellings erected thereon, One Hundred and Forty Feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Heather A. Clarkson, a single person, by Deed from William E. Klega and Janet M. Klega, h/w, dated 08/01/2007, recorded 08/02/2007 in Book 2007-1, Page 285300.

BEING KNOWN AS 132 Pennsylvania Avenue, Bangor, PA 18013.

TAX PARCEL NUMBER: E9NE2A 3 5 0102.

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

SEIZED AND TAKEN into execution of the writ as the property of Heather A. Clarkson.

MEREDITH WOOTERS, ESQUIRE

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**No. 47**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-02575**

ALL THAT CERTAIN lot or tract of land with the improvements thereon erected, known and designated as No.

56 West Goepp Street, in the City of Bethlehem, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Northerly property line of West Goepp Street and in line of Lot #54 West Goepp Street; thence along the Northerly property line of West Goepp Street North 82 degrees 54 minutes West 22.61 feet to a point in line of Lot #58 West Goepp Street; thence along Lot #58 West Goepp Street and passing partly along the East face of a frame dwelling and partly along the West face of a concrete retaining wall North 7 degrees 21 minutes East 100.01 feet to a point; thence South 82 degrees 54 minutes East 22.18 feet to a point in line of Lot #54 West Goepp Street; thence along Lot #54 West Goepp Street and passing partly through the middle of a party wall South 7 degrees 6 minutes West 100.0 feet to the point or place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Amy L. Jensen, by Deed from Melissa A. Marzella, dated 10/30/2008, recorded 11/06/2008 in Book 2008-1, Page 299645. AMY L. JENSEN a/k/a AMY LYNN JENSEN died on July 24, 2012, and LINDA K. JENSEN was appointed Administratrix of her estate. Letters of Administration were granted to her on July 30, 2012, by the Register of Wills of NORTHAMPTON COUNTY, No. 2012-0965. Decedent's surviving heir at law and next-of-kin is BENJAMIN SANCHEZ. By executed waiver, BENJAMIN SANCHEZ waived his right to be named as a defendant in the foreclosure action.

BEING KNOWN AS 56 West Goepp Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: P6NE1A 3 23 0204.

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 Linda K. Jensen, in her capacity as Administratrix of the Estate of Amy Lynn Jensen and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Amy Lynn Jensen, Deceased.

ADAM H. DAVIS, ESQUIRE

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**No. 48**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2013-02961**

ALL THAT CERTAIN message, tenement and lot or piece of land, situate on the north side of Goepp Street, east of Penn Alley, now Penn Street, in the City of Bethlehem (formerly Borough of Bethlehem), County of Northampton and Commonwealth of Pennsylvania, bounded and described as follow, to wit:

BEGINNING at a point in the north line of Goepp Street and at a distance of eighty-eight and three-twelfths (88 3/12) feet east from the northeast corner of Goepp Street and Penn Alley, now Penn Street, said point being the exact middle of a brick partition wall dividing the house erected on these premises from the one adjoining it on the west, thence eastwardly along the north line of Goepp Street twenty-three (23) feet to a point, said last mentioned point being also the exact middle of a brick partition wall dividing the house erected on these premises from the one adjoining it on the east, thence northwardly through the middle of the said partition wall and along land now or late of Charles H. Ziegenfuss ninety-five (95) feet to the south line

of a ten (10) feet private alley, thence westwardly along the south line of said alley twenty-three (23) feet to land now or late of Louis F. Bittrich, thence southwardly along the same and through the exact middle of a brick partition wall ninety-five (95) feet to the point in the north line of Goepp Street, the place of beginning.

BOUNDED on the north by said ten feet wide private alley, south by Goepp Street, east by lot now or late of Charles H. Ziegenfuss and west by land now or late of Louis F. Bittrich.

TITLE TO SAID PREMISES IS VESTED IN Soussan Jaeger, by Deed from Dwight R. Schaffner and Kathleen A. Schaffner, h/w, dated 04/26/2002, recorded 05/01/2002 in Book 2002-1, Page 113789.

BEING KNOWN AS 229 East Goepp Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: P6NE1B 5 33 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 Soussan Jaeger.

ADAM H. DAVIS, ESQUIRE

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**No. 51**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-05143**

ALL THAT CERTAIN lot or piece of ground lying between the lands now or late of the Eastern and Northern Railroad on the west and the Public Road leading from Walter's to Arndts & Messingers Church in Forks Township, Northampton County, Pa., bounded and described as follows, to wit:

BEGINNING at a point in the middle of aforesaid Public Road twenty five feet north of a pin in said road, thence southwardly parallel

with said Public Road a distance of Seventy Five (75 feet) feet to a point, thence westwardly along land now or late of Thomas and Marie McClain a distance of Two Hundred Feet (200 Feet) to a point, thence in a northerly direction along lands of Daniel G. Overhold and Sue L., his wife, a distance of Seventy Five Feet (75 Feet), thence in an easterly direction along land of Daniel G. Overhold & Sue L., his wife, a distance of Two Hundred Feet (200 Feet) to the place of beginning. Containing Fifteen Thousand Square Feet.

TITLE TO SAID PREMISES IS VESTED IN Joseph E. Welsh and Sharon J. Davis, by Deed from James A. Bruneio and Marie Bruneio, dated 02/27/2007, recorded 03/01/2007 in Book 2007-1, Page 78988.

BEING KNOWN AS 2049 Arndt Road, Easton, PA 18040.

TAX PARCEL NUMBER: L9NW1A 3 5 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Joseph E. Welsh and Sharon J. Davis.

JOSEPH E. DEBARBERIE,  
ESQUIRE

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**No. 52**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-08905**

All that certain lot or parcel of land situate in the Township of Forks, County of Northampton and State of Pennsylvania, and being Lot No. 3 on Plan of Lots of Concetta Verna as entered in Plan Book 23, Page 2, in the Office for the Recording of Deeds

in and for Northampton County, more particularly described as follows:

BEGINNING at a concrete monument on the east side of Richmond Road, 60.00 feet wide, said monument also being on the south line of land now or formerly of Elroy Gardner. Thence along land now or formerly of Elroy Gardner, North 81 degrees 33 minutes East, 132.62 feet to a point; thence along land now or formerly of Concetta Verna of which this is a part, South 2 degrees 58 minutes West, 127.71 feet to a point; thence along Lot #2, North 87 degrees 2 minutes West, 128.68 feet to a point on the East side of Richmond Road; thence along the East side of Richmond Road, North 2 degrees 13 minutes East 101.49 feet to a concrete monument, the place of beginning.

BEING KNOWN AS: 2017 RICHMOND ROAD, EASTON, PA 18040.

BEING THE SAME PREMISES which David M. Sayuk and Sharon R. Sayuk, by Deed dated May 30, 2008 and recorded June 6, 2008 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2008-1, Page 168714, granted and conveyed unto CESAR RINCON.

BEING KNOWN AS 2017 Richmond Road, Easton, PA 18040.

TAX PARCEL NUMBER: K9SE1 2A 6 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Cesar Rincon.

RICHARD J. NALBANDIAN, III,  
ESQUIRE

**No. 53**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-14289**

ALL THAT CERTAIN lot or piece of ground situate on the Northerly side of Jonathan Drive, designated as #159 Jonathan Drive, in the Township of Palmer, County of Northampton, Commonwealth of Pennsylvania, being the Westernmost 70 front feet portion of Lot No. 193, on Plan of Old Orchard, Section "D" Extension, etc., dated March, 1959 and recorded in Map Book No. 14 page 36, bounded and described as follows, to wit:

BEGINNING at a point on the North side of Jonathan Drive, said point being North 52 degrees, 06.7 feet East, a distance of 86.14 feet from a point, which point is North 37 degrees 53.3 feet West, a distance of 50 feet from a concrete monument located at the Southwest corner of Jonathan and McIntosh Drives; thence along Jonathan Drive North 52 degrees, 06.7 feet East, a distance of 70 feet thence through Lot No. 193, North 37 degrees 53.3 feet West, a distance of 150 feet to a point in the boundary line between Old Orchard Section "D" and Wilden Acres thence by the same line South 52 degrees 06.7 feet West, a distance of 70 feet to a point in the boundary line between Lot No. 193 and Lot No. 195; thence by the same line South 37 degrees 53.3 feet East, a distance of 150 feet to a point on the North side of Jonathan Drive, the point of beginning.

BEING PARCEL ID # M8SE2-21-44.

BEING the same premises which LAURENCE W. ALLEN AND LINDA L. ALLEN, HUSBAND AND WIFE, by Indenture bearing date MAY 15, 1998 and recorded JUNE 29, 1998 in the

Office of the Recorder of Deeds, in and for the County of NORTHAMPTON in VOLUME 1998-1 page 082744 etc., granted and conveyed unto ERNEST V. MATHEWS, III and LAURIE A. FURRY, in fee.

Being known as: 159 Jonathan Drive, Easton, Pennsylvania 18045.

Title to said premises is vested in Ronald D. Mules and Jennifer A. Mules, husband and wife, by deed from ERNEST V. MATTHEWS, III AND LAURIE A. FURRY dated September 4, 2001 and recorded September 6, 2001 in Deed Book 2001-1, Page 181569.

TAX PARCEL NUMBER: M8SE2 21 44 0324.

THEREON BEING ERECTED a two-story single style dwelling with aluminum and brick exterior and shingle roof; in-ground pool and shed.

SEIZED AND TAKEN into execution of the writ as the property of Ronald D. Mules and Jennifer A. Mules.

CHRISTINE L. GRAHAM, ESQUIRE

**No. 54**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2013-04458**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the 15th Ward of the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, described according to a plan showing resubdivision of Lots of Bayard Park; Section No. 1, made by Allen C. Zoll and Charles D. Remaly, registered surveyors, of Bethlehem, Pennsylvania, dated March 13, 1954, and revised July 27, 1954, recorded at Easton, PA in Map Book 13, page 33, and on August 11, 1954, more fully described as follows, to wit:

BEGINNING at a point on the southerly side of Fairmount Street, fifty-six (56) feet wide, at the distance of three hundred thirty-four and five tenths (334.5) feet measured in a westwardly direction along the said side of Fairmount Street from the northwesternmost terminus of a radial round corner connecting the southerly side of Fairmount Street with the westerly side of Livingston Street, fifty-six (56) feet wide; thence extending South two degrees thirty-four minutes thirty seconds East (S 2° 34' 30" E) crossing a five (5) foot wide utility easement, one hundred four and fourteen one-hundredths (104.14) feet to a point on the southernmost line of said five (5) foot wide utility easement; thence extending South eighty-seven degrees eight minutes thirty seconds West (S 87° 8' 30" W) along the southernmost line of said five (5) foot wide utility easement, thirty-eight (38) feet to a point; thence extending North two degrees thirty-four minutes thirty seconds West (N 2° 34, 30" W), recrossing said five (5) foot wide utility easement, one hundred four and thirty-three one-hundredths (104.33) feet to a point on the southerly side of Fairmount Street; thence extending North eighty-seven degrees twenty-five minutes thirty seconds East (N 87° 25' 30" E) along the said side of Fairmount Street, thirty-eight (38) feet to the first mentioned point and place of Beginning.

BEING KNOWN AS Lot No. 174 on the above mentioned Plan and known as 1540 Fairmount Street, Bethlehem, Northampton County, Pennsylvania 18017.

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restric-

tions and agreements affecting the property.

BEING the same premises which MJK Rentals, LLC, by Deed dated April 22, 2005 and recorded May 4, 2005 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2005-1 Page 163470, granted and conveyed unto Brunilda Castro.

BEING KNOWN AS 1540 Fairmount Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N7SW1C 6 17 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Brunilda Castro.

ANDREW J. MARLEY, ESQUIRE

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**No. 55**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-03202**

ALL THAT CERTAIN message, tenement and lot or piece of ground, in the Borough of North Catasauqua, Northampton County, Pennsylvania, bounded and described as follows, to wit:

ON the North by house and lot now or late of Euphemia Bartholomew; on the East by a 20 foot wide public street, Railroad Street; on the South by land now or late of Thomas Howell; and on the West by land now or late of Peter McMannus.

CONTAINING in front on said Railroad Street 19' 4" and in depth 95 feet be the same more or less.

BEING KNOWN AS 1104 Railroad Street, North Catasauqua, PA 18032.

TAX PARCEL NUMBER: M4SE4D 9 5 0923.

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



with asbestos shingle siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Milagros Candelaria.

JAMES R. WOOD, ESQUIRE

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**No. 56**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2007-01211**

ALL THAT CERTAIN lot or piece of land, lying and being in the Township of Bethlehem, in the County of Northampton and State of Pennsylvania, and known on the Plan of Lots of Bethlehem Annex Gardens as Lot No. two hundred forty (240), two hundred forty-one (241), two hundred forty-two (242), and two hundred forty-three (243), bounded and described as follows, to wit:

BEGINNING at a point eighty (80) feet, more or less, from the southeasterly corner of the intersection of John Street and Searfass Street, measured along the easterly line of said John Street, said point being the northwesterly corner of said Lot No. 240, thence easterly along the dividing line of Lots Nos. 239 and 240, a distance of one hundred ten (110) feet, more or less, to an Alley, thence southerly along the westerly line of said alley a distance of eighty (80) feet, more or less, to the northeasterly corner of Lot No. 244, thence westerly along the dividing line of Lots Nos. 244 and 243 a distance of one hundred ten (110) feet, more or less, to John Street, thence northerly along the easterly line of said John Street, a distance of eighty (80) feet, more or less, to point of beginning. Bounded on the northerly side of Lot No. 239, on the easterly side by an Alley, on the southerly side by Lot No. 244, and on the westerly side by John Street, each lot being twenty (20) feet in width and

one hundred ten (110) feet in depth, more or less.

BEING KNOWN AS 2536 Fifth Street, Bethlehem, PA 18020.

TAX PARCEL NUMBER: N7NE1 6 13 0205.

THEREON BEING ERECTED a split-level single style dwelling with aluminum and brick exterior and shingle roof; attached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of David Markert and Debbie A. Markert.

JAMES R. WOOD, ESQUIRE

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**No. 57**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-12872**

ALL THAT CERTAIN lot or piece of ground located in the Township of Hanover, County of Northampton, Commonwealth of Pennsylvania, as shown or the plan of Pointe Associates, Inc., entitled Pointe North—Phase II, Section 3 Townhouse Project', as prepared by Spotts, Stevens and McCoy, Inc., and recorded 11/26/1986 in the Northampton County Recorder of Deeds Office in Easton, PA in Map Book Volume 86 pages 366 A and B, and described thereon as follows, to wit:

BEING Block B Lot 26.

TITLE TO SAID PREMISES IS VESTED IN Lawrence H. Horn and Jacqueline A. Horn, h/w, by Deed from Richard J. Wambold and Georgeann M. Wimbold, his wife, dated 01/11/2002, recorded 01/14/2002 in Book 2002-1, Page 11686.

BEING KNOWN AS 5481 Grace Avenue, Bethlehem, PA 18017.

TAX PARCEL NUMBER: M6NW3 2 3 0214.

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

SEIZED AND TAKEN into execution of the writ as the property of Lawrence H. Horn and Jacqueline A. Horn.

JOSEPH E. DEBARBERIE,  
ESQUIRE

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**No. 58**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2007-05212**

ALL THAT CERTAIN message, tenement and lot or parcel of land known as 200 High Street in the Borough of Glendon, County of Northampton and Commonwealth of Pennsylvania, with one-half double frame dwelling unit erected thereon, bounded and described as follows, to wit:

BEGINNING at a point, the northwest corner of High and Holly Streets; thence along the north side of High Street, North 75 degrees 14 minutes West 48.50 feet to a point; thence passing through the center partition wall between 200 High Street and 202 High Street, North 14 degrees 46 minutes East 100.00 feet to an iron pin set; thence along the south side of an unopened alley South 75 degrees 14 minutes East 23.6 feet to an iron pin set; thence along the west side of Holly Street South 0 degrees 47 minutes West, 103.05 feet to the place of beginning.

CONTAINING 3,605 square feet of land.

BEING all of Lot No. 200 as shown on the recorded plot plan of the Glendon Iron Company, recorded in Map Book 1, page 59.

BOUNDED on the north by an unopened alley, on the east by Holly

Street, on the south by High Street, and on the west by land now or late of Paul E. Walters, Sr.

TITLE TO SAID PREMISES IS VESTED IN Jamie M. Hallett and Carmela J. Hallett, h/w, by Deed from Paul Reaser, dated 06/21/2005, recorded 06/29/2005 in Book 2005-1, Page 240531.

BEING KNOWN AS 200 High Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NE1D 10 8 0813.

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 Jamie M. Hallett and Carmela J. Hallett.

JOSEPH E. DEBARBERIE,  
ESQUIRE

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**No. 59**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-13890**

ALL THAT CERTAIN message or tenement and lot or parcel of land situate on the southerly side of East Fifth Street, between Edward Street and William Street, in the 17th Ward of the City of Bethlehem, County of Northampton and State of Pennsylvania, and being designated as No. 1320 East Fifth Street according to the numbering system of the City of Bethlehem, Pennsylvania.

BEGINNING at a cross cut on the southerly side of East Fifth Street distant two hundred and six and seventy one-hundredths (206.70 feet) feet eastwardly from the intersection of the southeast corner of East Fifth Street and Edward Street; thence extending eastwardly a distance of thirty-one and thirty one-hundredths (31.30 feet) feet and extending south-

wardly of that width between parallel lines and at right angles to East Fifth Street a distance of one hundred twenty (120 feet) feet to Hampton Street.

BOUNDED on the North by East Fifth Street, on the East by premises designated as number 1322 East Fifth Street, on the South by Hampton Street and on the West by premises designated as number 1318 East Fifth Street.

TITLE TO SAID PREMISES IS VESTED IN Perma J. Miller, by Deed from Miguel A. Rodriguez and Mary Lou Rodriguez, h/w, dated 03/09/2001, recorded 03/13/2001 in Book 2001-1, Page 37298.

BEING KNOWN AS 1320 East Fifth Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER: P7SW1A 9 7 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Perma J. Miller.

JOSEPH E. DEBARBERIE,  
ESQUIRE

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**No. 60**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-06225**

ALL THAT CERTAIN lot or piece of ground with the messuage of tenement, No. 670 Hayes Street, thereon erected, situate on the west side of Hayes Street (formerly Center Street) in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the western line of Hayes Street said point being five hundred and eleven and

thirty-four one-hundredths (511.34') feet south from the southwest corner of Sixth Street and said Hayes Street; thence in a southerly direct along the western line of Hayes Street, thirteen and ninety-four one-hundredths (13.94') feet to a point; thence of that said Hayes Street extending in a western direction seventy (70') feet to a line midway between Lamb Street and said Hayes Street, being Lot No. 13 according to plan drawn by Frank H. Villie, C.E., dated April 10, 1918.

BOUNDED on the North and South by property to Citizens Realty Company of Bethlehem, on the East by said Hayes Street and on the west by a four (4') feet wide walk.

UNDER AND SUBJECT to certain building restrictions and conditions of record.

BEING the same premises which Dorothy M. Kravitz, single and Richard P. Lotz, single, by Deed dated August 4, 1999, and recorded August 6, 1999 in the Office of the Recorder of Deeds for the County of Northampton in Book 1999-1, Page 119765, granted and conveyed unto Jose A. Santiago and Yvonne Santiago, husband and wife, in fee.

BEING KNOWN AS 670 Hayes Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SE2D 15 13 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 Jose A. Santiago and Yvonne Santiago.

CHRISTINA C. VIOLA, ESQUIRE

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**No. 61**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-08446**

ALL THAT CERTAIN tract, messuage, piece or parcel of land

known as 491 Railroad Avenue, Pen Argyl, Northampton County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the westerly side of Railroad Avenue, said point being 100 feet 6 inches north of the northwest intersection of Chestnut Street and Railroad Avenue and corner of land now or late owned by John and Gladys Parry; thence along Railroad Avenue North 67 1/2 degrees West nineteen feet three inches (19 feet 3 inches), more or less, to a point in the curb opposite the center partition of a double frame dwelling; thence South 22 1/2 degrees West and in line directly through said center partition and along other land of Ernest Dorshimer, Jr. and Marie A. Dorshimer, his wife, one hundred eighteen feet (118 feet) to a corner; thence South 67 1/2 degrees East nineteen feet three inches (19 feet 3 inches), more or less, to a point and corner of land now or late of John and Gladys Parry; thence east one hundred eighteen (118 feet) feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James Scebes, by Deed from James Scebes and Jessica Scebes, h/w, dated 02/17/2010, recorded 03/05/2010 in Book 2010-1, Page 41782.

BEING KNOWN AS 491 Railroad Avenue, Pen Argyl, PA 18072.

TAX PARCEL NUMBER: E8NE3B 1 5 0625.

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 James Scebes.

JOSEPH E. DEBARBERIE,  
ESQUIRE

**No. 62**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-05630**

ALL THAT CERTAIN tract or parcel of land with the improvement thereon erected, situates in the Township of Lehigh, County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Northeastern line of the public road (commonly known as Bark Drive) leading to Berlinsville; thence along the line of property now or late of John E. Weikel, North thirty-seven (37) degrees thirty (30) minutes East for a distance of one hundred forty-eight (148.00) feet to an iron pin; thence along the line of lands now or late of Sadie S. Gable South fifty-five (55) degrees fifty-eight (58) minutes East for a distance of three hundred two (302.00) feet to an iron pin; thence by the same South forty-four (44) degrees twelve (12) minutes West for a distance of one hundred ninety and seven tenths (190.7) feet to an iron pin on the Northeastern line of the aforementioned public road (commonly known as Bark Drive); thence along with line North forty-six (46) degrees thirty-two (32) minutes West for a distance of two hundred eighty (280.00) feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN David J. Ritter, by Deed from Dana K. Newhard, nbm, Dana K. Pascoe, dated 05/15/2008, recorded 05/20/2008 in Book 2008-1, Page 149047.

BEING KNOWN AS 674 Bark Drive, Walnutport, PA 18088.

TAX PARCEL NUMBER: J2 16 5J 0516.

SEIZED AND TAKEN into execution of the writ as the property of David J. Ritter.

JOHN MICHAEL KOLESNIK,  
ESQUIRE

**No. 63**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-10098**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania as shown on Final Plan "Fox Run Estates", as shown on Map Book 2004-5, Page 483.

BEING known as Lot #3 on said plan.

IT BEING THE SAME PREMISES which Atlantic Van Buren LP, A Pennsylvania Limited Partnership, by deed dated August 18, 2005, as recorded in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, in Record Book Volume 2005-1, page 397503, did grant and convey unto NVR, Inc., a Virginia Corporation trading as Ryan Homes, Grantor herein.

MBL: K8-15-2-3.

Being known as: 10 Lower Way Rd., Easton, Pennsylvania 18045.

Title to said premises is vested in Nirmal Singh, Sukhjinder Singh and Gurinder Singh by deed from SUKHJINDER SINGH, SINGLE, AND GURINDER SINGH, SINGLE AND NIRMAL SINGH, MARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON dated December 20, 2006 and recorded December 21, 2006 in Deed Book 2006-1, Page 525587.

TAX I.D. #: K8-15-2-3-0324.

BAC Home Loans Servicing, LP, fka Countrywide Home Loans Servicing, LP v. Nirmal Singh, Sukhjinder Singh and Gurinder Singh.

Northampton County; Number: C-48-CV-2009-10098.

BEING KNOWN AS 10 Lower Way Road, Easton, PA 18045.

TAX PARCEL NUMBER: K8 15 2-3 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 Nirmal Singh, Sukhjinder Singh, and Gurinder Singh.

TERRENCE J. MCCABE, ESQUIRE

**No. 64**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2013-00467**

ALL THAT CERTAIN lot or piece of land with the improvements thereon erected, known as 135 South Thirteenth Street, situate on the west side of South Thirteenth Street, in the City of Easton, County of Northampton and State of Pennsylvania, containing in front on said South Thirteenth Street, 21 feet and extending westwardly of that same width 85 feet, more or less to the land now or late of Frank Schey, bounded and described as follows: Beginning at a point 18 feet from the southwestern corner of South Thirteenth Street and Spruce Street, 21 feet southward along the west side of South Thirteenth Street to the land now or late of Henry J Perry and Anna, his wife, then westwardly along said line a distance of 85 feet, more or less, to the land now or late of Frank Schey, then northwardly 21 feet along said line to the land now or late of Harry L Van Billiard, then 85 feet, more or less, eastwardly to the point of beginning. Parcel L9SW2C-19-6.

TITLE TO SAID PREMISES IS VESTED IN Domenic DeSei and Judith K. DeSei by Deed from Nina Danubio, Widow, by her attorney-in-

fact, Joseph Danubio, by power of attorney recorded on February 24, 1998 in Record Book Volume 1998-1, Page 019761 Dated 02/26/1998 recorded 03/02/1998 in Deed Book 1998-1 Page 022677.

BEING KNOWN AS 135 S. 13th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2C 19 6 0310.

THEREON BEING ERRECTED 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 Domenic DeSei and Judith K. DeSei.

NICOLE LABLETTA, ESQUIRE

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**No. 65**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-07570**

ALL THAT CERTAIN message, tenement and tract or piece of land situate at the northwest corner of Fourth Street and Almond Alley in the Borough of North Catasauqua, Northampton County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the intersection of the SW row of Fourth Street and NW row of Almond Street; thence along the same in a Southwesterly direction for a distance of 110.00 feet to a point on line of Lot 3; thence along the same in a Northwesterly direction for a distance of 44.33 feet to a point on line of Lot 2; thence along the same along the centerline of the party wall of the double home in a Northeasterly direction for a distance of 110.00 feet to a point on the said SW row of Fourth Street; thence along the same in a Southeasterly direction for a distance of 44.33 feet to the point of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Richard G. Green, individually BY DEED FROM Jeffrey J. Jacksits, Executor of the Estate of Phylis L. Jacksits, deceased DATED 06 / 10 / 2005 RECORDED 06/17/2005 IN DEED BOOK 2005-1 PAGE 226483 .

BEING KNOWN AS 1060 4th Street, Catasauqua, PA 18032.

TAX PARCEL NUMBER: M4SE4D 19 1B 0923.

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

SEIZED AND TAKEN into execution of the writ as the property of Richard G. Green.

SALVATORE CAROLLO, ESQUIRE

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**No. 66**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2013-04869**

ALL THAT CERTAIN, message and lot or piece of ground with the buildings and improvements thereon erected, situate in the City of Bethlehem, County of Northampton and State of Pennsylvania, known as 1543 Callone Avenue, designated as Lot No. 104 Section 'A' Liberty Park, described according to a survey thereof made by Alfred N. Rosenbaum, registered surveyor of Easton, Pennsylvania, dated November 20, 1953, bounded and described as follows, to wit:

BEGINNING at a point of tangent on the Northerly side of Callone Avenue (fifty feet [50 ft.] wide) at the distance of fifteen feet (15 ft.) measured South eighty-eight degrees West (S. 88 deg. W.) from its intersection with the Westerly side of Siegfried Street (fifty feet [50 ft.] wide) (both lines produced); thence extending South eighty-eight degrees West (S.



88 deg. W.) along said side of Callone Avenue forty-five feet (45 ft.) to a point; thence extending North two degrees West (N. 2 deg. W.) along line of Lot No. 105 on said plan one hundred feet (100.00 ft.) to a point; thence extending North eighty-eight degrees East (N. 88 deg. E.) along line of Lot No. 96 on said plan sixty feet (60 ft.) to a point on the Westerly side of said Siegfried Street; thence extending South two degrees East (S. 2 deg. E.) along said side of Siegfried Street eighty-five feet (85 ft.) to a point of curve in the same; thence extending along the arc of a circle curving to the right having radius of fifteen feet (15 ft.) the arc distance of twenty-three and fifty-six one-hundredths feet (23.56 ft.) to the first mentioned point and place of BEGINNING.

UNDER AND SUBJECT TO Declaration of Protective Covenants as now appear of record.

TITLE TO SAID PREMISES IS VESTED IN Richard E. Kozero and Paula M. Bachochin, as joint tenants with rights of survivorship, by Deed from William H. Hammersmith and Donna K. Hammersmith, h/w, dated 06/17/1998, recorded 06/22/1998 in Book 1998-1, Page 79594.

BEING KNOWN AS 1543 Callone Avenue, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N7NW1C 2 9 0204.

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 Richard E. Kozero and Paula M. Bachochin.

MEREDITH WOOTERS, ESQUIRE

land, lying and being in the Borough of Bangor, Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the property line at the Northwest corner of Pennsylvania Avenue and Ninth Street; thence along the North side of Pennsylvania Avenue North 75 degrees West 85 feet (N. 75 degrees W. 85 feet) to an alley; thence along the East side of said alley North 14 degrees 20 minutes East 123 feet (N. 14 degrees 20 minutes E 123 feet) to another alley; thence along the South side of said alley South 75 degrees 10 minutes East 83.5 feet (S 75 degrees 10 seconds E 83.5 feet) to the West side of North Ninth Street; thence along the North side of North Ninth Street s 14 degrees West 123.4 feet (S. 14 degrees W. 123.4 feet) to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Roscoe J. Kizer and Heather L. Kizer, husband and wife, as tenants by entirety and given by June Riegel, widow, dated 08/29/2008, recorded 09/02/2008 Instrument # 2008034804.

BEING KNOWN AS 110 North 9th Street, Bangor, PA 18013.

TAX PARCEL NUMBER: E9NE1A 4 5 0102.

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

SEIZED AND TAKEN into execution of the writ as the property of Roscoe J. Kizer and Heather L. Kizer.

JOSEPH E. DEBARBERIE,  
ESQUIRE

**No. 68**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-00356**

ALL THAT CERTIN message, tenement, tract, parcel or piece of

**No. 69**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2013-01329**

ALL THAT CERTAIN Unit, in the Property known, named and identi-

fied as Eastonian Condominium, a Condominium located in the City of Easton, County of Northampton, and State of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. Section 3101 et seq. by the recording in the Office of the Recorder of Deeds in and for the County of Northampton a Declaration dated February 22, 2005 and recorded February 23, 2005 in Volume 2005-1, Page 66122; being designated as Unit No. 601A, with a proportionate undivided interest in the Common Elements (as defined and set forth in the Declaration) of 2.78%.

TITLE TO SAID PREMISES IS VESTED IN Kristina A. Nash, by Deed from Easton Hotel Restoration, LLC., dated 06/26/2006, recorded 07/13/2006 in Book 2006-1, Page 284066.

BEING KNOWN AS 140 Northampton Street, Unit 601A aka 140

Northampton Street, Unit 601, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE2B 7 4-61 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Kristina A. Nash.

JOSEPH E. DEBARBERIE,  
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

Jan. 16, 23, 30



ADR

MEDIATION & ARBITRATION SERVICES

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THE SALESIAN CENTER FOR FAITH &amp; CULTURE

## Heritage Week 2014

at DeSales University

**Tuesday, JANUARY 21***Seminar on Law & Society*

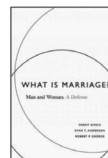
### “Upholding the Truth of Marriage”

*presented by*

## RYAN T. ANDERSON

Simon Fellow in Religion & Free Society @ The Heritage Foundation  
Editor of *The Public Discourse*

RYAN T. ANDERSON researches and writes about marriage and religious liberty. His recent work focuses on the moral and constitutional questions surrounding same-sex “marriage.” He is the co-author with Princeton’s Robert P. George and Sherif Girgis of “What Is Marriage? Man and Woman: A Defense” (Encounter Books, December 2012). His articles have appeared in *The Wall Street Journal*, *First Things*, *Weekly Standard*, *National Review*, *Ricochet.com*, *New Atlantis*, *Claremont Review of Books*, *Touchstone*, *Books and Culture*, *Christianity Today*, *The City and Human Life Review*. Anderson received his bachelor of arts degree from Princeton University, graduating *Phi Beta Kappa* and *magna cum laude*. He is a doctoral candidate in political philosophy at the University of Notre Dame, where he received his master’s degree.

**7:30 p.m.****Gerald White Pavilion - DeSales University Center**

610.282.1100 ext. 1244  
[www.desales.edu/salesian](http://www.desales.edu/salesian)

*co-sponsor:***Jan. 16**

## **Lawyers Concerned For Lawyers Lawyers' Only Recovery Meetings**

### **Alcohol, Other Drugs and Gambling**

- **Doylestown** 2nd and 4th Tuesday of Month
- **Drexel Hill** Every Wednesday
- **Harrisburg** 1st Wednesday of Month
- **Norristown** 1st Thursday of Month
- **Philadelphia** Every Tuesday
- **Pittsburgh** Every Thursday
- **Reading** 3rd Monday of Month
- **Scranton** Every Thursday
- **State College** 2nd Tuesday of Month
- **Washington** Every Tuesday
- **West Chester** Every Thursday

*These are "closed meetings" - that is, only lawyers recovering from or trying to recover from alcohol, other drug or gambling problems may attend.*

### **Stress, Anxiety and Depression**

*The following are professionally facilitated meetings:*

**Philadelphia** - Stress Information and Recovery (1st Monday of Month)

**Philadelphia** - Depression Recovery (2nd Monday of Month)

**For more information, time and location of these meetings,  
call the LCL Administrative Office (1-800-335-2572)**

**or**

**the Confidential Lawyers' Helpline (1 - 888 - 999 -1941) .**

**ACUITY, A MUTUAL INSURANCE COMPANY, Plaintiff v.  
STRAUSSER ENTERPRISES, INC. d/b/a RIVERVIEW GOLF  
& COUNTRY CLUB, Defendant**

*Motion for Judgment on the Pleadings—Declaratory Judgment Action—  
Breach of Contract—Insurance Policy.*

Plaintiff, an insurer, commenced a declaratory judgment action against Defendant, its insured. Defendant asserted a counterclaim, which alleged that Plaintiff breached its insurance contract with Defendant by denying coverage on a property damage claim. Defendant sought partial judgment on the pleadings on its breach of contract claim.

The Court held that Plaintiff, in its reply to Defendant's counterclaim, was permitted to incorporate responses set forth in a pleading in a related action between Plaintiff and Defendant where Defendant's averments in that action were virtually identical to its averments in the counterclaim. The Court held that Plaintiff's reply to Defendant's counterclaim clearly demonstrated the existence of a genuine issue of material fact as to whether the insurance policy covered the damaged property. Accordingly, the Court denied Defendant's motion.

In the Court of Common Pleas of Northampton County, Pennsylvania,  
Civil Action—No. C-48-CV-2011-6642.

BRIGID Q. ALFORD, ESQUIRE, for Plaintiff.

PATRICK C. CAMPBELL, JR., ESQUIRE, for Defendant.

Order of Court entered on July 26, 2012 by BELTRAMI, J.

*ORDER*

AND NOW, this 26th day of July, 2012, "Defendant's Motion for Partial Judgment on the Pleadings Against Plaintiff Acuity Pursuant to Pa. R. Civ. P. 1029 & Pa. R. Civ. P. 1034" is hereby DENIED.

*STATEMENT OF REASONS*

This matter is before the Court on Defendant's Motion for Partial Judgment on the Pleadings ("Motion"). Briefs have been filed, and oral argument was heard on May 29, 2012.

On July 14, 2011, Plaintiff commenced the instant declaratory judgment action by filing a Complaint, in which it alleges the following. On September 15, 2010, Plaintiff issued Defendant a commercial insurance policy ("Policy") which provided coverage for the Riverview Golf & Country Club ("Riverview Country Club"), located in Easton, Pennsylvania. (Compl. ¶¶7, 9.) On March 17, 2011, Defendant submitted a property damage claim to its independent insurance agent for damage related to the cracking and/or collapse of a boulder retaining wall ("the Retaining Wall") at Riverview Country Club. (*Id.*, ¶¶23, 25.) The agent then submitted the claim to Plaintiff. (*Id.*, ¶24.) Plaintiff thereafter investigated and denied the claim (*Id.*, ¶31.) Defendant objected to the denial, but Plaintiff, after review-



ing and analyzing additional information supplied by Defendant, reaffirmed its denial of Defendant's claim. (*Id.*, ¶¶32-33.)

Defendant filed an Answer to Plaintiff's Complaint, which includes a Counterclaim, on September 2, 2011. Defendant's Counterclaim contains five counts, the first of which asserts a breach of contract claim. In its Counterclaim, Defendant alleges that the Retaining Wall had supported a flagstone patio outside of and adjacent to a pavilion ("the Pavilion") at Riverview Country Club. (Countercl. ¶14.) Defendant claims that, on March 17, 2011, the Retaining Wall collapsed due to the formation of a large sinkhole. (*Id.*, ¶25.) Defendant asserts that the Retaining Wall was part of the Pavilion and, since the Policy covered the Pavilion, the Policy covered the Retaining Wall as well. (*Id.*, ¶¶28-30.) Of significant note, the allegations in Defendant's Counterclaim are virtually identical to those contained in an amended complaint it filed against Plaintiff in a separate action commenced in Northampton County and docketed as *Strausser Enterprises, Inc. v. Acuity*, C-48-CV-2011-6553 ("Related Action").

Plaintiff filed its Reply to Defendant's Counterclaim on September 30, 2011. In its Reply, Plaintiff "incorporates ... by reference its answers, averments, and positions as set forth" in its answer to Defendant's amended complaint in the Related Action. (Reply to Countercl. ¶¶1-95.) Defendant filed the instant Motion on March 23, 2012, requesting judgment on the pleadings with respect to Count I of its Counterclaim.

"After the relevant pleadings are closed, but within such time as not to unreasonably delay the trial, any party may move for judgment on the pleadings." Pa. R.C.P. No. 1034(a). A motion for judgment on the pleadings may be granted when the pleadings demonstrate that there is no genuine issue of fact and that the moving party is entitled to judgment as a matter of law. *Urbano v. STAT Courier, Inc.*, 878 A.2d 58, 60 (Pa. Super. 2005). In ruling on such a motion, the trial court may only consider the pleadings and any documents or exhibits attached to the pleadings. *Consolidation Coal Company v. White*, 875 A.2d 318, 326 (Pa. Super. 2005). The court "must accept as true all well pleaded statements of fact, admissions, and any documents properly attached to the pleadings presented by the party against whom the motion is filed, considering only those facts which were specifically admitted." *Shirley by Shirley v. Javan*, 454 Pa. Super. 131, 134, 684 A.2d 1088, 1089 (1996). Thus, "the party moving for judgment on the pleadings must admit the truth of all the allegations of his adversary and the untruth of any of his own allegations that have been denied by the opposing party." *Pfister v. City of Philadelphia*, 963 A.2d 593, 597 (Pa. Commw. 2009).

The policy of this Commonwealth is to grant judgment on the pleadings only in cases where the moving party's right to relief is certain. ... In light of this standard, a court should be cautious in granting judgment on the pleadings if an answer,

though inartfully pled, is relevant and the court cannot assume from the pleadings that the defendant cannot plead a good defense to plaintiff's claim.

*Pilotti v. Mobil Oil Corporation*, 388 Pa. Super. 514, 519, 565 A.2d 1227, 1229 (1989) (citation omitted).

In its Motion and supporting Memorandum, Defendant asserts that Plaintiff's Reply to its Counterclaim impermissibly attempts to incorporate, by reference, Plaintiff's responses made in its answer to Defendant's amended complaint in the Related Action. Accordingly, Defendant argues that the averments in its Counterclaim must be deemed admitted. Alternatively, Defendant contends that certain of Plaintiff's responses in its incorporated answer in the Related Action are impermissible general denials that must be deemed to be admissions with regard to Defendant's Counterclaim. Defendant argues that Plaintiff's deemed admissions establish, as a matter of law, that the Retaining Wall was covered by the Policy and that Plaintiff, therefore, breached the Policy by denying coverage for Defendant's claim.

The Policy provides that "[r]etaining walls that are *not* part of a building" are not "Covered Property." (Compl., Ex. A, Building and Personal Property Coverage Form, at 2 (emphasis added).) By converse implication, the Policy does cover retaining walls that *are* part of a building. The Pavilion is a building designated as "Covered Property" pursuant to the Policy. (*Id.*, ¶¶17-18, Ex. A, Business and Personal Property Coverage Form at 1, Amended Declarations at 3.) Therefore, for the Court to grant Defendant's Motion, the pleadings must establish, without a doubt, that the Retaining Wall was part of the Pavilion at the time it collapsed.

"Averments in a pleading to which a responsive pleading is required are admitted when not denied specifically or by necessary implication. A general denial or a demand for proof ... shall have the effect of an admission." Pa. R.C.P. No. 1029(b). When deciding whether to deem a general denial to a particular averment to be an admission, the court must consider the pleadings as a whole to determine if the averment was specifically denied at any time. *See Cercone v. Cercone*, 254 Pa. Super. 381, 391, 386 A.2d 1, 6 (1978). A pleading "may incorporate by reference any matter of record in any State ... court of record whose records are within the county in which the action is pending, or any matter which is recorded or transcribed verbatim in the office of the prothonotary." Pa. R.C.P. No. 1019(g). A pleading in an action may incorporate pleadings, including answers, from a separate action, pursuant to Rule 1019(g). *Liazis v. Kosta, Inc.*, 421 Pa. Super. 502, 507, 618 A.2d 450, 453 (1992).

The Court finds that Plaintiff, by incorporating the responses contained in its answer in the Related Action into its Reply to Defendant's Counterclaim, complied with Rule 1019(g). Accordingly, the Court will consider Plaintiff's responses in its answer in the Related Action as its responses to the averments in Defendant's Counterclaim. Paragraph twelve

of Defendant's Counterclaim states that Riverview Country Club "is built on land that has many different elevations and undulations and as a result has a number of retaining walls including but not limited to [the Retaining Wall] that is part of the ... [P]avilion." (Countercl. ¶12.) Plaintiff responded, in part, as follows: "[Plaintiff] denies the characterization of [the Retaining Wall] as being 'part of' the ... [P]avilion." (Reply to Countercl. ¶12; Acuity's Answer in Related Action ¶12.) Moreover, in the instant Complaint, Plaintiff clearly disputes that the Retaining Wall is covered by the Policy. (Compl. ¶¶26-29.) Notably, the Policy itself provides that "patios" are *not* "Covered Property." (*Id.*, Ex. A, Business and Personal Property Coverage Form at 1.) Plaintiff's Complaint further alleges that while Plaintiff, at Defendant's request, extended the Policy's coverage to a brick retaining wall adjacent to Riverview Country Club's clubhouse, Defendant did *not* request that the coverage be extended to the Retaining Wall, nor did Plaintiff so extend the Policy's coverage. (*Id.*, ¶¶11-22.) Both the clubhouse and the Pavilion are "Covered Property" pursuant to the Policy. (*Id.*, ¶¶11, 17, Ex. A, Business and Personal Property Coverage Form at 1, Amended Declarations at 3.) The Policy explicitly withdrew the brick retaining wall from "Property Not Covered" and added it to "Covered Property." (*Id.*, Ex. A, Additional Covered Property at 1.) The Policy did not, however, explicitly add the Retaining Wall to "Covered Property." Based on the foregoing discussion, the Court finds that Plaintiff has sufficiently denied the factual averments in Defendant's Counterclaim which, if admitted, would establish that the Retaining Wall was part of the Pavilion. Clearly, there is a genuine issue of material fact that precludes the entry of judgment on the pleadings in favor of Defendant with respect to Count I of its Counterclaim. Accordingly, for all of the above reasons, Defendant's Motion is denied.

**IN RE: 2007 EASTON AREA SCHOOL TAX  
209 EAST NESQUEHONING STREET, EASTON,  
NORTHAMPTON COUNTY, PENNSYLVANIA**

*School Law—Tax Collection—Real Estate Tax Sale Law—Municipal Claims  
and Tax Liens Act.*

Petitioner filed a petition requesting that her property be adjudged free and clear of all school district taxes for 2007 and that any balance due and owing in relation to such taxes be lost as a lien against her property.

Prior to closing on the property, Petitioner's closing agent obtained the appropriate tax certifications from the county tax claim bureau, which indicated that there were no delinquencies on the property. Several months after Petitioner took title to the property, she received notice of an unpaid and outstanding school district tax on the property for the year 2007. Upon investigation, Petitioner learned that Respondent's tax collecting agent did not return any unpaid school taxes to the tax claim bureau with respect to the property for the 2007 tax year.

The Real Estate Tax Sale Law ("RETSL") requires school districts to make returns to the tax claim bureau no later than April 30 of each year. By not filing a return to the tax claim bureau within the required time period pursuant to the RETSL, Respondent forfeited any lien on Petitioner's property. While the Municipal Claims and Tax Liens Act ("MCTLA") offers an alternative tax collection scheme to the RETSL and provides for a three-year window in which to bring a tax claim, the Commonwealth Court holds that, even if a school district collects taxes by way of the MCTLA, it is required to abide by the RETSL's requirement for making timely returns of delinquent taxes to the tax claim bureau. Accordingly, the Court granted Petitioner's requested relief.

In the Court of Common Pleas of Northampton County, Pennsylvania,  
Civil Division—No. C-48-CV-2011-8777.

HENRY R. NEWTON, JR., ESQUIRE, for Petitioner.

JONATHAN M. HUERTA, ESQUIRE, for Respondent.

Order of the Court entered on November 9, 2011 by FRANCIOSA, S.J.

*ORDER*

AND NOW, this 9th day of November, 2011, upon consideration of the Petition, it is hereby ORDERED that the Petition is GRANTED. It is therefore ordered, adjudged and decreed as follows:

(1) The subject Property shall be free and clear of any claim for 2007 Easton Area School District taxes;

(2) The subject Property shall be permanently removed from any Tax Sale Upset List as it relates to the 2007 Easton Area School District taxes; and

(3) any balance due and owing with regard to the Property, as it relates to the 2007 Easton Area School District tax, shall be wholly lost and divested as a lien against the Property.

*STATEMENT OF REASONS*

On September 12, 2011, Margaret Ryan ("Petitioner") filed a Rule to Show Cause and a Petition requesting the above granted relief with respect

to the property located at 209 East Nesquehoning Street, Easton, Northampton County, Pennsylvania, Tax Parcel I.D. Number L9SE3B-16-3A (“the Property”).

The Easton Area School District (“Respondent”) filed a “Response to Petitioner’s Rule to Show Cause” on September 30, 2011. Testimony was taken and argument heard by this Court during the October 14, 2011 Miscellaneous List. Briefs have been filed, and the matter is ready for disposition.

The parties have stipulated to the following facts. Petitioner is the title owner of the Property. (N.T., Oct. 14, 2011 at 2.) Petitioner purchased the Property on March 10, 2010. (*Id.*) Prior to closing on the Property, Petitioner’s closing agent, Herster, Newton & Murphy (“Closing Agent”), obtained the appropriate tax certifications from the Northampton County Tax Claim Bureau (“Bureau”). (*Id.*) The tax certifications obtained from the Bureau indicated that there were no delinquencies on the Property. (*Id.* at 2-3; *see also*, Pet. Ex. “A.”) Several months after Petitioner took title to the Property, she received notice of an unpaid and outstanding 2007 Easton Area School District tax on the Property. (N.T., Oct. 14, 2011 at 3.) After investigation, Petitioner learned that Berkheimer, the tax collecting agent for Respondent, did not return to the Bureau any unpaid school district taxes with respect to the Property from the 2007 tax year until April 15, 2010. (*Id.*)

Petitioner offered the testimony of Patricia Keiper (“Keiper”), an employee of Closing Agent who facilitated the closing on the Property. (*Id.* at 4.) Keiper testified that, upon her request and prior to closing, she received a tax certification from Berkheimer, which indicated that there were taxes from 2007 on the Property that were unpaid and that there were taxes that had been transferred. (*Id.* at 4-5; *see also*, Resp. Ex. “A.”) Keiper contacted Berkheimer, and Berkheimer informed her that the 2007 tax had been transferred to the Bureau. (N.T., Oct. 14, 2007 at 5-6.) Keiper then contacted the Bureau, which indicated that it had no record of any unpaid 2007 taxes on the Property (*Id.* at 6.) Keiper again contacted Berkheimer and explained that the Bureau had indicated to her that there were no unpaid taxes from 2007 remaining on the Property. (*Id.*) When Keiper requested that Berkheimer contact the Bureau to resolve the confusion, Berkheimer refused to do so. (*Id.* at 7.) Subsequently, Keiper again contacted the Bureau, which again confirmed that the tax certification that Closing Agent had received from the Bureau indicating that there were no delinquent taxes on the Property was indeed correct. (*Id.* at 7-8.)

Petitioner argues that Sections 5860.306(a) and 5860.312 of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, as amended, 72 P.S. §§5860.306(a), 5860.312 (“RETSL”) preclude Respondent from collecting any unpaid taxes on the Property from Petitioner. Respondent argues that it may collect tax under either the RETSL or the Municipal Claims and Tax

Liens Act, Act of May 16, 1923, P.L. 207, as amended, 53 P.S. §7101 *et seq.* (“MCTLA”). Respondent does not appear to dispute that, if it is bound by Sections 5860.306(a) and 5860.312 of the RETSL, then it is precluded from collecting any unpaid taxes on the Property from Petitioner.

The RETSL provides, in relevant part, for the following:

(a) It shall be the duty of each receiver or collector of any county, city, borough, town, township, school district or institution district taxes to make a return to the bureau on or before the last day of April of each year, but no earlier than the first day of January of that year. The return shall be typewritten on a form provided by or acceptable to the county and shall include a list of all properties against which taxes were levied, the whole or any part of which were due and payable in the calendar year immediately preceding and which remain unpaid, giving the description of each such property as it appears in the tax duplicate, and the name and address of the owner as it appears in the tax duplicate, together with the amount of such unpaid taxes, penalties and interest due to but not including the first day of the month following the return. Such return shall be accompanied by a signed affidavit that the return is correct and complete. [...]

72 P.S. §5860.306. Moreover,

[a]ny such claim for taxes, if such taxes were returned to the bureau within the time required by this act, shall remain a lien upon said property until fully paid and satisfied, or until said property shall be sold as provided in this act. *If a tax is not returned to the bureau within the time required by this act, its lien on the property shall be wholly lost.* But where a tax has not been returned as required by this act, a taxing district may nevertheless proceed, by action in assumpsit, to recover the amount of any taxes due and owing by an owner at any time within six (6) years after the taxes first became due.

72 P.S. §5860.312 (emphasis added).

Under the MCTLA, “[c]laims for taxes ... must be filed in the court of common pleas of the county in which the property is situated ... on or before the last day of the third calendar year after that in which the taxes or rates are first payable.”<sup>1</sup> 53 P.S. §7143. If the tax claim is filed within the period provided for in 53 P.S. §7143, it “shall remain a lien upon said properties until fully paid and satisfied”; otherwise, the lien “shall be wholly lost.” 53 P.S. §7183; *see also, In re Wilson*, 25 B.R. 61, 62 (Bankr. W.D. Pa. 1982).

<sup>1</sup> Under the MCTLA, the word “taxes” means, *inter alia*, school taxes. 53 P.S. §7101.



In *Pennsylvania Land Title Association v. East Stroudsburg Area School District*, 913 A.2d 961, 966-68 (Pa. Commw. 2006), the Commonwealth Court rejected the argument of a school district that because the school district chose to collect delinquent taxes pursuant to the MCTLA it was not required to comply with Section 5860.306(a) of the RETSL. The Commonwealth Court extensively and approvingly quoted from the opinion of the trial court:

*We have reviewed the provisions of the MCTLA and find no provision that repeals § 5860.306 [of the RETSL] requiring receivers, i.e. taxing districts, or tax collectors to make returns to the tax claim bureau. Thus, there is no conflict between the two statutes regarding the requirement for making returns of delinquent taxes to the tax claim bureau. [...]*

*Furthermore, Section 5860.201a(a) of the RETSL gives tax claim bureaus the authority to use other methods of collection, including the MCTLA, while at the same time requiring compliance with the provisions of RETSL. Similarly, the 2004 amendment to the MCTLA also gave tax claim bureaus authority to use the procedures of that act to collect delinquent real estate taxes in addition to the procedures set forth in the RETSL. 53 P.S. Sec 7193.5. Thus, if a tax claim bureau, as a taxing authority, is authorized to use the provisions of the MCTLA to collect delinquent taxes yet, is still required to comply with the provisions of the RETSL (72 P.S. Sec 5860.201a(a)), then it stands to reason that other taxing authorities, like the School Districts, who have opted to use the MCTLA provisions, would likewise be required to comply with the RETSL provisions. Although not specifically stated in the statutes, we believe this compliance requirement applies to the specific provision for making returns to the tax claim bureau. It should also be noted that the Commonwealth Court in [City of Allentown v.] Kauth [, 874 A.2d 164 (Pa.Cmwlth.2005)] held that ‘the two statutes are very similar and operate concurrently with one another ...’. Kauth, supra, at 169. Likewise, we find that the MCTLA and RETSL statutes are not mutually exclusive, but instead are very similar and their provisions are designed to operate in conjunction with one another. Accordingly, we believe that it is possible to give effect to the provisions of both the MCTLA and the RETSL; therefore, the provisions of these two statutory collection schemes are not irreconcilable.*

...

*Since the statutes are very similar and work concurrently, the choice to use the procedures of the MCTLA to collect delinquent school taxes does not relieve the School Districts or Tax Collectors of their duty to make returns to the ... Tax claim Bureau as required § 5860.306 of the RETSL.*

*Id.* at 967-69 (quoting Trial Op. at 24-26, 31) (emphasis in original).

The Court recognizes that our Supreme Court in *Cedarbrook Realty, Inc. v. Nahill*, 484 Pa. 441, 456-57, 399 A.2d 374, 382 (1979) characterized the RETSL as “optional rather than mandatory in that the Tax Claim Bureau which it created became operative as to the county only if the county commissioners elected, by formal resolution, to accept it and in that it became operative as to municipal and school district taxing entities only if they notified the Tax Claim Bureau of a resolution to collect their delinquent taxes under and in accordance with its provision.” In fact, “the adoption of the tax collection mechanism under either [the MCTLA or the RETSL] is optional, not mandatory.” *Pacella v. Washington County Tax Claim Bureau*, 10 A.3d 422, 429 (Pa. Commw. 2010). The RETSL itself provides that:

In lieu of or in addition to creating a bureau, counties are authorized to provide by ordinance for the appointment and compensation of such agents, clerks, collectors and other assistants and employees, either under existing departments, in private sector entities or otherwise as may be deemed necessary, for the collection and distribution of taxes under this act.

72 P.S. §5860.201a(a).<sup>2</sup>

However, as the Court must emphasize, the RETSL also provides that “[a]ny alternative collection method shall be subject to all of the notices, time frames, enumerated fees and protections for property owners contained in this act.” *Id.* (emphasis added). The “optional” language of Section 5860.201a(a) is thus clearly limited by the section’s mandate that an alternative collection method must comply with certain aspects of the RETSL. This is the conclusion that the Commonwealth Court reached in *Pennsylvania Land Title Association*, which appears to be the only case to have analyzed the “mandatory” language of Section 5860.201a(a).<sup>3</sup> Surely, the tax return time constraint and the lien preservation limitation contained

<sup>2</sup> For the sake of completeness, and as referred to in *Pennsylvania Land Title Association v. East Stroudsburg Area School District*, 913 A.2d 961 (Pa. Commw. 2006), Section 7193.5 of the MCTLA provides: “The tax claim bureaus of the several counties may adopt and use the procedures set forth in this act in addition to the procedures set forth in the” RETSL. 53 P.S. §7193.5.

<sup>3</sup> While *Pacella* addresses 72 P.S. §5860.201a(a), it omits mention of the section’s mandatory language. See *Pacella v. Washington County Tax Claim Bureau*, 10 A.3d 422, 429 (Pa. Commw. 2010).

in Sections 5860.306(a) and 5860.312 of the RETSL relate to time frames and protections for property owners and, as such, are binding upon Respondent regardless of its choice of tax collection scheme.<sup>4</sup>

Respondent's attempts at distinction notwithstanding, the Court finds *Pennsylvania Land Title Association* to be determinative here. The Commonwealth Court clearly held that even if a school district chooses to collect taxes pursuant to the MCTLA, the school district must comply with Section 5860.306(a) of the RETSL. *Supra* at 967-68. This means that when Respondent opted to proceed under the MCTLA it assumed the risk that the tax collection mechanism under the MCTLA could produce an untimely result.

Here, the stipulated facts and Keiper's credible, uncontradicted testimony clearly demonstrate that the 2007 taxes on the Property were not returned to the Bureau "on or before the last day of April [2008]." *See* 72 P.S. §5860.306(a). Accordingly, pursuant to 72 P.S. §5860.312, the lien against the Property is lost. In its brief, Respondent suggests that Petitioner can "proceed against the title company." (Resp't Br. 2.) We believe it is more appropriate for Respondent to proceed against its collection agency or in assumpsit against the 2007 owner of the Property.

---

<sup>4</sup> Given that, pursuant to 72 P.S. §5860.201a(a), a county is not required to establish a tax claim bureau, it is an interesting question how a taxing district, such as a school district, would comply with provisions of the RETSL, such as 72 P.S. §§5860.306(a), 5860.312, which govern the timeliness of returning taxes to the tax claim bureau, if the county has not established a tax claim bureau. Fortunately, the Court need not engage in such speculation here, since there is no dispute that Northampton County has a Tax Claim Bureau and that Respondent, or its agent Berkheimer, does make returns to the Bureau. (N.T., 10/14/2011 at 2-3.)

**JOHN A. SEIDEL, Plaintiff v. SANDS BETHWORKS GAMING  
LLC t/a SANDS CASINO RESORT BETHLEHEM, Defendant**

*Pre-Complaint Discovery—Adequate Complaint.*

Plaintiff in a Dram Shop action filed a motion for pre-complaint discovery pursuant to Pa. R.C.P. 4003.8, which was opposed by Defendant on the basis that Plaintiff already had sufficient information for the purposes of drafting a complaint. However, upon review and consideration, the Court found the request appropriate and granted the request.

In the Court of Common Pleas of Northampton County, Pennsylvania,  
Civil Division—No. C-0048-CV-2012-2755.

RALPH J. BELLAFATTO, ESQUIRE, for Plaintiff.

JOHN P. HENDRZAK, ESQUIRE, for Defendant.

Order of the Court entered on August 24, 2012 by DALLY, J.

*ORDER*

AND NOW, this 24th day of August 2012, Plaintiff's Motion for Pre-Complaint Discovery is hereby GRANTED. It is further ORDERED and DIRECTED that:

1. Defendant shall provide full and complete responses to Plaintiff's Request for Production of Documents by September 28, 2012, or Defendant may be subject to sanctions under Pa.R.Civ.P. 4019 upon Plaintiff's application for the same;
2. The Rule to File Complaint entered April 26, 2012 is hereby STAYED, and Plaintiff shall have twenty (20) days from receipt of a complete response to the aforementioned Request for Production of Documents within which to file a Complaint.

*STATEMENT OF REASONS*

*Procedural Background*

The instant matter, a Dram Shop<sup>1</sup> action, was commenced by Writ of Summons on March 21, 2012. Appearances were entered, and on April 26, 2012, counsel for Defendant Sands Bethworks Gaming, LLC t/a Sands Casino Resort Bethlehem ("Defendant") filed a praecipe for a rule to file a complaint and the same issued. On July 24, 2012, counsel appeared before the undersigned in Motions Court on Plaintiff's Motion to Compel Defen-

<sup>1</sup> The Pennsylvania Dram Shop Act provides, in pertinent part, that it shall be unlawful "(1) For any licensee or the board, or any employ[e], servant or agent of such licensee or of the board, or any other person, to sell, furnish or give any liquor or malt or brewed beverages, or to permit any liquor or malt or brewed beverages to be sold, furnished or given, to any person visibly intoxicated. ..." 47 P.S. §4-493(1). *Fandozzi v. Kelly Hotel, Inc.*, 711 A.2d 524, 525 (Pa. Super. 1998).

dant's Response to Plaintiff's Request for Production of Documents in pre-complaint discovery. The matter was conferenced and the parties were directed to file letter briefs. Briefs having been received, the matter is now ready for disposition.

### *Discussion*

Pursuant to Pa. R.C.P. 4003.8, entitled "Pre-Complaint Discovery,"

(a) A plaintiff may obtain pre-complaint discovery where the information sought is material and necessary to the filing of the complaint and the discovery will not cause unreasonable annoyance, embarrassment, oppression, burden or expense to any person or party.

The rule further provides that:

(b) Upon a motion for protective order or other objection to a plaintiff's pre-complaint discovery, the court may require the plaintiff to state with particularity how the discovery will materially advance the preparation of the complaint. In deciding the motion or other objection, the court shall weigh the importance of the discovery request against the burdens imposed on any person or party from whom the discovery is sought.

Pa. R.C.P. 4003.8.

As previously noted, this case commenced by Writ of Summons on March 22, 2012. Petition, ¶1. On or about April 11, 2012, Plaintiff served Defendant with a Request for Production of Documents under Pa. R.C.P. 4003.8 and Pa. R.C.P. 4009.1, seeking "[a]ny and all computer generated information documented by John Seidel's 'Preferred Players Card' for all activity at the Sands Casino in October and November 2011" and "[a]ll photographs, slides, motion pictures, and/or videotapes of Plaintiff John Seidel taken on November 27, 2011 at the 'Deal or No Deal' slot machine, seat no. 2523H0902." Plaintiff's Motion, Exhibit A. Defendant did not file objections to the request, nor did Defendant file a motion for protective order. Petition, ¶4. A rule issued for the filing of a Complaint on the praecipe of Defendant, filed April 20, 2012. Petition, ¶5. After consultation, the parties agreed to hold the Rule in abeyance pending Defendant's response to the discovery request. Petition, ¶6. After several communications between counsel for the parties consistent with Defendant's initial intent to comply with the discovery request, Defendant sent Plaintiff a letter on July 13, 2012 stating that the requested information was not "material and necessary" to the filing of a complaint and therefore would not be provided. By the present petition, Plaintiff asserts that the requested discovery is in fact material and necessary to the filing of a complaint.

A plaintiff seeking pre-complaint discovery shall "demonstrate his good faith as well as probable cause that the information sought is both material and necessary to the filing of a complaint in the pending action. A

plaintiff should describe with reasonable detail the materials sought, and state with particularity probable cause for believing the information will materially advance his pleading.” *Cooper v. Frankford Health Care System, Inc.*, 960 A.2d 134, 140 (Pa. Super. 2008), *appeal denied*, 601 Pa. 679, 970 A.2d 431 (2009) quoting *McNeil v. Jordan*, 586 Pa. 413, 443-44, 894 A.2d 1260, 1278 (2006). Probable cause for pre-complaint discovery exists where the moving party states facts supporting a reasonable belief that the evidence sought will support a cognizable cause of action. *Id.* Accordingly, in ruling on the instant petition, the Court must consider the reasonableness of the request, the existence of probable cause, and Plaintiff’s good faith against the potential effect of an order compelling compliance with the same on Defendant. *Id.*

By the instant petition, Plaintiff merely avers that “Defendant’s outstanding discovery responses concern matters essential to the proper preparation of a Complaint in this matter.” Petition, ¶11. Such an averment, without more, is insufficient to sustain his burden. See *Cooper v. Frankford Health Care System, Inc.*, supra at 141 (“[M]erely stating that the information sought in discovery is ‘material and necessary’ to draft a legally sufficient [c]omplaint ... does not satisfy the McNeil probable cause standard.”). However, by a letter brief filed in support of the petition, Plaintiff further avers that the requested “information is directly material and necessary” to “claims for Dram Shop violations, as well as possible claims for a pattern of predatory behavior by Sands Casino during the months of October and November 2011.” Plaintiff further avers that he “will be unable to plead sufficient details in support of these claims without the requested information.” *Plaintiff’s Letter Brief* at 2. Alternatively, Plaintiff cites case law and argues that he is entitled to the requested information notwithstanding the current litigation. See e.g., *KWLP, LLC v. Bruestle*, 2007 D.&C. Dec. LEXIS 169 (holding in part that defendant/appellant had a contractual duty to permit plaintiff/appellee to inspect certain records irrespective of any litigation or request for pre-complaint discovery).<sup>2</sup>

In opposition to the petition, Defendant argues that the rules regarding pre-complaint discovery are narrowly drawn, and that such discovery shall only be permitted where necessary to the drafting of an adequate complaint. Defendant further contends that in the instant case, Plaintiff has sufficient information to draft an adequate complaint setting forth the elements of a Dram Shop claim, rendering pre-complaint discovery unnecessary. In support of this assertion, Defendant points to Exhibit A attached to his letter brief, which is correspondence from Plaintiff’s counsel to Defendant seeking the challenged discovery. It states in pertinent part that:

John Seidel ... was severely injured in an automobile crash on November 27, 2001 at approximately 10:41p.m. Mr. Seidel was at the Sands Casino from approximately 3:00 in the

<sup>2</sup> While Plaintiff makes an interesting argument in this regard, it is unsupported by the terms of any contract between the parties.



afternoon until shortly after 10:00p.m., during which time he was continuously served intoxicating beverages. Blood alcohol tests taken shortly after the crash determined that his blood alcohol level was .23%.

Defendant's Letter Brief, Exhibit A.

The Court agrees with Defendant as to the state of the law with regard to pre-complaint discovery, insofar as it is generally allowed only where a plaintiff demonstrates that he cannot draft a legally sufficient complaint without it. Likewise, the Court agrees with Defendant that in light of the facts set forth in Defendant's Exhibit A, the requested discovery does not appear to be necessary to setting forth a Dram Shop claim. However, Plaintiff does not appear to be seeking the discovery solely in support of the Dram Shop claim. Rather, as stated in his letter brief, Plaintiff also seeks the information for purposes of demonstrating a pattern of predatory behavior on behalf of Defendant. In light of this explanation, and in recognition of Pennsylvania case law recognizing common-law causes of action against licensees in Dram Shop actions,<sup>3</sup> the Court finds that Plaintiff has met his burden of establishing that the requested discovery is necessary to the filing of sufficient complaint. Accordingly, Plaintiff's Motion for Pre-Complaint Discovery is hereby GRANTED.

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<sup>3</sup> See e.g., *Schuenemann v. Dreemz, LLC*, 34 A.3d 94, 98 (Pa. Super. 2011).

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