

Northampton County Reporter

(USPS 395-280)

VOL. LVII

EASTON, PA November 28, 2013

NO. 100

Garrett K. Petti, Administrator of the Estate of Patrick Petti, Deceased and Marcia A. Karrow, Administratrix of the Estate of Barbara Warren, Deceased, Plaintiffs v. Riverview Golf and Country Club, Inc. d/b/a, a/k/a, t/a Riverview Country Club d/b/a, a/k/a, t/a The Sand Trap Pub and James Black, Defendants (Continued)

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INSERT: Blue: 1. PBI/CLE Seminars – NCBA Office – December 2013

2. 2013-2014 Calendar
3. PA CLE Requirements
4. NCBA/Miller Keystone Blood Center Blood Bank Program
- Cream: 1. "Fee Agreements"
2. "Opening Speech—Civil Case"
3. "Brown v. Board of Education"
4. "Why Am I Being Sued for My Parents' Nursing Home Bill?"

NOTICE TO THE BAR...

Please note that we are adding October 29, 2014 as an additional ARD and Summary Appeal date to the 2014 Court Calendar. This is necessary because there is no scheduled date for these proceedings between September 24 and December 10, 2014. If you have any questions, please call the Court Administrator's Office at 610-559-6700.

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Northampton County Reporter

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

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Edward P. Shaughnessy, Esquire

Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

Ceremonial Admissions – Friday, December 6, 2013.

Courtroom #1, N.C. Courthouse.

Application is available at the NCBA Office or Court Administration.

N.C. Reporter – Publishing deadline changes

Deadline to publish in the December 26th issue is Friday, December 20 by 2:00 p.m.

Deadline to publish in the January 2nd issue is Friday, December 27 by 2:00 p.m.

It is far better to be alone, than to be in bad company.~ George Washington

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**FISCHL, SHIRLEY J. a/k/a**

SHIRLEY JUNE FISCHL, dec'd.

Late of the Borough of Wilson, Northampton County, PA

Executor: Ronald Zimmerman c/o Steven N. Goudsouzian, Esquire, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

Attorney: Steven N. Goudsouzian, Esquire, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

KELLY, HARRY H., dec'd.

Late of Easton, Northampton County, PA

Executor: Shawn A. Kelly c/o Douglas Jon Tkacik, Esquire, 18 East Market Street, P.O. Box 30, Bethlehem, PA 18016-0030

Attorney: Douglas Jon Tkacik, Esquire, 18 East Market Street, P.O. Box 30, Bethlehem, PA 18016-0030

MATHEWS, ELAINE C. a/k/a

ELAINE MATHEWS, dec'd.

Late of the Township of Palmer, Northampton County, PA

Personal Representative: Frank J. Falk c/o William J. McCarthy, III, Esquire, McCarthy Law Offices, 1319 Main Street, Hellertown, PA 18055-1352

Attorneys: William J. McCarthy, III, Esquire, McCarthy Law Offices, 1319 Main Street, Hellertown, PA 18055-1352

SHEFFIELD, BEULAH C., dec'd.

Late of the Township of Hanover, Northampton County, PA

Executor: Steven Sheffield c/o John J. Bartos, Esquire, 100 Brodhead Road, Suite 130, Bethlehem, PA 18017

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

TINNEY, JAMES R., dec'd.

Late of the Borough of Pen Argyl, Northampton County, PA

Executors: Robert J. Tinney and Susan E. Goffredo

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

VACCARINO, ANDREA G., dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executrix: Stacie D. Vaccarino c/o Stanley M. Vasiliadis, Esquire, CELA, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

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

WILLIAMS, JUNE M., dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Susan J. Gould c/o William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

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

SECOND PUBLICATION**BARR, SUSAN M.,** dec'd.

Late of Lower Saucon Township, Northampton County, PA

Administratrix: Susan Barr Hoffman c/o Daniel J. Paci, Esquire, Grim Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkaspie, PA 18944-0215

Attorneys: Daniel J. Paci, Esquire, Grim Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkaspie, PA 18944-0215

BLOODWORTH, ELEANOR F., dec'd.

Late of Palmer Township, Northampton County, PA

Executor: Peter M. Freeman c/o The Law Offices of Charles W. Gordon, 680 Wolf Avenue, Easton, PA 18042

Attorneys: The Law Offices of Charles W. Gordon, 680 Wolf Avenue, Easton, PA 18042

CAHN, MILDRED W., dec'd.

Late of Nazareth, Northampton County, PA

Executor: Robert J. Lohr, II c/o Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219

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

DALY, JOHN H., dec'd.

Late of Nazareth, Northampton County, PA

Executrix: Mary D. Einkauf, 8 Powder Horn Lane, Acton, MA 01720

Attorney: Steven B. Molder, Esquire, 904 Lehigh Street, Easton, PA 18042

GOLDEN, EUGENE P., dec'd.

Late of the Borough of Northampton, Northampton County, PA

Administratrix: Mary Ann Eckel, 108 Epic Court, East Stroudsburg, PA 18302-6668

Attorney: John L. Obrecht, Esquire, 1731 Main Street, Northampton, PA 18067-1544

GRABIAS, STANLEY F., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Edward V. Bucko 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

HECKMAN, FLORA W., dec'd.

Late of the Borough of Bath, Northampton County, PA

Executor: Ronald L. Minnich, 35 Water Street, Wind Gap, PA 18091-1342

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

HRICAK, IRENE F., dec'd.

Late of the Township of Lehigh, Northampton County, PA

Administrators: John T. Hricak and Robert D. Hricak 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

MULARIK, JOHN R., dec'd.

Late of the Township of Upper
Nazareth, Northampton County,
PA
Executors: John A. Mularik, 240
Bayberry Street, Nazareth, PA
18064 and Rebecca Durbin
a/k/a Rebecca McGinley, 4536
Fir Drive, Nazareth, PA 18064
Attorneys: Peters, Moritz, Peischl,
Zulick, Landes & Brienza, LLP, 1
South Main Street, Nazareth, PA
18064

PAGOTTO, PETER, dec'd.

Late of Lehigh Township, North-
ampton County, PA
Trustee: Sarah L. Pagotto 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

PIECHOTA, GREGORY J., dec'd.

Late of 2912 Sickel Road, Bath,
Northampton County, PA
Executrix: Joanne V.B. Piechota
c/o Edward P. Sheetz, Esquire,
Gardner, Racines & Sheetz, 5930
Hamilton Boulevard, Suite 106,
Allentown, PA 18106
Attorneys: Edward P. Sheetz,
Esquire, Gardner, Racines &
Sheetz, 5930 Hamilton
Boulevard, Suite 106, Allentown,
PA 18106

POTOCKI, ANTHONY C., JR.,
dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA
Executrix: Stella Ferguson, 363
Indian Mills Road, Shamong, NJ
08088
Attorney: Keene Jabbour,
Esquire, 701 Washington Street,
Easton, PA 18042

RATUSHNY, RANDI, dec'd.

Late of the Township of Lower
Saucon, Northampton County,
PA
Executor: James G. Emlen c/o
Corriere and Andres, LLC, 433
East Broad Street, P.O. Box
1217, Bethlehem, PA 18016-
1217
Attorneys: Corriere and Andres,
LLC, 433 East Broad Street, P.O.
Box 1217, Bethlehem, PA 18016-
1217

RUHLE, EMMA, dec'd.

Late of Easton, Northampton
County, PA
Executrix: Diane M. Young c/o
Fitzpatrick Lentz & Bubba, P.C.,
4001 Schoolhouse Lane, P.O.
Box 219, Center Valley, PA
18034-0219
Attorneys: Fitzpatrick Lentz &
Bubba, P.C., 4001 Schoolhouse
Lane, P.O. Box 219, Center
Valley, PA 18034-0219

**VASKO, ANN H. a/k/a ANN
VASKO,** dec'd.

Late of Hellertown, Northampton
County, PA
Administratrix C.T.A.: Lisa A.
Bartera, Esquire, The Roth Law
Firm, 123 North Fifth Street,
Allentown, PA 18102
Attorneys: Lisa A. Bartera,
Esquire, The Roth Law Firm, 123

North Fifth Street, Allentown, PA 18102

WHITE, RICHARD J., dec'd.

Late of Freemansburg Borough, Northampton County, PA

Executrix: Kimberly S. Boonie, 8852 Boonie Lane, Petersburg, PA 16669

Attorneys: Thomas E. McDowell, Esquire, BMZ Law, P.C., 113 Fourth Street, Huntingdon, PA 16652-1417

WILSON, MARY JANE a/k/a MARY J. WILSON a/k/a MARY WILSON, dec'd.

Late of the City of Easton, Northampton County, PA

Executor: Stephen J. Wilson a/k/a Stephen Wilson 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

ZOWE, BEULAH G., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Nancy G. Snyder, 3003 Shakespeare Road, Bethlehem, PA 18017-3219

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

THIRD PUBLICATION

AMATO, NATHAN V., dec'd.

Late of the Borough of Bath, Northampton County, PA

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

Attorneys: Edward H. Butz, Esquire, Lesavoy Butz & Seitz

LLC, 7535 Windsor Drive, Suite 200, Allentown, PA 18195

BAKER, ELVIRA, dec'd.

Late of Easton, Northampton County, PA

Personal Representative: Evelena J. Baker c/o Kirby G. Upright, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

Attorneys: Kirby G. Upright, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

BREINIG, ROBERT R., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: National Penn Investors Trust, 1620 Pond Road, Allentown, PA 18014

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

GASSLER, MICHAEL a/k/a MICHAEL GASSLER, JR., dec'd.

Late of Wind Gap, Northampton County, PA

Co-Executors: Kerry R. Gassler and Craig R. Walck c/o John M. Ashcraft, III, Esquire, 20 North 5th Street, Suite #1, Emmaus, PA 18049-2406

Attorney: John M. Ashcraft, III, Esquire, 20 North 5th Street, Suite #1, Emmaus, PA 18049-2406

HUTCHINSON, MARION E., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Administrator: Ronald L. Hutchinson, 4534 Greystone Drive, Nazareth, PA 18064

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

JULIO, ANN a/k/a ANNA R. LOKI, dec'd.

Late of Lower Nazareth Township, Northampton County, PA

Executor: Manuel Julio c/o Thomas J. Maloney, Esquire, Maloney, Danyi, O'Donnell & Tranter, 901 West Lehigh Street, P.O. Box 1279, Bethlehem, PA 18016-1279

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

KOLLER, JOSEPH C., dec'd.

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

Executor: James G. Koller 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

LEMMERMAN, SARA E., dec'd.

Late of the Township of Palmer, Northampton County, PA

Executor: David Oren, 3322 Vermont Street, Easton, PA 18045

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

TAGLANG, ANN L. a/k/a NANCY L. TAGLANG, dec'd.

Late of Northampton Borough, Northampton County, PA

Executrices: Kathleen A. Gaston and Ann C. Peczenyj c/o Eric R. Strauss, Esquire, Worth, Magee

& Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104

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

NOTICE OF INCORPORATION

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

**GREATER LEHIGH VALLEY
ATHLETICS INC.**

on November 5, 2013.

This corporation is organized under provisions of Pennsylvania nonprofit corporation law.

The Articles of Incorporation were filed on: November 5, 2013.

Leo J. Skrapits
Eric Neidig

3157 Santee Road
Bethlehem, PA 18020
(610) 737-0912

Nov. 28

FICTITIOUS NAME

REGISTRATION NOTICES

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act No. 295 of 1982 of intention to file, or the filing of, in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, a certificate for the conduct of a business in Pennsylvania, under the assumed or fictitious name, style or designation of:

**BONSALL SHAFFERMAN
ARCHITECTS AND
SPACE PLANNERS**

with its principal place of business at: 1640 Valley Center Parkway, Bethlehem, PA 18017.

The names and address of all persons owning or interested in said business are: G. Frederick Bonsall and David Shafferman, 1640 Valley Center Parkway, Bethlehem, PA 18017.

The certificate has been filed on November 6, 2013.

TIMOTHY J. DUCKWORTH,
ESQUIRE

MOSEBACH, FUNT, DAYTON &
DUCKWORTH, P.C.

P.O. Box 20770

Lehigh Valley, PA 18002-0770

Nov. 28

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295 of 1982 (54 Pa. C.S.A. Sec. 311 et seq.) that a Certificate was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on October 18, 2013, for the conducting of business under the assumed or fictitious name, style or designation of:

BRINKER HOLLOW FARM

with its principal place of business at: 6216 Mud Run Road, Nazareth (Plainfield Township), Northampton County, Pennsylvania 18064.

The names and addresses of the persons owning or interested in said business are: Kay L. Brinker, 6216 Mud Run Road, Nazareth, PA 18064, Bernard C. Brinker, 285 American Bangor Road, Bangor, PA 18013 and Ryan G. Brinker, 6192 Mud Run Road, Nazareth, PA 18064.

DAVID J. CERAUL, ESQUIRE
22 Market Street
Bangor, PA 18013

Nov. 28

**CORPORATE FICTITIOUS NAME
REGISTRATION NOTICES**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295

of 1982 of intention to file, or the filing of, in the Office of the Secretary of the Commonwealth, at Harrisburg, Pennsylvania, a certificate for the conduct of a business in Pennsylvania, under the assumed or fictitious name, style or designation of:

THE BETHLEHEM PARLOUR

with its principal place of business at: 2744 Briarwood Place, Bethlehem, PA 18017.

The name and address of the entity owning or interested in the said business is: 1114 Company, LLC, 2744 Briarwood Place, Bethlehem, PA 18017.

WENDY A. NICOLSI, ESQUIRE

BROUGHAL & DeVITO, L.L.P.

38 West Market Street
Bethlehem, PA 18018

Nov. 28

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, of intention to file in the Office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Northampton County, Pennsylvania under the assumed or fictitious name, style or designation of:

Name:

MobilityWorks

with its principal place of business at: 6475 Ruch Road, Bethlehem, PA 18017.

The names and addresses of all persons and entities owning or interested in said business are: Van Conversions Inc., 925 South Trooper Rd., Norristown, PA 19403, William Koeblitz and Taylor Clark, 810 Moe Drive, Akron, OH 44310.

The application has been/was filed on or after August 26, 2013.

Nov. 28

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on November 20, 2013, the Petition of Tyler Stephen Allen was filed in Northampton County Court of Common Pleas at No. C0048CV2013-11675, seeking to change the name of Petitioner from Tyler Stephen Allen to Tyler Stephen VanAllen. The Court has fixed December 30, 2013 at 9:00 a.m. in Courtroom #4 at the Northampton County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Nov. 28

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on October 17, 2013 the petition of Kelly M. Muschlitz was filed in Northampton County Court of Common Pleas to No. C48CV20131-0369 seeking to change the name of Kelly Michelle Muschlitz to Kelly Michelle Taylor. The court has fixed December 17, 2013 at 9:00 a.m. in Room No. 4 of the Northampton County Courthouse as the date and place for the hearing of the petition. All persons interested in the proposed change of name may appear and show cause, if any, why the prayer of the petitioner should not be granted.

Nov. 28

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

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
PNC Bank, National Association,
Plaintiff

vs.

Grant V. Runge & Lisa Runge,
Defendants

NO. C-48-CV-2011-9551

**NOTICE OF SALE OF
REAL PROPERTY**

To: Grant V. Runge, Last Record Owner, Defendant, whose last known address is 1158 Dewalt Drive, Easton, PA 18040

Your house (real estate) at 1158 Dewalt Drive, Easton, PA 18040, is scheduled to be sold at the Sheriff's Sale on January 10, 2014 (postponed from December 6, 2013) at 10:00 a.m. at the Northampton County Courthouse, 7th & Washington Streets, Easton, PA 18042, to enforce the court judgment of \$323,931.83, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. Property Description: ALL THAT CERTAIN tract or parcel of land, with improvements thereon, known as Lot No. 70D as shown on the plan of Greenleaf Estates Phase I, being situated in Forks Twp., Northampton County, Pennsylvania, recorded in Northampton County Recorder of Deeds Office in Map Book Volume 1997-1, Pages 311-313. SUBJECT to easements, covenants and restrictions which appear in the chain of title as shown on recorded plans and which presently exist. COUNTY TAX IDENTIFIER NUMBER: K9SW2/2/8. BEING THE SAME PREMISES which FORKS LAND ASSOCIATES, INC., a Pennsylvania Corporation, by its deed dated August 20, 1999 and recorded in the Recorder of Deeds Office, in and for the County of Northampton, at Easton, Pennsylvania, in Record Book Vol. 1999-1, Page 129781, did grant and convey unto GRANT V. RUNGE and LISA RUNGE, husband and wife. BEING KNOWN AS: 1158 Dewalt Drive, Easton, PA 18040. PROPERTY ID NO.: K9SW2-2-8. TITLE TO SAID PREMISES IS

VESTED IN Grant V. Runge and Lisa Runge, husband and wife BY DEED FROM Forks Land Associates, Inc., a Pennsylvania Corporation DATED 8/20/1999 RECORDED 8/24/1999 IN DEED BOOK 1999-1 PAGE 129781 OR AT INSTRUMENT NUMBER.

UDREN LAW OFFICES, P.C.
Attorneys for Plaintiff

111 Woodcrest Rd.
Ste. 200
Cherry Hill, NJ 08003
(856) 482-6900

Nov. 28

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

NOTICE OF SHERIFF'S SALE
WELLS FARGO BANK, N.A.

vs.

LINDA K. JENSEN, in her capacity
as Administratrix of the Estate of
AMY L. JENSEN a/k/a AMY LYNN
JENSEN; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER AMY L. JENSEN a/k/a
AMY LYNN JENSEN, DECEASED
NO. C-48-CV-2013-002575

NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY
NOTICE TO: UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR ASSO-
CIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER AMY L. JENSEN a/k/a
AMY LYNN JENSEN, DECEASED
Being Premises: 56 WEST GOEPP
STREET, BETHLEHEM, PA 18018-
2735.

Being in BETHLEHEM CITY,
County of NORTHAMPTON,
Commonwealth of Pennsylvania.

TAX PARCEL NUMBER: P6NE1A
3 23 0204.

Improvements consist of residen-
tial property.

Sold as the property of LINDA K.
JENSEN, in her capacity as Admin-
istratrix of the Estate of AMY L.
JENSEN a/k/a AMY LYNN JENSEN;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER AMY
L. JENSEN a/k/a AMY LYNN
JENSEN, DECEASED.

Your house (real estate) at 56
WEST GOEPP STREET, BETHLEHEM,
PA 18018-2735 is scheduled to be
sold at the Sheriff's Sale on February
7, 2014 at 10:00 A.M., at the
NORTHAMPTON County Court-
house, 669 Washington Street,
Easton, PA 18042, to enforce the
Court Judgment of \$135,159.51
obtained by, WELLS FARGO BANK,
N.A. (the mortgagee), against the
above premises.

PHELAN HALLINAN, LLP
Attorneys for Plaintiff
Nov. 28

**IN THE DISTRICT COURT
OF LANCASTER
COUNTY, NEBRASKA**

LEGAL NOTICE
SIDDARTH KOTHARI,

Plaintiff

vs.

MARIA LILIANA RAMIREZ,
Defendant

CASE NO. CI 13-3117

NOTICE TO THE DEFENDANT:

Take notice that Siddarth Kothari,
by and through his attorney, has filed
a petition in the above-named court
praying for dissolution of marriage,
and other relief. Unless you answer
on or before December 11, 2013, a
decree may be entered against you.

ANGELICA W. McCLURE,
ESQUIRE (#23470)
KOTIK & McCLURE
Attorneys for Plaintiff
2935 Pine Lake Road
Suite E
Lincoln, NE 68516
(402) 423-0553
(402) 423-0354 FAX
Nov. 14, 21, 28; Dec. 5

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on DECEMBER 6, 2013 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-2012-03436**

ALL THAT CERTAIN tract of land located in the Township of Upper Nazareth, County of Northampton and Commonwealth of Pennsylvania, shown as Lot 50 on the record plan for Creekside Estate—Phase III prepared by Lehigh Engineering Associates, Inc., recorded in Map Book 2002-5, Page 404-405, bounded and described as follows; to wit:

BEGINNING at an iron pin located along the roadway right-of-way of Fieldview Drive, 25.00 feet from centerline; said pin also located along Lot 51 of the aforementioned subdivision, and the lands herein described thence,

1) S-19°-50'-37"-W, 90.00 Feet along the roadway right-of-way of Fieldview Drive, 25.00 Feet from centerline to an iron pin, thence,

2) N-70°-09'-23"-W, 100.00 Feet along Lot 49 of the aforementioned subdivision to an iron pin; thence,

3) N-03°-39'-06"-E, 93.72 Feet along Lot 55 of the aforementioned subdivision to an iron pin; thence,

4) S-70°-09'-23"-E, 126.13 Feet along Lot 51 of the aforementioned subdivision to the aforementioned point and place of BEGINNING.

CONTAINING, 10,176.01 square feet.

BEING KNOWN AS: 2352 Blue Jay Drive, Nazareth, PA 18064.

BEING THE SAME PREMISES which CMC Development Corporation, by Deed dated July 24, 2003 and recorded July 25, 2003 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 12003-1, Page 293414, granted and conveyed unto Steven J. Buckley and Denise M. Buckley.

TAX PARCEL NUMBER: J7 14 2-50 0432.

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

SEIZED AND TAKEN into execution of the writ as the property of Steven J. Buckley and Denise M. Buckley.

RICHARD J. NALBANDIAN, III,
ESQUIRE

**No. 2
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-00649**

ALL THOSE CERTAIN lots situate in the Township of Bethlehem, County of Northampton and State of Pennsylvania, being Lots 1079, 1080, 1081 and 1082 on Plan of "Bethlehem

Annex" recorded in Northampton County in Map Book 6 page 49, bounded and described as follows:

BEGINNING at a point on the South side of Northampton Street 80 feet West of 6th Street; thence extending Westwardly along the South side of Northampton Street a distance of 80 feet; thence extending Southwardly between parallel lines at right angles to Northampton Street a distance of 110 feet to a 15 feet wide alley.

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

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

TAX PARCEL NUMBER: N7NW3 46 5 0205.

THEREON BEING ERECTED an A-Frame single style dwelling with vinyl siding and shingle roof.

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

ROBERT P. DADAY, ESQUIRE

No. 4
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-14052

ALL THAT CERTAIN lot or piece of ground situate, lying, and being in Miller Heights, Township of Bethlehem, County of Northampton, and State of Pennsylvania, being composed of lots known and designated as Lot Nos. 1, 2, and 3 in Block No. 59 on a certain map or plan of said Miller Heights, bounded and described as follows, to wit:

BEGINNING at the point of intersection of the Easterly side or line of Twelfth Street with the Northerly side or line of Hamilton Street in Miller Heights aforesaid; thence extending

Northwardly in and along the said Easterly side or line of the said Twelfth Street, in front and breadth, 75 feet and extending of that width in length or depth Eastwardly between lines parallel with the said Hamilton Street, the Southerly line thereof along the said Northerly side or line of the said Hamilton Street, 110 feet to the Westerly side or line of a certain 20-foot wide street or alley called Line Street. Bounded on the North by Lot No. 4, Block 69, according to the said map or plan; on the South by the said Hamilton Street; on the East by the said Line Street; and on the West by the said Twelfth Street.

BEING KNOWN AS 1902 Twelfth Street, Bethlehem, PA 18020.

TAX PARCEL NUMBER: N7NE4 34 6 0205.

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

SEIZED AND TAKEN into execution of the writ as the property of Joseph E. Gross and Amy L. Gross.

ROBERT P. DADAY, ESQUIRE

No. 5
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02855

ALL THAT CERTAIN lot or parcel of land situate on the North side of Wynnwood Lane East, in the Township of Forks, County of Northampton and State of Pennsylvania, being known as Lot No. 100 Wynnwood Lane East on the Subdivision Plan of Ramblewood, recorded in the Office of the Recording of Deeds, at Easton, Pennsylvania, in and for the County of Northampton, in Plan Book 46, page 45, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly line located twenty-five (25 feet) feet radially from the centerline

of Wynnwood Lane East, said point being a corner in common with lands herein described and Lot 102 Wynnwood Lane East, thence along Lot No. 102 Wynnwood Lane East, North nineteen (19) degrees sixteen (16) minutes one (1) second West, one hundred fifty-two and sixty-five one-hundredths (152.65 feet) feet to a point in line of lands now or late of Ann Martino, thence along land now or late of the said Ann Martino South seventy-two (72) degrees forty (40) minutes six (6) seconds West, one hundred thirty-one and thirty-nine one-hundredths (131.39 feet) feet to a point, a corner in common with lands herein described and Lot No. 1820 Wynnwood Lane North, thence along Lot No. 1820 Wynnwood Lane North, South thirty-eight (38) degrees thirteen (13) minutes fifty-nine (59) seconds East one hundred seventy-nine and two one-hundredths (179.02 feet) feet to a point on the Northerly line located twenty-five (25 feet) feet radially from the centerline of Wynnwood Lane East parallel to and twenty-five (25 feet) feet distant from the centerline thereof on a curve to the right having a radius of two hundred twenty-five (225 feet) feet, an arc length of seventy-four and forty-eight one-hundredths (74.48 feet) feet to the point and place of beginning; containing sixteen thousand four hundred seventeen (16,417) square feet or three hundred seventy-seven one-thousandths (0.377) acre of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Stephen M. Flaherty and Kerri A. Flaherty, h/w, by Deed from Mark J. Mieczkowski and Marybeth Mieczkowski, h/w, dated 09/09/2005, recorded 09/12/2005 in Book 2005-1, Page 351086.

BEING KNOWN AS 100 Wynnwood Lane East aka 100 Wynnwood Lane, Easton, PA 18040.

TAX PARCEL NUMBER: K9 16 10-22 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Kerri A. Flaherty and Stephen M. Flaherty.

ADAM H. DAVIS, ESQUIRE

No. 6

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-01162**

ALL THAT CERTAIN messuage, tenement and lot or piece of land situated in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

ALL THAT CERTAIN tract or piece of land and premises situate on the South side of Delaware Avenue, now Wilkes-Barre Street, in the City of Easton, County of Northampton and State of Pennsylvania, said Lots being numbered 45 and 46 in Section 3 on a Plan of Lots of Seitzville, as laid out by Charles Seitz.

CONTAINING in front on said Wilkes-Barre Street 50 feet and extending Southwardly of that width 125 feet, more or less.

BOUNDED On the North by said Wilkes-Barre Street, On the East by land now or late of Magdalena Klein's Estate, On the South by Chestnut Street as shown on said Plan, and On the West by land now or late of Gottlieb Bokel.

TITLE TO SAID PREMISES IS VESTED IN James P. Libiano, unmarried, by Deed from Ruth Libiano, by Janice G. Libiano,

Attorney-in-Fact, dated 11/08/1996, recorded 11/21/1996 in Book 1996-1, Page 122163.

BEING KNOWN AS 309 East Wilkes Barre Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE3C 9 2 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of James P. Libiano.

ADAM H. DAVIS, ESQUIRE

No. 7

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-04341**

ALL THOSE TWO CERTAIN tracts or parcels of land and premises hereinafter particularly described, situate, lying and being in the Borough of Portland, in the County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

NO. 1: BEGINNING at a corner in Main Street; thence along said street South sixty-seven degrees West forty feet to a corner in Good Street (now Pennsylvania Avenue); thence along said Avenue, South fifteen degrees East one hundred and ten feet to a corner in land of the Estate of Enos Goble; thence along said land North sixty-six degrees East forty feet to a corner in land of the same; thence along line of said land North fifteen degrees West one hundred and ten feet to the place of beginning.

NO. 2: BEGINNING at a corner in Main Street and Lot No. 8; thence South seventy-five degrees West to a corner of Lot No. 10; thence by other land now or late of David R. Hull, South fifteen degrees East one

hundred and ten feet to a corner of Lot No. 12; thence North seventy-five-degrees East thirty-five feet to a corner of Lot No. 8; thence by Lot No. 8 North fifteen degrees West one hundred and ten feet to the place of Beginning. Said lot being designated on Plot as No. 9.

BEING PARCEL NUMBER: C11NE2B4-1-0127.

Property address: 117 Main Street, Portland, PA 18351.

BEING the same premises which Wayne J. McIntyre by Deed dated 03/04/2005 and recorded 03/10/2005 in the Recorder's Office of Northampton County, in Deed Book 2005-1 Page 87006, granted and conveyed unto Donald R. Lewis.

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 The Unknown Heirs of Donald R. Lewis, Deceased and Charlene Lewis, Solely in Her Capacity as Heir of Donald R. Lewis, Deceased.

MICHAEL T. MCKEEVER, ESQUIRE

No. 8

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-06645**

All that lot or parcel of ground situate, lying and being in Northampton County, Commonwealth of Pennsylvania, and being more particularly described as follows:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania, designated as Lot No. 20 as shown on a plan of lots entitled 'Final Plan—Hillcrest (Phase I)' prepared by Environmental Design and Engineering dated November 11, 1992, revised through March 7, 1994 and recorded in the Office of the Recorder of Deeds

of Northampton County, Pennsylvania on June 13, 1994 in Record Book Volume 1994-5, page 170, and being more fully described as follows, to wit:

BEGINNING at a point on the easterly right-of-way line of Clairmont Avenue (60 feet wide) on line of the Remaining Lands of Gerhard and Marilyn Riethmuller, thence along said easterly right-of-way line of Clairmont Avenue (60 feet wide) the following two courses and distances:

1) Along the arc of a curve deflecting to the right having a radius of 220.00 feet and central angle of 30 degrees 24 minutes 43 seconds of an arc length of 116.77 feet (chord: North 23 degrees 36 minutes 58 seconds West 115.41 feet) to a point; thence

2) North 08 degrees 24 minutes 37 seconds West 3.77 feet to a point;

thence along the arc of a curve deflecting to the right, having a radius of 25.00 feet and central angle of 90 degrees 00 minutes 00 seconds, for an arc length of 39.27 feet (chord: North 36 degrees 35 minutes 23 seconds East 35.36 feet) to a point on the southerly right-of-way line of Barberry Lane (50 feet wide); thence along the southerly right-of-way line of Barberry Lane (50 feet wide); thence along the southerly right-of-way line of Barberry Lane (50 feet wide); North 81 degrees 35 minutes 23 seconds, East 75.00 feet to a point at a corner of Lot 29 of Hillcrest (Phase I); thence along said lands of Lot 29 Hillcrest (Phase I), South 08 degrees 24 minutes 37 seconds East 99.21 feet to a point on line of the Remaining Lands of Gerhard and Marilyn Riethmuller; thence along said Remaining Land of Gerhard and Marilyn Riethmuller, South 51 degrees 10 minutes 40 seconds West 80.85 feet, to a point, the place of beginning.

Containing 11,361.40 square feet or 0.261 acres.

TITLE TO SAID PREMISES IS VESTED IN Rabih Dollari, by Deed from Raymond F. Cerankowski, Jr. and Patricia N. Cerankowski, h/w, dated 04/06/2010, recorded 04/06/2010 in Book 2010-1, Page 61763.

BEING KNOWN AS 2 Barberry Lane, Easton, PA 18045.

TAX PARCEL NUMBER: L8NE3 20 9 0324.

THEREON BEING ERECTED a two-story 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 Rabih Dollari.

MELISSA J. CANTWELL, ESQUIRE

No. 9

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-03786**

ALL THAT CERTAIN lot or piece of ground situate in Bushkill Township, County of Northampton, Commonwealth of Pennsylvania designated as Lot No. 9 on a certain plan of Lots known as "Fehr Acres" which said plan is recorded in the Office of the Recorder Deeds in and for the County of Northampton in Plan Book 34 at Page 8 dated November 19, 1974, bounded and described s follows to wit:

BEGINNING At an iron Pin in the northerly edge of a cul de sac (50'radius) terminating Luther Lane, said pin also being the southwest corner of Lot No. 8 of Fehr Acres; thence along the edge of said cul de sac on a curve to the left having a radius of fifty (50) feet and a chord bearing in the distance of south nine degrees eight minutes zero seconds East ninety-nine and ninety-nine one

hundredths feet (S 9°8'0" E 99.99') to a point; thence along land now or late of Frantz and Wagner South eighty-one degrees zero minutes zero seconds West two hundred twenty-six and three one hundredths feet (S 81° 00'00" W 226.0') to an iron pin; thence along land now or late of Franklin Hahn North four degrees thirty minutes zero seconds West one hundred twenty feet (N 4°30'00" W 120.00') to an iron pin; thence along land now or late of Fred Koehler North eighty-six degrees thirty minutes zero seconds East thirty-three feet (N 86°30'00" E 33.00') to an iron pin; thence along same North four degrees thirty minutes zero seconds West one hundred fifty-eight and thirty-four one-hundredths feet (N 4° 30'00" W 158.34") to an iron pin; thence North eighty degrees thirty-five minutes zero seconds East one hundred seventy feet (N 80° 35' 00" E 170.00') to an iron pin; thence along the aforementioned Lot No. 8 South nine degrees sixteen minutes zero seconds East One Hundred seventy-six and thirteen one hundredths feet (S 9° 16'00" E 176.13') to the place of beginning.

CONTAINING 1.2347 acres of land.

BEING THE SAME PREMISES which Kevin M. Brown and Lisa Brown, by deed dated 5/5/2008 and recorded in the Northampton County Recorder of Deeds Office on 5/8/2008 as Instrument No. 2008017976, granted and conveyed unto Marjan Ivanovski.

BEING KNOWN AS 670 Luther Lane, Nazareth, PA 18064.

TAX PARCEL NUMBER: H6 22 4Q 0406.

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

SEIZED AND TAKEN into execution of the writ as the property of Marjan Ivanovski.

CHRISTOPHER A. DeNARDO,
ESQUIRE

No. 10
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-05375

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

BEGINNING at a point on the North boundary line of Dogwood Terrace and land now or late of Joseph L. Metzendorf, et ux; thence North three degrees twenty-nine minutes East (N. 3 degrees 29 minutes E.) two hundred ten and fifty-one one-hundredths feet (210.51 feet) to the North boundary line of Lot No. 1 as shown on the Plan of Lots of Kenneth H. Mitman dated March 22, 1954, and recorded in the Office for the Recording of Deeds in and for Northampton County in Map Book 13, Page 27; thence along said North boundary line of Lot No. 1, South eighty-nine degrees fifty-five minutes West (S. 89 degrees 55 minutes W.), one hundred forty and twenty-seven one-hundredths feet (140.27 feet) to the East boundary line of Lot No. 7, as shown on the aforesaid plan; thence along the East boundary line of Lot No. 7 and Lot No. 8 South three degrees twenty-nine minutes West (S 3 degrees 29 minutes W.) two hundred one and seventy-eight one-hundredths feet (201.78 feet) to the aforesaid North boundary line of Dogwood Terrace; thence along the North boundary line of Dogwood Terrace eastwardly one hundred forty (140 feet) feet to a point, the place of BEGINNING.

BEING Lot No. 1 on the aforesaid Plan of Kenneth H. Mitman.

THIS CONVEYANCE IS UNDER AND SUBJECT TO THE FOLLOWING RESTRICTIONS:

No structures or part of a structure shall be erected on the said premises within ten (10') feet of the boundary lines, save and excepting the Northern boundary line along Dogwood Terrace.

No structure or part of a structure shall be erected within thirty-five (35') feet from the southern building line of Dogwood Terrace.

A single residence only shall be erected on Lot No 1.

UNDER AND SUBJECT to the conditions and restrictions set forth in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Richard F. Williams and August L. Williams, h/w, by Deed from D. Wayne Barefoot and Margaret A. Barefoot, h/w, dated 01/25/2008, recorded 01/28/2008 in Book 2008-1, Page 24614.

BEING KNOWN AS 310 Dogwood Terrace, Easton, PA 18040.

TAX PARCEL NUMBER: K9SE2 10 4B 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of August L. Williams and Richard F. Williams.

MEREDITH WOOTERS, ESQUIRE

No. 11

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2013-01424

ALL THAT CERTAIN messuage, tenement and lot or piece of land situated in the City of Easton, County

of Northampton, State of Pennsylvania, known as Lot No. 26, on Plan of Lots of the Provident Building Association of Easton, Pennsylvania, recorded in the Office for Recording of Deeds in Map Book 8, Page 20, formerly in Book for Miscellanies No. 14, Page 596, Etc., being situated on the south side of Washington Street in said City, running West from the corner of Lot No. 25, twenty-four (24) feet to Lot No. 27 and running of that same width south to Green Lane, now Wolf Street, excepting thereout, however, in the east end, a two-inch strip heretofore sold to Sarah Feit. Also known as 718 Washington Street under the present numbering system for the City of Easton. Also Known As Northampton County Tax Parcel No. L9SE1C 23 19 0310.

Being known as: 718 Washington Street, Easton City, Pennsylvania 18042.

Title to said premises is vested in Joseph G. Pumillo and Ashley B. Smith by deed from JUDITH LYNN JONES, WIDOW dated October 17, 2006 and recorded October 23, 2006 in Deed Book 2006-1, Page 438967.

TAX PARCEL NUMBER: L9SE1C 23 19 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Joseph G. Pumillo and Ashley B. Smith.

JOSEPH I. FOLEY, ESQUIRE

No. 12

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2012-12367

ALL THAT CERTAIN lot of ground and building erected thereon located along the Southerly side of Mountain

View Drive (S.R. 0946) (50 foot wide) in Lehigh Township, Northampton County, Commonwealth of Pennsylvania and shown as Lot #1 on the Minor Subdivision Plan of Bruce A. & Martina Biechy prepared by Martin, Bradbury & Griffith, Inc., Plan #2841-000 dated 1/09/07 last revised 4/23/08 and being bounded and described as follows to wit:

BEGINNING at a concrete monument (found), said concrete monument being located on the Southerly right-of-way line of Mountain View Drive (S.R. 0946) (50 feet wide) said concrete monument also being a point on the Westerly property line of the property now or late of Daniel & Rochelle Kochenasih; THENCE, along the same, the three following courses and distances:

1. South 00 degrees 31 minutes 43 seconds West, 17.46 feet to an iron pin (found);

2. South 28 degrees 55 minutes 58 seconds West 75.19 feet to an iron pin (found);

3. South 26 degrees 41 minutes 15 seconds West 418.80 feet to an iron pin (found) on the Northerly property line of the property now or late of William J. Borger, Jr.;

thence, along the same, North 85 degrees 42 minutes 47 seconds West, 125.00 feet to an iron pin (set); thence, along Lot #3 of the Minor Subdivision of Bruce A. & Martina Biechy the following four courses and distances:

1. North 13 degrees 41 minutes 42 seconds East, 167.08 feet to an iron pin (found);

2. North 19 degrees 04 minutes 37 seconds East, 113.79 feet to an iron pin (set);

3. North 44 degrees 58 minutes 55 seconds East, 115.88 feet to an iron pin (found)

4. North 00 degrees 15 minutes 59 seconds West, 140.17 feet to an iron pin (set) located along the Southerly right-of-way line of Mountain View Drive (S.R. 0946);

thence, along the same, South 77 degrees 04 minutes 27 seconds East, 196.24 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN James Baab a and Kimberly Baab, H/W, and Jacquelyn Baab, as joint tenants with the right of survivorship given by Bruce A. Biechy and Martina Biechy, H/W dated 4/30/2009, recorded 5/12/2009 in book 2009-1 page 111404 instrument # 2009015705.

BEING KNOWN AS 3931 Mountain View Drive, Danielsville, PA 18038.

TAX PARCEL NUMBER: H3 2 1 0516.

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

SEIZED AND TAKEN into execution of the writ as the property of James Baab and Jacquelyn Baab and Kimberly Baab.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 13
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02337

ALL THAT CERTAIN message, tenement and lot or parcel of land situate along the northerly side of the Seidersville Road, between Ravena Street and the Reading Company Right of Way, in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described according to a survey thereof, made the 18th day of November, 1948, by Leonard M. Fraivillig Company, Engineers,

Bethlehem, Pennsylvania, as follows, to wit:

BEGINNING at an iron pipe on the northerly side of the Seidersville Road, distant one hundred twenty-seven and twenty-eight one-hundredths (127.28) feet eastwardly along the said northerly side of the Seidersville Road from its intersection with the easterly side of Ravena Street; thence extending South seventy-five degrees twelve minutes East (S. 75 12 minutes E) along the northerly side of the Seidersville Road, a distance of sixty (60.0) feet to a rail monument in line of land of the Reading Company; thence extending North six degrees no minutes East (N. 6 00 minutes E) along land of said Reading Company, a distance of one hundred (100.0) feet to an iron pipe; thence extending through and across land now or late of Guadalupe J. Salgado, of which this conveyance is a part, the two following courses and distances, to wit: North seventy-five degrees twelve minutes West (N 75 12 minutes W) a distance of sixty (60.0) feet to an iron pipe, and South six degrees no minutes West (S. 6 00 minutes W) a distance of one hundred (100.0) feet to the iron pipe on the northerly side of the Seidersville Road, the point the place of beginning.

ALSO, ALL THAT CERTAIN tract or parcel of land, situate in the City of Bethlehem, Northampton County, Pennsylvania, bounded and described in accordance with a survey and Plan prepared by Kenneth B. Fogle, Jr., described as follows:

BEGINNING at a rail monument in the northerly right-of-way line of Seidersville Road, being one hundred eighty-seven and twenty-eight hundredths feet (187.28 feet) eastwardly from the intersection of the northerly right-of-way line of Seiders-

ville Road with the easterly right-of-way line of Ravena Street, being also the southeasterly corner of other lands of the grantee; thence along lands of the grantee North six degrees seven minutes fifty seconds East (North 6 degrees 7 minutes 50 seconds East) one hundred feet (100.00 feet) to a point, the northeasterly corner of other lands of the grantee; thence along lands now or formerly of the grantor South seventy-seven degrees thirty minutes East (South 77 degrees 30 minutes 0 seconds East) forty-three and twenty hundredths feet (43.20) to a point; thence along lands now or formerly of the Consolidated Rail Corporation South five degrees fifty-one minutes fifty-four seconds West (South 5 degrees 51 minutes 54 seconds West) one hundred and five hundredths feet (100.05 feet) to a point in the northerly right-of-way line of Seidersville Road; thence along said right-of-way line North seventy-seven degrees thirty minutes West (North 77 degrees 30 minutes 0 seconds West) forty-three and sixty-seven hundredths feet (43.67 feet) to a point, the place of beginning.

CONTAINING four thousand, three hundred seventeen (4,317) square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Raymond L. Torres, Jr. and Rosemarie A. Torres, h/w, by Deed from Raymond Torres, Jr., aka Raymond L. Torres, Jr., dated 01/15/1997, recorded 01/23/1997 in Book 1997-1, Page 7130.

BEING KNOWN AS 1851 Seidersville Road, Bethlehem, PA 18015.

TAX PARCEL NUMBER: Q7NW4B 2 1 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Rosemarie A. Torres and Raymond L. Torres, Jr. aka Raymond Torres, Jr.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 14
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-11068

All that certain parcel of land situate in the Borough of Wilson, County of Northampton and Commonwealth of Pennsylvania, and being described as follows:

Beginning at a point in the eastern right of way line of North Seventeenth Street and being a corner of Lot #2,

thence 1), Northerly along the easterly right of way line of North Seventeenth Street North 8 degrees 00 minutes 00 seconds W, 35.00 feet to a point,

thence 2), Easterly North 82 degrees 00 minutes 00 seconds East, 140.00 feet to a point in the westerly right of way line of Apple Street,

thence 3), Southerly along the westerly right of way line of Apple Street, South 8 degrees 00 minutes 00 seconds East, 35.00 feet to a point and corner of Lot #2,

thence 4) Westerly along Lot #2, South 82 degrees 00 minutes 00 seconds West, 140.00 feet to a point the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jonathan Campbell and Melissa Williamson, as joint tenants with the right of survivorship by Angelo E. Dibiagio and Lisa A. Dibiagio, h/w, dated 04/23/2007, recorded 05/07/2007 in Book 2007 Page 168101.

BEING KNOWN AS 29 North 17th Street aka 29 17th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2A 17 1 0837.

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

SEIZED AND TAKEN into execution of the writ as the property of Jonathan Campbell and Melissa Williamson.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 15
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-10405

ALL THAT CERTAIN messuage, tenement, and lot or parcel of ground situate on the West side of Main Street, and being designated as No. 262 Main Street according to the numbering system of the Borough of Freemansburg, in the Borough of Freemansburg, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West side of Main Street distance 27.23 feet Southwardly from the Southwest corner of Main and Monroe Streets, thence extending South 03 degrees, 15 minutes West along the West side of Main Street a distance of 12.88 feet to a point, thence extending through the property of F.L. Donchez, the grantor hereof, of which this conveyance is a part, the 3 following courses and distances, to wit: North 86 degrees, 45 minutes West, and passing in and along the party or partition wall located between the dwelling on the premises herein conveyed and the dwelling located on the premises adjoining to the South, a distance of 28.15 feet to a point, South 03 degrees, 15 minutes West a distance of .95 feet to a point, and

North 86 degrees, 45 minutes West, passing through aforesaid party or partition wall located between the dwelling on the herein conveyed premises and the dwelling located on the premises adjoining to the South, a distance of 138.85 feet to an iron pipe; thence extending North 03 degrees, 15 minutes East along property of the Central Railroad of Pennsylvania (formerly the Lehigh and Susquehanna Railroad Company), a distance of 13.83 feet to an iron pipe; thence extending South 85 degrees, 45 minutes East, through property of F.L. Donchez, the grantor hereof, of which this conveyance is a part, and passing through the party or partition wall located between the dwelling on the premises herein conveyed and the dwelling located on the premises adjoining to the North, a distance of 167 feet to the point on the West side of Main Street, the point the place of beginning.

TOGETHER with the uninterrupted free use, right and privilege to the Grantees herein, their heirs and assigns, of ingress, egress and regress to a 4 foot wide strip of ground or walkway over and across the premises now designated as Nos. 264 and 266 Main Street, being immediately to the North of the within described premises to Monroe Street. The Easterly side of said 4 foot wide walkway being parallel and distant 52 feet from the Westerly side of said Main Street.

TITLE TO SAID PREMISES IS VESTED IN Christopher Zeeh McDermott from Ann L. Hugosson formerly known as Ann L. Wooten, by Warranty Deed, dated 10/25/2002 and recorded 12/10/2002 in Book 2002-1 Page 348204.

BEING KNOWN AS 262 Main Street, Freemansburg, PA 18017.

TAX PARCEL NUMBER: P7NW2B
3 3 0212.

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

SEIZED AND TAKEN into execution of the writ as the property of Christopher Zeeh McDermott.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 16
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-00767

ALL THAT CERTAIN tract or parcel of land situate in the Township of East Allen, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pipe on the easterly property line of Route 512 (LP. 48046), said corner being located no degrees 15 minutes East a distance of 218.21 feet from the southwest-erly corner of land of the grantors herein; thence along the easterly property line of Rt. 512, North no degrees 15 minutes East a distance of 106.79 feet to a corner marked by an iron pipe; thence in and through land of the grantors herein, South 89 degrees 45 minutes East, a distance of 183.47 feet to an iron pipe; thence by the same South no degrees 15 minutes West a distance of 106.79 feet to a concrete monument; thence along line of other land to be conveyed, passing through an iron pipe 33.47 feet distant, North 89 degrees 45 minutes West a distance of 183.47 feet to a point, the place of beginning. Containing 19,592.76 square feet.

Being known as: 6996 Beth-Bath Pike, Bath, Pennsylvania 18014.

Title to said premises is vested in William J. Heiber, III by deed from VIRGINIA E. AMORE AND IRENE M. AMORE dated February 27, 2008 and

recorded March 3, 2008 in Deed Book 2008-1, Page 56970.

TAX PARCEL NUMBER: L6 16 1A-1A 0508.

THEREON BEING ERECTED a two-story 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 J. Heiber, III.

JOSEPH I. FOLEY, ESQUIRE

No. 17
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-05754

ALL THAT CERTAIN lot or piece of land situate in the Township of Upper Mount Bethel, County of Northampton and State of Pennsylvania, and lying on the West side of the Public Road leading from Easton to Delaware Water Gap, in the Village of Slateford:

BEGINNING at the said public road on the North side of a farm road leading up the hill; thence by the said Farm Road South seventy degrees West One Hundred and eighty-five feet to a corner; thence by land of Albert O. Allen North twenty degrees West eighty-eight feet to a corner; thence by land of William Roberts North seventy degrees East one hundred and eighty five feet to the said Easton and Delaware Water Gap Road; thence along the said Road South twenty degrees East eighty-eight feet to the place of beginning.

EXCEPTING AND RESERVING therefrom a tract, having dimensions of approximately fifty feet (50 feet) x ninety feet (90 feet), conveyed by Ellen Stein to the D.L.&W Railroad Company by Deed dated July 29, 1908 and recorded in the Office for the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania, in Deed Book G Volume 37 at Page 298.

TITLE TO SAID PREMISES IS VESTED IN William Zalewski, by Deed from William F. Brodt, Jr., administrator C.T.A. of the Estate of Martha M. Bartholomew, deceased, dated 08/18/1984, recorded 08/22/1984 in Book 669, Page 561.

BEING KNOWN AS 450 Slateford Road, Mount Bethel, PA 18343.

TAX PARCEL NUMBER: B11NE1 6 14 0131.

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 William Zalewski.

MEREDITH WOOTERS, ESQUIRE

No. 19
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-10223

ALL THOSE CERTAIN THREE TRACTS OF LAND with the buildings thereon erected, situate in the Township of Bushkill, County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: ALL THAT CERTAIN lot or tractor land situate in the Township of Bushkill, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point marked by an iron pin on the northern right-of-way of a macadam road leading from Cherry Hill to Moorestown which point is Three hundred ninety-six and seventy-one one-hundredths (396.71) feet measured along the centerline of road on a course of South eighty-eight (88) degrees East (magnetic bearing) East of the intersection of the Western fence line of James R. McGrath (now or formerly) and the centerline of the aforesaid road: thence from this point

the following courses and distances: South eighty-eight (88) degrees East seventy-five (75) feet to an iron pin, North two; (2) degrees East for One hundred fifty (150) feet, to an iron point, North eighty-eight (88) degrees West for seventy-five (75) feet to an iron pin, South two (2) degrees West for One hundred fifty (150) to the place of beginning. BOUNDED on the South by above-mentioned road, on the East, North and West by other lands now or late of James R. McGrath.

TRACT NO. 2: ALL THOSE TWO CERTAIN parcels or pieces of land situate in the Township of Bushkill, County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1: BEGINNING at an iron pin marking the Southeast corner of other lands of Edwin K. Pensyl, thence by said land North eight (8) degrees West, One hundred fifty and forty-two one-hundredths (150.42) feet to an iron pin marking the Northeast corner of said land; thence through land now or late of Cora A. McGrath, South nineteen (19) degrees thirty-four (34) minutes East, One hundred fifty-three and five tenths (153.5) feet to an iron bolt at the side of the public road leading to Nazareth, thence along the said road South eighty two (82) degrees West, thirty and eight-tenths (30.8) feet to the place of beginning.

PARCEL NO. 2: BEGINNING at an iron pin in line of other land of the said Cora A. McGrath, thence by said land South eighty-two (82) degrees West, seventy-five (75) feet to an iron point, the northwest corner of said land; thence by land now or late of Cora A. McGrath, the three (3) courses and distances following. North fourteen (14) degrees fifty (50) minutes West, seventy-one and forty

two one hundredths (71.42) feet to an iron point, North seventy-eight (78) degrees thirty (30) minutes East, sixty-eight and twenty-nine one-hundredth (68.29) feet to a first iron pin and South nineteen (19) degrees thirty-four (34) minutes East, seventy-six and seventy two one-hundredths (76.72) feet to the place of beginning.

TRACT NO.3: ALL THAT CERTAIN piece of parcel of land situate in the Township of Bushkill, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron bolt on the northerly side of the state highway leading from Cherry Hill to Moorestown, corner of land of Edwin H. and Maria G, Pensyl, thence along said land North nineteen (19) degrees thirty-four (34) minutes West, Tow hundred thirty and fourteen one-hundredths (230.14) feet to a flat iron pin; thence along land now or late of Cora A. McGrath, North seventy-eight (78) degrees thirty (30) minutes East, twenty-eight and five-tenths (28.5) feet to an iron pipe; thence still along the same South eighteen (18) degrees fifty-four (54) minutes East, One hundred twenty-eight (128) feet to a pipe; thence still along the Same, South sixty-eight (68) degrees twenty-three (23) minutes West, twelve (12) feet to a pipe; thence still along the same, South nineteen (19) degrees thirty-six (36) minutes East, one hundred (100) feet to a pipe on the north side of the said state highway; thence along the North side of said Highway, South seventy-nine (79) degrees forty-nine (49) minutes West, fifteen (15) feet to the place of beginning.

BEING THE SAME PREMISES which Gene Bonomo by Deed dated November 14, 2006 and recorded

November 17, 2006 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2006-1, Page 476689, granted and conveyed unto JASON R. MILLER.

BEING KNOWN AS 280 Cherry Hill Road, Nazareth, PA 18064.

TAX PARCEL NUMBER: J7 3 4 0406.

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

SEIZED AND TAKEN into execution of the writ as the property of Jason R. Miller.

RICHARD J. NALBANDIAN, III,
ESQUIRE

No. 20
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02556

ALL THAT CERTAIN message or tract of land situated in Bethlehem Township, Northampton County, in the Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southerly right-of-way line of Bigal Court (50 feet wide), being a common corner of Lots 16 and 17 as shown on a plan titled 'Phase 1—Final Plan, Nancy Run Estates, Record Plan' dated January 1, 1997, prepared by Reimer Associates, Inc., and recorded September 1, 1998 in Map Book 1998-5, Page 244, 245; thence along said right-of-way line North 86 degrees 11 minutes 22 seconds East 98.04 feet to a point, being a common corner of Lots 17 and 18 of Nancy Run Estates; thence along said Lot 18 South 03 degrees 48 minutes 38 seconds East 104.03 feet to a point in line of lands of N/L Hampton Meadows Limited Partnership, being a common corner of the aforementioned Lots 17 and 18; thence along said lands of N/L Hampton Meadows

Limited Partnership South 86 degrees 55 minutes 30 seconds West 98.06 feet to a point, being a common corner of the aforementioned Lots 16 and 17; thence, along said Lot 16 North 03 degrees 48 minutes 38 seconds West 102.77 feet to the place of BEGINNING.

CONTAINING 10,138.04 square feet or 0.233 acres more or less.

UNDER AND SUBJECT TO drainage and utility easements and buffer easements shown on the aforementioned subdivision plan.

TITLE TO SAID PREMISES IS VESTED IN John Giglio, separated, by Deed from John Giglio and Alexandra Giglio, h/w, dated 06/13/2005, recorded 06/23/2005 in Book 2005-1, Page 233512.

BEING KNOWN AS 3965 Bigal Court, Bethlehem, PA 18020.

TAX PARCEL NUMBER: N7NE2 4 12 0205.

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

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

ADAM H. DAVIS, ESQUIRE

No. 21
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02930

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Washington, County of Northampton, Commonwealth of Pennsylvania, shown as Lot Number 1 of the Ohland Subdivision No. 2, as prepared by Policelli Engineering, Inc., recorded in the Northampton County Recorder of Deeds Office in Map Book 2001-5 Page 195, bounded and described as follows, to wit:

BEGINNING at an iron pipe found on line of land of Robert L. Schwartz,

said iron pipe also marking the southerly 30 feet wide right of way known as Brodt Road, TR684; thence along said road, North 47 degrees 32 minutes 39 seconds East 287.42 feet to a concrete monument set; thence along the same along a curve to the right having a central angle of 93 degrees 41 minutes 18 seconds, a radius of 30 feet, an arc length of 49.06 feet, and a chord bearing and distance of South 85 degree S 36 minutes 42 seconds East 43.77 feet to a concrete monument set on the westerly 30 feet right of way of the public road known as Mt. Pleasant Road, TR 678; thence along said road, South 38 degrees 46 minutes 03 seconds East 232.18 feet to an iron pipe set, said iron pipe also marking the northern most corner of Lot Number 2; thence along said lot through the center of a proposed drainage swale, South 51 degrees 28 minutes 03 seconds West 315.76 feet to an iron pipe found, said iron pipe also marking a corner of land of Robert L. Schwartz, first above-mentioned; thence along said land, North 39 degrees 28 minutes 37 seconds West 242.35 feet to the place of beginning. Containing 1.8391 acres.

Being known as: 623 Mount Pleasant Road, Bangor, Pennsylvania 18013.

Title to said premises is vested in Thomas K. Winter and Wendy M. Winter by deed from JAMES OHLAND AND CHARLAYNE OHLAND, HUSBAND AND WIFE dated October 29, 2001 and recorded October 30, 2001 in Deed Book 2001-1, Page 227589.

TAX PARCEL NUMBER: F10 4 2 0134.

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 Thomas K. Winter and Wendy M. Winter.

JOSEPH I. FOLEY, ESQUIRE

No. 23

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03455**

ALL THAT CERTAIN lot or piece of ground situated in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in land of Joseph Fulmer and on the East side of the Old North Delaware River Road; thence North 11 degrees 15 minutes East, 70.00 feet to a corner of a lot about to be conveyed to Carrie M. Kressley; thence along the said last mentioned lot, South 78 degrees 45 minutes East 140.33 feet to a corner of other land of the said Joseph Fulmer; thence along the said Joseph Fulmer's land, South 19 degrees 30 minutes West, 70 3/4 feet to a corner in land of the said Joseph Fulmer; thence along said Joseph Fulmer's land, North 78 degrees 45 minutes West, 130.00 feet to the place of BEGINNING.

BOUNDED on the East by a public highway known as Route 611, on the North by property now or late of Carrie M. Kressley, on the South by land now or late of Harley S. Fulmer and wife, Ella P. Fulmer, and on the West by said Old North Delaware River Road.

HAVING THEREON ERECTED A DWELLING KNOWN AS 2377 OLD RIVER ROAD EASTON, PA 18040.

BEING THE SAME PREMISES WHICH Dolores Parsons Klock, et. al.

by deed dated 06/24/10 and recorded 07/15/10 in Northampton County Record Book 2010-1, Page 137268, granted and conveyed unto Paul McLoughlin.

TAX PARCEL NUMBER: K10NW2 4 6 0311.

THEREON BEING ERECTED a colonial 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 Paul McLoughlin.

LEON P. HALLER, ESQUIRE

No. 24
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02649

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

BEGINNING at a point in the northern right of way line of Hunter Road, and being the southeast corner of Lot #5, thence (1) northerly along Lot #5, North 07 degrees, 40 minutes 06 seconds West 203.50 feet to a point, thence (2) easterly North 79 degrees, 23 minutes, 20 seconds East 90.12 feet to a point and corner of Lot #8, thence (3) southerly along Lot #8 and #7, South 07 degrees, 40 minutes, 06 seconds East 208.13 feet to a point in the northern right of way line of Hunter Road, thence (4) westerly along the northern right of way line Hunter Road, South 82 degrees, 19 minutes, 54 seconds West 90.00 feet to a point, the place of beginning. Containing 18,523.4 square feet of land.

Being known as: 791 Hunter Road, Easton, Pennsylvania 18040.

Title to said premises is vested in Terry C. Neve and Ana M. Neve by

deed from MARSHA S. PLOG dated August 13, 1999 and recorded August 19, 1999 in Deed Book 1999-1, Page 126891.

TAX PARCEL NUMBER: J9 13 42 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 Terry C. Neve and Ana M. Neve.

CELINE P. DerKRIKORIAN,
ESQUIRE

No. 25
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02031

ALL THAT CERTAIN lot or piece of land situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, being designated as Lot No. 13, Phase 2, according to the map or plan entitled "College View West Subdivision", prepared by Heikki K. Elo, consulting engineers, Easton, Pennsylvania, as revised February 16, 1979 and as recorded June 20, 1979 in Northampton County Plan Book Volume 54, Page 1, etc.

Being known as: 3430 Temple Court, Bethlehem, Pennsylvania 18020.

Title to said premises is vested in Rubina R. Egnoto by deed from SHERWIN L. MOWERY AND JOANNE M. MOWERY, HUSBAND AND WIFE dated May 17, 2007 and recorded May 29, 2007 in Deed Book 2007-1, Page 195210.

TAX I.D. #: M7SE1 4 4 0205.

BEING KNOWN AS 3430 Temple Court, Bethlehem, PA 18020.

TAX PARCEL NUMBER: M7SE1 4 4 0205.

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

SEIZED AND TAKEN into execution of the writ as the property of Rubina R. Egnoto.

CELINE P. DerKRIKORIAN,
ESQUIRE

No. 26
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-06278

ALL THAT CERTAIN message, tenement, and lot or parcel of land situate in the Township of Forks, Northampton County, Pennsylvania, designated as Lot No. 330 on the Plan of Penn's Ridge, Phases 10 and 12, as said Plan is recorded in the Recorder of Deeds Office in and for Northampton County, Pennsylvania in Map Book Vol. 2003-5, Page 358, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the eastern right-of-way line of Hawthorn Drive (46 feet wide), said point being the northwest corner of Lot 331 and the southwest corner of the herein described Lot 330;

thence along a curve having a radius of four hundred seventy-seven feet (477.00 feet), central angle of seven degrees twenty-two minutes and fifty-five seconds (07 degrees 22 minutes 55 seconds), a length along the arc of sixty-one and forty-six one-hundredths feet (61.46 feet), and a tangent distance of thirty and seventy-seven one-hundredths feet (30.77 feet) to a point;

thence along the southern boundary line of Lot 329, South eighty-eight degrees fifty minutes thirty-two seconds East (S 88 degrees 50 minutes 32 seconds E), a distance of one hundred twenty-six and

seventy one-hundredths feet (126.70 feet) to a point;

thence along the western boundary lines of Lot 307 and Lot 306, South two degrees fifty-six minutes five seconds West (S 2 degrees 56 minutes 05 seconds W), a distance of thirty-five and eight one-hundredths feet (35.08 feet) to a point;

thence along the northern boundary line of Lot 331, South seventy-eight degrees forty-three minutes twenty-seven seconds West (S 78 degrees 43 minutes 27 seconds W), a distance of one hundred nineteen and seven one-hundredths feet (119.07 feet) to the place of BEGINNING.

CONTAINING in area 5,924.16 square feet or 0.136 acres.

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 Miscellaneous Volume 2003-1, Pages 436891-436897.

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

TITLE TO SAID PREMISES IS VESTED IN Ryan A. Alin and Kristen L. Moll and Louise T. Perugini, as joint tenants with the right of survivorship and not as tenants in common from Hornstein Enterprises, Inc., by Warranty Deed, dated 08/02/2005 and recorded 8/8/2005 in Book 2005-1 Page 299363 Instrument # 2005040866.

BEING KNOWN AS 2480 Hawthorn Drive, Easton, PA 18040.

TAX PARCEL NUMBER: K9 10 6-330 0311.

THEREON BEING ERECTED a two-story condominium 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 Louise T. Perugini and Ryan A. Alin and Kristen L. Moll.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 27
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02619

ALL THAT CERTAIN parcel of land situate in the Township of Palmer, County of Northampton, Commonwealth of Pennsylvania, and being all of Lot No. 49 as shown on the recorded plan of Woodmont, which plan is recorded in Map Book 2, at Page 102, in the Office for the Recording of Deeds in and for Northampton County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the west side of Arlington Street, said point being South 4 degrees 05' East 200.00 feet from the southwest corner of Arlington Street and Caanan Avenue; thence along the line between Lot No. 49 and Lot No. 67, South 4 degrees 05' East 40.00 feet to a point; thence along the line between Lot No. 49 and Lot No. 50, North 85 degrees 55' East 110.00 feet to a point; thence along the west side of Arlington Street, North 4 degrees 05' West 40.00 feet to the place of BEGINNING.

CONTAINING 4,400 square feet of land.

Being known as: 446 Arlington Street, Easton, Pennsylvania 18045.

Title to said premises is vested in Michelle Kazar by deed from SIMON

BALLANTYNE dated July 20, 2004 and recorded July 26, 2004 in Deed Book 2004-1, Page 287358.

TAX PARCEL NUMBER: M8NE4 4 6 0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Michelle Kazar and Simon Ballantyne.

CELINE P. DerKRIKORIAN,
ESQUIRE

No. 29
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-06250

ALL THAT CERTAIN message and tenement and lot or piece of ground situated in the City of Bethlehem, County of Northampton and State of Pennsylvania, known as 318 State Street, (formerly called Cemetery Street), bounded and described as follows, to wit:

BEGINNING at the Southwest corner of State (formerly Cemetery) Street and Mechanic Streets, thence extending Southwardly along said State (formerly Cemetery) Street, a distance of fourteen and sixty one-hundredths feet (14.60 ft.) more or less to a point the center of partition wall of this property and property #320 State (formerly Cemetery) Street, thence extending in a Westerly direction through the center of partition wall of this property and property #320 State (formerly Cemetery) Street and along land of the grantor a distance of seventy-six and fifty-five one-hundredths feet (76.55 ft.) to a point, thence extending in a Northerly direction a distance of thirteen feet (13 ft.) to a point on Mechanic Street, thence extending in

an Easterly direction along the South side of Mechanic Street a distance of seventy-seven and fourteen one-hundredths feet (77.14 ft.) to a point on Mechanic Street, the place of BEGINNING.

BOUNDED on the North by Mechanic Street, on the South by #320 State (formerly Cemetery) Street, on the East by State (formerly Cemetery) Street, and on the West by a six feet ten inch (6 ft. 10 in.) private alley.

The sewer lines running through this property from properties on the South being Nos. 318-320-324 and 326 are at no time to be in any way changed or obstructed and the expenses for maintaining of same are to be paid pro rata.

TITLE TO SAID PREMISES IS VESTED IN Federico Presto and Evelyn Presto, h/w given by Rosa M. Rodriguez, dated 07/18/2005, recorded 07/20/2005 in Book 2005-1 Page 268877.

BEING KNOWN AS 318 State Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SE2A 17 11 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 Federico Presto and Evelyn Presto.
MELISSA J. CANTWELL, ESQUIRE

No. 30

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-09712**

ALL THAT CERTAIN tract of land together with improvements thereon located in the Borough of Northampton, County of Northampton and Commonwealth of Pennsylvania, (shown as Lot 6 on a final major

subdivision plan entitled, Wynnewoode North, recorded in Volume 1997-5, Page 1), bounded and described as follows, to wit:

BEGINNING at an iron pin located along the right-of-way of Michael Court, said pin also located along lot 7 of the same subdivision, and the lands herein described; thence,

1) Along an arc deflecting to the right having a radius of 25.00 feet and a length of 24.86 feet (long chord N 15 degrees-08 minutes-14 seconds E, 23.84 feet) along the right-of-way of Michael Court to an iron pin; thence,

2) Along an arc deflecting to the right having a radius of 125.00 feet and a length of 19.89 feet (long chord N 48 degrees-10 minutes-39 seconds E, 19.86 feet) along the right-of-way of Michael Court, 25.00 feet from centerline to a concrete monument; thence,

3) N 52 degrees-44 minutes-06 seconds W, 11.97 feet along the same to an iron pin; thence,

4) S 44 degrees-04 minutes-01 second E, 155.36 feet along lot 5 of the same subdivision to an iron pin; thence,

5) S 53 degrees-44 minutes-06 seconds W, 31.01 feet along lands now or former of Louis & Pauline Cogossi to an iron pin; thence,

6) N 52 degrees-43 minutes-28 seconds W, 142.76 feet along lot 7 of the same subdivision to the aforementioned point and PLACE OF BEGINNING.

CONTAINING 6,458.00 square feet.

TITLE TO SAID PREMISES IS VESTED IN Patricia L. Fiorilli, by Deed from Mark Hummel and Belle Hummel, h/w, dated 11/08/2004, recorded 11/22/2004 in Book 2004-1, Page 454333

BEING KNOWN AS 108 Michael Court, Northampton, PA 18067.

TAX PARCEL NUMBER: L3 4 3-6 0522.

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

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

ALLISON F. ZUCKERMAN,
ESQUIRE

No. 31

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03059**

All that certain tract or piece of land situate in the Borough of Wilson, County of Northampton, Commonwealth of Pennsylvania, comprising of Lot No. 205 as appears on a certain map of the Fairview Park Association entered of record in the Office for the Recording of Deeds, at Easton, PA in and for the said County of Northampton, in Map Book 2, Page 64.

Containing in front on the South side of Ferry Street, between 19th and 20th Street, as laid out on the said map, twenty (20) feet and extending of that width between parallel lines southwardly one hundred and thirty (130) feet to Spruce Street, as appears on said map.

Bounded on the north by said Ferry Street, on the east by Lot No. 204, on the south by Spruce Street, and on the west by Lot No. 206.

Being known as 1948 Ferry Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW1C 12 2 0837.

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

SEIZED AND TAKEN into execution of the writ as the property of Matthew J. Cascioli.

MICHAEL T. MCKEEVER, ESQUIRE

No. 34

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02183**

All that certain property situated in the Borough of Chapman Quarries, in the County of Northampton, Commonwealth of Pennsylvania, and being described as follows: J6-5-23. Being more fully described in a deed dated 08/04/05 and recorded 08/10/05, among the land records of the County and State set forth above, in Deed Volume 2005-1 and Page 304648.

BEGINNING at a point, being the intersection of the northerly line of the Public road, leading from bath to Klecknersville and the middle line of the road, leading in a northerly direction from the Bath-Klecknersville road to Moorestown; thence extending in and along the middle of the said Las Mentioned road, north 41 deg 08 minutes 30 seconds east, 104 feet to a point; thence along an old fence line, marking the division of the former Chapman Slate company store property and the former hotel property, northern 48 deg 51 minutes 30 seconds west, 220 feet to the easterly edge of the concrete paved portion of the road, leading to north Main street in the borough of Chapman quarries; thence along the edge of the said Paved road, along a curve to the let, in a southeast direction, 257 feet to the place of beginning.

BOUNDED on the north by the former hotel property, east by the aforesaid road, leading to Moorestown and south and west by the Paved Roads, hereinbefore mentioned.

THE conveyance is made subject to all restrictions, easements, rights of way, covenants and conditions contained in the deeds forming the chain of title to this property.

TITLE TO SAID PREMISES IS VESTED IN Michael Sora, a single man and his parents and Theresa Sora and Steven A. Sora, h/w, as joint tenants with right of survivorship, by Deed from Michael Sora, single and his mother and Theresa Sora, a married woman, by Greg Perdziola as agent / aif, joined by her spouse Steven A. Sora, as joint tenants with the right of survivorship, dated 01/31/2007, recorded 04/02/2007 in Book 2007-1, Page 118593.

BEING KNOWN AS 2558 Monocacy Avenue, Bath, PA 18014.

TAX PARCEL NUMBER: J6 5 23 0507.

THEREON BEING ERECTED a two-story duplex with brick and T-1-11 siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Theresa Sora and Steven A. Sora and Michael Sora.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 35

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-00284**

ALL THAT CERTAIN messuage or tenement and lot or piece of ground, situated in said Township of Bethlehem (now the Borough of Free-mansburg); BOUNDED and described as follows to wit:

BEGINNING at a point on New Street at a twelve feet wide alley, thence Westwardly along said alley One Hundred and Twenty feet more or less to a point on another twelve feet wide alley, thence Southwardly along said last mentioned alley, Sixty feet to a point on lands formerly of Samuel Getter now or late of Jacob

Schaffner, thence Eastwardly along the same, One Hundred and Twenty feet more or less to a point on said New Street, thence Northwardly along said New Street Sixty feet to the place of beginning.

BOUNDED on the East by New Street; on the North and West by said alley's and on the South by lands formerly of Samuel Getter now owned by Jacob Schaffner as aforesaid.

TITLE TO SAID PREMISES IS VESTED IN George Hitcho, Jr., married, by Deed from George Hitcho, Jr. and Jeanette A. Hitcho, h/w, dated 12/15/2005, recorded 12/30/2005 in Book 2005-1, Page 530163.

BEING KNOWN AS 440 New Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N7SW3C 8 1 0212.

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

SEIZED AND TAKEN into execution of the writ as the property of George Hitcho, Jr.

JONATHAN LOBB, ESQUIRE

No. 36

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03732**

All that lot or piece of ground together with the improvements thereon, located on the south side of and known as #1338 Pine Street, between Peach and Fourteenth Streets in the Eighth Ward of the City of Easton, Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the south building line of Pine Street and also in line with the center of the dividing wall between house #1336 and #1338 Pine Street, the said point being distant westwardly 42.75 feet from the west curb line of Peach Street measured westwardly along the south

building line of Pine Street thence extending westwardly along the south building line of Pine Street for a distance of 21.5 feet more or less and extending of that width between parallel lines which are also parallel with Peach Street for a distance of 115 feet to a ten feet wide alley.

Being the same premises which Charles D. Knecht, Jr. and Edith L. Knecht, his wife, by their deed dated March 26, 1947 and recorded in the Office of the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania, in Deed Book Volume A81, Page 313, did grant and convey unto Earl W. Michael and Olive M. Michael, his wife, and the said Earl W. Michael having since died, fee simple title to the above-described premises vested in his spouse, Olive M. Michael, by virtue of the laws of the Commonwealth of Pennsylvania relating to tenancies by the entireties.

Title to said premises vested in Alambri Gil-Rodriguez by Deed from Angela A. Bock dated 05/16/2008 and recorded 05/30/2008 in the Northampton County Recorder of Deeds in Book 2008-1, Page 160868.

BEING KNOWN AS 1338 Pine Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2C 5 3 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 Alambri Gil-Rodriguez.

PATRICK J. WESNER, ESQUIRE

No. 37
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-09264

ALL THAT CERTAIN tract of land situate on the West side of Crosswinds Drive (50 feet wide) in the Township of Bethlehem, County of Northampton, Commonwealth of

Pennsylvania, as shown on the Final Plan of Lake View Estates, Plan No. 2K085-02 Rev. 8, prepared by BASE Engineering, inc, being known as Lot #32 and being more fully bounded and described as follows:

BEGINNING at a point on the Western right of way line of Crosswinds Drive a corner of Lot 31; thence along Lot 31 and Lot 35; thence along Lot 35 North 06 degrees 50 minutes 38 seconds West 140.00 feet to a point a corner common to Lot 33 and Lot 35; thence along Lot 33 North 83 degrees 09 minutes 22 seconds East 165.00 feet to a point on the Western right of way line of Crosswinds Drive; thence along the Western right of way line of Crosswinds Drive the two following courses (1) South 06 degrees 50 09 minutes 38 seconds East 140.00 feet to a point the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Adrienn Gangotena, by Deed from Adrienn Gangotena and Ivan Gangotena, dated 08/04/2005, recorded 08/17/2005 in Book 2005-1, Page 314402.

BEING KNOWN AS 4255 Crosswinds Drive, Easton, PA 18045.

TAX PARCEL NUMBER: L8 11A 14-32 0205.

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

SEIZED AND TAKEN into execution of the writ as the property of Adrienn Gangotena.

ADAM H. DAVIS, ESQUIRE

No. 38
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02186

ALL THAT CERTAIN lot or piece of ground situate on the southeast side of Eagle View drive in the township of Bushkill, county of Northampton, commonwealth of Pennsylvania,

being lot 5 on a final subdivision plan entitled 'eagle point subdivision' as prepared by Benchmark Civil Engineering Services, Inc., dated and last revised 10/17/05, and being bound and described as follows:

BEGINNING at a point in the southeasterly 25-foot right of way line of Eagle View drive, said point marking the northeasterly corner of lot 4 of this subdivision;

THENCE extending along the southeasterly 25-foot right of way line of Eagle View drive, north 32 degrees 10 minutes 13 seconds east, 175.00 feet to a point;

THENCE extending along the southwesterly property line of lot 6 of this subdivision, south 57 degrees 49 minutes 47 seconds east, 250.00 feet to a point;

THENCE extending along the northwesterly property line of now or formerly Gordon Biechy, south 32 degrees 10 minutes 13 seconds west, 175.00 feet to a point;

THENCE extending along the northeasterly property line of lot 4 of this subdivision, north 57 degrees 49 minutes 47 seconds west 250.00 feet to the place of beginning;

CONTAINING 43,750.00 square feet, 1.00 acres.

TITLE TO SAID PREMISES IS VESTED IN Neville Carrington and Cherry Carrington, by Deed from Ashview Development Company, LLC., dated 05/18/2007, recorded 06/04/2007 in Book 2007-1, Page 204662.

BEING KNOWN AS Lot 5 218 Eagle View Drive aka 218 Eagle View Drive, Bath, PA 18014.

TAX PARCEL NUMBER: H6 13 7B-5 0406.

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

SEIZED AND TAKEN into execution of the writ as the property of Neville Carrington and Cherry Carrington.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 39

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03282**

ALL THAT CERTAIN parcel of land know as Lot No. 3-39 located I Palmer Township, Northampton County, Commonwealth of Pennsylvania, as shown on a plan entitled 'The Villages At Mill Race Record Plan Phase III' prepared by Harte Engineering, Inc., recorded September 17, 2004, in Northampton County Map Book Volume 2004-5, page 613 et seq., bounded and described as follows:

BEGINNING at a point on the westerly right-of-way line of Mill Race Drive, said point being in line with the lands known as Lot 3-40 of The Villages At mill Race—Phase Three; thence,

Along the same, on a curve to the left having a radius of 330.00 feet, a chord bearing of South 13 degrees 32 minutes 18 seconds West, a chord length of 61.72 feet and an arc length of 61.81 feet to a point; thence,

Along the lands known as Lot 3-38 of The Villages At Mill Race—Phase Three, North 81 degrees 49 minutes 39 seconds West 25.00 feet to a point; thence,

Along the same, South 81 degrees 11 minutes 20 seconds West 86.12 feet to a point; thence,

Along the lands known as Lot 2-33 of The Villages At Mill Race—Phase Two, North 03 degrees 07 minutes 46 seconds West 87.79 feet to a point; thence,

Along the lands known as Lot 2-32 of the Villages At Mill race—Phase Two and Lot 3-40 of The Villages At Mill Race—Phase Three, North 86

degrees 40 minutes 17 seconds East 111.24 feet to a point; thence,

Along said Lot 3-40, South 71 degrees 05 minutes 44 seconds East 25.00 feet to the POINT OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Neophytos Zambas and Susan Pitarqui, h/w, by Deed from CMC Development Corporation, a Pennsylvania corporation, dated 07/28/2005, recorded 07/29/2005 in Book 2005-1, Page 286707.

BEING KNOWN AS 108 Mill Race Drive, Easton, PA 18045.

TAX PARCEL NUMBER: K9 1 1-39A 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 Neophytos Zambas and Susan Pitarqui.

MEREDITH WOOTERS, ESQUIRE

No. 40
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-10820

ALL THAT CERTAIN message, tenement and tract of ground situate in the Township of Lehigh, County of Northampton and Commonwealth of Pennsylvania, and known as Lot No. and part of Lot No. 40 as shown on a Plan of Indian Trail Park, Inc., dated April, 1930 and prepared by Beacon and Sieger, Civil Engineers of Allentown, Pennsylvania, said tract being bounded and described as follows:

BEGINNING at a point on Monocacy Street, 49.00 feet East of a 10 feet wide alley; thence along Monocacy Street 66.33 feet, more or less, to a point, a corner of property now or late of Katye L. Vogel; thence

extending along said property known as Lot No. 42 in a Northwesterly direction 82.54 feet to a point on Seneca Street; thence extending along Seneca Street in a Southwesterly direction 71.00 feet, more or less, to a point in Lot No. 40, a corner of property now or late of Lloyd T. Acker; thence extending through Lot No. 40 and along property of said Lloyd T. Acker South 23 degrees 31 minutes East 89.70 feet, more or less, to a point on Monocacy Street, the place of Beginning.

ALSO DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the South side of Seneca Street, now known as Teak Drive, in the Township of Lehigh, County of Northampton and Commonwealth of Pennsylvania, and being Lot No. 41 and part of Lot No. 20 as shown on Plan of Indian Trail Park, Inc., as recorded in Map Book 10, Page 47, and also shown on a survey plan prepared by Kenneth R. Hahn, R.S., Drawing No. 70-249, dated June 27, 1979, bounded and described as follows:

BEGINNING at a point on the South right-of-way line of Teak Drive, formerly known as Seneca Street, 25.00 feet wide, said point being located 55.00 feet West of the West right-of-way line of Sioux Street, 25.00 feet wide; thence along the property of Lot No. 42 South 26 degrees 57 minutes East 84.54 feet to a point on the North right-of-way line of Redbud Drive; thence along the North right-of-way of Redbud Drive, 25.00 feet wide, South 58 degrees 42 minutes West 66.33 feet to a point; thence along Lot No. 40 of said Plan North 30 degrees 03 minutes 23 seconds West 89.70 feet to a point on the South right-of-way line of Teak

Drive; thence along the South right-of-way line of Teak Drive North 63 degrees 03 minutes East 71.00 feet to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Ryan P. Hartnett, by Deed from Lynda A. Cole, dated 04/24/2009, recorded 04/30/2009 in Book 2009-1, Page 99373.

BEING KNOWN AS 3803 Teak Drive, Northampton, PA 18067.

TAX PARCEL NUMBER: J3SE2 3 3 0516.

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

SEIZED AND TAKEN into execution of the writ as the property of Ryan P. Hartnett.

ADAM H. DAVIS, ESQUIRE

No. 41
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-09298

ALL THAT CERTAIN lot or tract of land situated on the east side of Monastery Place in the Township of Lehigh, County of Northampton and Commonwealth of Pennsylvania, being Lot 25 as shown on the subdivision plan known Friar's View Estates, said plan being recorded in the Recorder of Deeds Office in and for the County of Northampton in Map Book Volume 45, Page 18, bounded and described as follows, to wit:

BEGINNING at a point on the eastern right of way line of Monastery Place located South 0° 56' West 420.00 feet from the intersection formed by the said eastern right of way line extended of Monastery Place with the southern right of way line extended of Chapel Court.

THENCE along the southern property line of Lot 24 South 09° 04'

East 312.50 feet to a point on the western property line of Lot 14.

THENCE along the same and along the western property line of Lot 15 and also along the center of a P.P. & L. right of way South 0° 56' West 140.00 feet to a point on the northern property line of Lot 26.

THENCE along the same North 89° 04' West 312.50 feet to a point on the eastern right of way line of Monastery Place. Thence along the same North 0° 56' East 140.00 feet to the point of BEGINNING.

CONTAINING 1.00 acres.

PARCEL NO.: J3-5-10D-0516.

ALSO being known as 608 Monastery Place, Northampton, PA, 18067.

BEING the same premises which JOSEPH E. TEMPLE AND ANNETTE E. TEMPLE, HUSBAND AND WIFE, by Deed dated May 1, 1998 and recorded May 8, 1998 in and for Northampton County, Pennsylvania, in Deed Book Volume 19981 , Page 057838 , granted and conveyed unto Thomas M. Kanard and Jennifer Kreimendahl, both unmarried, as joint tenants with right of survivorship.

THEREON BEING ERECTED a ranch 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 Thomas M. Kanard and Jennifer Kanard fka Jennifer Kreimendahl.

SCOTT A. DIETTERICK, ESQUIRE

No. 42
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-08027

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, in the Borough of South Easton, now the City of Easton,

County of Northampton and Commonwealth of Pennsylvania, being Lot Numbered 212 according to the Plan or Plot of Packer Farm, situated on the west side of Packer Street and containing in front or breadth on said street 30 feet, and extending of that breadth between parallel lines at right angles with said Packer Street, a distance of 120 feet to Linden Street.

BOUNDED on the north by Bird Street, on the east by Packer Street, south by Lot Numbered 213, and west by said Linden Street.

TITLE TO SAID PREMISES IS VESTED IN Thomas E. Spencer, Jr. by Patrick M. Fistler, dated 01/07/2005, recorded 01/11/2005 in Book 2005-1 Page 13909.

BEING KNOWN AS 623 Packer Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NW2B 14 1 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Thomas E. Spencer, Jr.

ADAM H. DAVIS, ESQUIRE

No. 43

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-09172**

ALL THAT CERTAIN lot or parcel of land situate in the Borough of Bangor, County of Northampton and State of Pennsylvania, shown as Lot No. 2 on a Plan of a Subdivision of land for Gregory J. Adams and Christine Adams, being recorded in Plan Book 1998-5, Page 352, bounded and described as follows:

BEGINNING at a point on the Northerly property line of Market Street, a corner also in land of

Merchants National Bank of Bangor; thence along said Market Street North 85 degrees 27 minutes 00 seconds West 15.34 feet to a point; thence along Lot No. 1 of the above mentioned Subdivision, the following three courses and distances: (1) passing through the middle partition wall of the double dwelling North 5 degrees 19 minutes 08 seconds East 61.40 feet; (2) North 10 degrees 49 minutes 24 seconds East 37.13 feet; (3) passing through the concrete block garage North 5 degrees 05 minutes 00 seconds East 22.99 feet to a point on the Southerly line of Municipal Drive; thence along said Drive South 84 degrees 38 minutes 56 seconds East 11.31 feet to a point; thence along land of Merchants National bank of Bangor South 5 degrees 03 minutes 00 seconds West 121.18 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Elvin Vega and Alexandria Vega, h/w by Deed from Jeffrey N. Swope, dated 07/14/2005, recorded 07/28/2005 in Book 2005-1, Page 283034.

BEING KNOWN AS 115 Market Street, Bangor, PA 18013.

TAX PARCEL NUMBER: E9NE2A 7 11 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 Elvin Vega and Alexandria Vega.

MELISSA J. CANTWELL, ESQUIRE

No. 44

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05994**

ALL THAT CERTAIN lot or piece of ground, together with the building

situate thereon, located in the Borough of Freemansburg, Northampton County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the northern boundary line of Lincoln Street, a fifty foot road, at a point dividing Lots 13 and 14, as shown on Plan of "Monroe Acres" prepared by Estate Developers and Engineers, Consulting Engineers, of W. Easton, Pa., dated August 6, 1986 and last revised December 12, 1986 and recorded in the Office of the Recorder of Deeds in and for Northampton County in Map Book Volume 87, page 158; thence from said point of beginning and along the boundary line of Lot 14 and partly through a party wall North 00 degrees 11 minutes 03 seconds East, a distance of 120.00 feet to a point on the southern boundary line of Lot 12; thence along the same, South 89 degrees 48 minutes 57 seconds East, a distance of 54.57 feet to a point on the eastern boundary line of Garfield Street; thence along the same, south 00 degrees 09 minutes 03 seconds West, a distance of 94.99 feet to appoint of tangency; thence along the arc of a circle curving to the right, with a radius of 25.00 feet, an arc distance of 39.29 feet to a point of tangency on the northern boundary line of Lincoln Drive; thence along the same, North 89 degrees 48 minutes 57 seconds West, a distance of 29.63 feet to a point, the place of BEGINNING.

CONTAINING 6,419.00 square feet and being known as Lot 13, Monroe Acres, and having a street address of 901 Lincoln Street, Freemansburg, PA.

ALSO BEING KNOWN AS Northampton County Uniform Parcel Identifier: P7NW1B-8-7.

LESS AND EXCEPTING a certain tract or piece of land known as Lot 39, Monroe Acres, having a street address of 1002 Lincoln Street, Freemansburg. Lot No. 39 was conveyed to Marie A. Black and Robert Black, her husband, by Deed dated July 11, 1996, and recorded in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 1996-1, Page 074441.

PARCEL UNDER AND SUBJECT to covenants, restrictions and easements as appear of record and especially those shown on Plan of Monroe Acres, hereinabove referred to.

*Deed description excepts Lot #39, Monroe Acres, but does not include Lot #39 in the description.

BEING the same premises which Robert Black, individually, by Deed dated May 30, 2001, and recorded June 14, 2001, in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2001-1, Page 110013, as Instrument No. 2001022974, granted and conveyed unto John Lynch and Joann Sutton-Lynch, husband and wife, in fee.

BEING KNOWN AS 901 Lincoln Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER: P7NW 1B 8 7 0212.

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

SEIZED AND TAKEN into execution of the writ as the property of John Lynch and Jo Ann Sutton-Lynch.

ANDREW J. MARLEY, ESQUIRE

No. 45
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-04168

ALL THAT CERTAIN tenement, messuage, tract, parcel of land lying

and being in the Borough of Pen Argyl, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner on the South side of George Street and the center and dividing line of a two-family (double) dwelling situate on Lot No. 70 on a plan of lots of William Lobb, thence in a Southerly direction a distance of one hundred fifteen (115') feet to a corner, thence in an Easterly direction a distance of twenty-four and one-half (24 1/2') feet, more or less, to the Southeast corner of said Lot No. 70, thence in a Northerly direction a distance of one hundred fifteen (115') feet to a corner on the aforesaid George Street, thence in a Westerly direction a distance of twenty-four and one-half (24 1/2') feet, more or less, to the PLACE OF BEGINNING.

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

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM TAX PARCEL IDENTIFIER NO.: E8NE4B-3-5.

BEING the same premises which Mark L. Getz and Kimberly M. Getz, husband and wife, by Deed dated September 30, 2008 and recorded October 6, 2008 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2008-1 Page 275683, as Instrument Number 2008038855, granted and conveyed unto John Fassl and Jennifer Fassl, husband and wife, as tenants by the entirety, in fee.

BEING KNOWN AS 736 George Street, Pen Argyl, PA 18072.

TAX PARCEL NUMBER: E8NE4B 3 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 John Fassl and Jennifer Fassl.

CHRISTINA C. VIOLA, ESQUIRE

No. 46

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-06221**

ALL THAT CERTAIN lot or piece of land, together with the northern one-half of a double dwelling thereon erected, situate, lying and being in the City of Easton, County of Northampton and State of Pennsylvania, and known as No. 234 Folk Street (formerly Philadelphia Road), containing in front on said Philadelphia Road, twenty-two (22) feet six (6) inches, and extending of that width in depth eastwardly one hundred twenty (120) feet, more or less, to a private alley, bounded and described as follows, to wit:

BEGINNING at a point on the east side of Philadelphia Road, which said point is in line with the middle of the partition wall dividing the dwelling hereby conveyed and the dwelling adjoining it on the south; thence in a northwardly direction along the east side of said Philadelphia Road, twenty-two (22) feet six (6) inches; thence extending eastwardly in a line parallel with St. Joseph Street, one hundred twenty (120) feet, more or less, to a private alley; thence extending southwardly along the western side of said alley, twenty-two (22) feet six (6) inches to a point; thence extending westwardly in a line parallel with St. Joseph Street, one hundred twenty (120) feet, more or less, to the point of beginning.

BOUNDED on the east by a private alley, on the south by property now or late of Anthony Muratore, on the west by Philadelphia Road, and on the north by property now or late of John E. Stout and wife.

TITLE TO SAID PREMISES IS VESTED IN Jennifer M. Anderson, by Deed from Beatrice M. Dragotta, dated 12/30/2009, recorded 12/30/2009 in Book 2009-1 Page 322385.

BEING KNOWN AS 234 Folk Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE3B 7 34 0310.

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

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

JONATHAN LOBB, ESQUIRE

No. 47

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03593**

ALL THAT CERTAIN lot or piece of land with improvements thereon erected known as No. 121 South Mulberry Street, situate in the City of Easton; County of Northampton, and Commonwealth of Pennsylvania.

CONTAINING in front on the Westerly side of Mulberry Street 15 feet 6 inches and extending of that width in a Westwardly direction 68 feet to a point, being the middle of a row of three houses.

BOUNDED on the North by property No. 119 South Mulberry Street; on the East by said South Mulberry Street; on the South by property No. 123 South Mulberry Street; and on the West by land late of Leah L. Hilburge, deceased.

BEING the same premises which Frank Schmieder and Christine

Schmieder, husband and wife, by Deed recorded 10/27/2006 in the Recorder's Office of Northampton County, in Deed Book 2006.1 Page 447565, granted and conveyed unto Rohan M. Thompson.

BEING KNOWN AS 121 South Mulberry Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1C 2 12 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 Rohan M. Thompson.

MICHAEL T. McKEEVER, ESQUIRE

No. 48

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-09710**

ALL THAT CERTAIN messuage, tenement, tract, parcel or piece of land lying and being in the Borough of Bangor, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the west building line of South Main Street, corner of lot now or late of Edward and Violetta Jones, the said point being distant 44.70 feet measured southwardly along the west building line of South Main Street from the intersection of the west building line of South Main Street with the south building line of Miller Avenue; thence generally west, along lot now or late of Edward and Violetta Jones, through the center of the partition wall dividing House No. 308 (Jones) and House No. 306 (hereby conveyed) 47.24 feet to a point in the rear partition wall of said houses; thence still along lot now or late of Jones, generally west 25.76 feet to a point on the east side of a 14 foot wide private alley, which is to be kept open

at all times; thence along the east side of said alley North 16 degrees 30 minutes East 15.61 feet to a point and other lands of prior grantors, now or late tenanted by Mrs. George Hopper; thence generally east 25.74 feet to a point, the southwest corner of House No. 304, now or late tenanted by Hopper; thence generally east and through the partition wall dividing House No. 304 (tenanted now or late by Hopper) and House No. 306 (hereby conveyed) to a point on the west building line of South Main Street; thence along the west building line of South Main Street South 16 degrees 30 minutes West 14.55 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Anissa Talley, married, by Deed from Barry W. Hocking, Jr., unmarried, dated 02/27/2009, recorded 03/05/2009 in Book 2009-1, Page 46669.

BEING KNOWN AS 306 South Main Street, Bangor, PA 18013.

TAX PARCEL NUMBER: E9NE3A 7 1D 0102.

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

SEIZED AND TAKEN into execution of the writ as the property of Anissa Talley.

ADAM H. DAVIS, ESQUIRE

No. 49

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04252**

ALL THOSE CERTAIN lots situate in the Township of Palmer, County of Northampton, Commonwealth of Pennsylvania, being lots numbered and described hereinafter mentioned on the Plan of Lots known as 'Jones Terrace, Palmer Township, Northampton County, Pennsylvania', laid out by A. D. Chidsey, Jr., Civil Engineer,

and recorded in Map Book 8, page 15 described as follows:

BEGINNING at a point on the north side of Vermont Street, said point being South 67 degrees West 163.63 feet from the northwest corner of Vermont and Oakwood Streets; thence along the north side of Vermont Street, South 67 degrees 00 minute West 51.37 feet to a corner of Lot 6 of Block 26; thence along the line of Lot 6, North 23 degrees 00 minute West 102.91 feet to a corner in the southerly line of a 20 feet wide public alley; thence along said alley, North 76 degrees 34 minutes East 52.07 feet to a corner; thence through the land of which this lot was a part and through the common wall of a pair of semi-detached dwellings, South 23 degrees 00 minute East 94.25 feet to the place of Beginning.

CONTAINING 5,064 square feet of land and being Lots 448, 449 and the westerly 11.37 feet width of Lot 450 as shown on the aforesaid Plan of Jones Terrace.

THE ABOVE DESCRIPTION was prepared by and based on a survey made by John P. O'Donnell, Civil Engineer and Land Surveyor, dated August 21, 1978

TITLE TO SAID PREMISES IS VESTED IN Eissa E. Hassanein, single, by Deed from Gregg L. Fina and Dawn R. Fina, h/w, dated 03/19/2004, recorded 03/22/2004 in Book 2004-1, Page 106046.

BEING KNOWN AS 3117 Vermont Street, Easton, PA 18045.

TAX PARCEL NUMBER: M8NE2 26 3A 0324.

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

SEIZED AND TAKEN into execution of the writ as the property

of Eissa E. Hassanein aka Eissa Hassanein.

MELISSA J. CANTWELL, ESQUIRE

No. 50

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-02938**

ALL THAT CERTAIN tract or parcel of land lying and being in Forks Township, Northampton County, Pennsylvania, said property being more particularly described as follows:

BEGINNING at a point marked by a bolt located at or near the intersection of the centerline of Sullivan Trail (Township Road 762) (having a 33 foot right of way) and the Northern boundary line of property now or formerly owned by James R. Blake by instrument recorded at Deed Book Volume 797, Page 570 (said point being the Northeastern corner of the James R. Black Property); thence South 67 degrees 45 minutes 00 seconds West along said Northern boundary line a distance of 225.00 feet to a point marked by an iron pin; thence continuing South 22 degrees 15 minutes 00 seconds East along the Western boundary line of James R. Blake property a distance of 129.70 feet to a point marked by a p.k. nail located on the Northern margin of right of way Paxinosa Road West (having a 33 foot right of way); thence South 66 degrees 55 minutes 00 seconds West along the Northern margin of the right of way of Paxinosa Road West a distance of 250.52 feet to a point marked by a p.m. nail located on the centerline of Knox Avenue (State Road 2025) (have a 50 foot right of way); thence Northwest-erly along the centerline of Knox Avenue along an arc of a curve to the right an arc distance of 712.29 feet to a point marked by a p.k. nail (said arc

having a radius of 1441.68 feet, a chord bearing North 21 degrees 58 minutes 29 seconds West and a chord distance of 705.07 feet); thence leaving the centerline of Knox Avenue South 89 degrees 33 minutes 00 seconds East a distance of 520.39 feet to a point marked by a railroad spike located at or near the centerline of Sullivan Trail; thence South 21 degrees 01 minutes 06 seconds East in and along Sullivan Trail a distance of 370.98 feet to a point, said point being the true POINT OF BEGINNING; said parcel containing 6.408 acres, more or less, and being more particularly shown and delineated on that certain plat of survey for Patterson Allentown Broadcasting Corp., prepared by Thomas J. Rowe, Professional Land Surveyor No. SU-042309-E of Spotts, Stevens and McCoy, Inc., dated July 31, 1995, last revised August 31, 1995, which plat of survey is incorporated herein by reference.

BEING the same premises which Clear Channel Broadcasting, a Nevada corporation, (formerly known as Clear Channel Radio, Inc. a change in name only), successor in interest by merger to Clear Channel Metroplex, Inc., by Indenture dated 2/13/2001 and recorded 2/22/2001 in the Office of the Recorder of Deeds in and for the County of Northampton in Deed Book Volume 2001-1 Page 26310, granted and conveyed unto Nassau Tower Holdings, LLC, a New Jersey limited liability company, in fee.

BEING KNOWN AS 107 Paxinosa Road, Easton, PA 18040.

TAX PARCEL NUMBER: K9SE4 14 8 0311.

THEREON BEING ERECTED an office building with stucco exterior and flat roof; three sheds.

SEIZED AND TAKEN into execution of the writ as the property of Nassau Tower Holdings, LLC.

JENNIFER D. GOULD, ESQUIRE

No. 51
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-08032

The following described premises in the County of Northampton, and State of Pennsylvania, to-wit:

PART 1:

ALL THAT CERTAIN lot or piece of land situated in Palmer Township, in the County of Northampton, and State of Pennsylvania, designated on the plan of the "Highland Park Land Company", recorded in the Office for the Recording of Deeds, at Easton, in Book of Maps No. 6, Page 20, etc. as Lots Nos. 70, 71 and 72 being bounded and described as follows:

On the north by Freemansburg Avenue, on the east by Lot Number 69, on the south by K Street and on the west by Lot No. 73.

CONTAINING in front on said Freemansburg Avenue 60 feet and extending in depth of that width southerly 115 feet to K Street.

PART 2

ALL THAT CERTAIN lot or piece or ground situate in the Township of Palmer, in the County of Northampton and State of Pennsylvania, designated on the plan of lots of the Highland Park Land Company, laid out by C.M. Brady for Hiller S. Willever, et al, and recorded in the Office for the Recording of Deeds, etc., at Easton, Penna., in and for the said County of Northampton, in Book of Maps No. 6, Page 20, etc., as Lot No. 68-69, said lot or piece of ground being bounded and described as follows:

Northerly by Freemansburg Avenue, easterly by Lot No. 67, (incor-

rectly referred to as Lot 61 in prior deed) southerly by K Street and westerly by Lot No. 70.

CONTAINING in front on Freemansburg Avenue 40 feet and extending in depth that width southerly 115 feet (incorrectly referred to as 15 feet in prior deed) to K Street.

PART 3:

ALL THAT CERTAIN portion of lot and pieces of land situated in the Township of Palmer, in the County of Northampton and State of Pennsylvania. Being a part of Lot No.73 on plan of building lots known as Highland Park and surveyed by C.M. Brady, C.E., said land being bounded and described as follows:

CONTAINING in front on Freemansburg Avenue 3 feet and extending in depth of that width southerly 115 feet to the 20 feet wide alley;

BOUNDED on the east by Lot No. 72, on the west by the remaining portion of Lot No. 73, on the north by Freemansburg Avenue and on the South by a 20 feet wide alley.

PART 4:

ALL THAT CERTAIN lot or tract of land situate in the Township of Palmer, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING on the south side of the public road leading from Easton to Freemansburg, said point being 100 feet west of the extension of the west building line of Berks Street, also being an extension of line dividing Lots No. 67 and No. 68 as laid out on the plan of Highland Park Land Company and recorded in the Office of the Recorder of Deeds at Northampton County Court House at Easton, Pennsylvania, in Map Book No. 6, Page 20; thence running westwardly

along said public road 103 feet to a point, of Lot No. 73; thence southwardly 25 feet more or less, to the north building line of a 12 foot public street; thence eastwardly along same 103 feet to a point, said point being an extension of the line dividing Lots No. 67 and No. 68; thence northwardly along said line 25 feet, more or less, to the south side of the public road leading from Easton to Freemansburg, the place of BEGINNING.

CONTAINING in front 103 feet and in depth of equal width 25 feet more or less.

EXCEPTING therefrom and thereout the following:

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, being the eastern half of a double frame dwelling, known as 3236 Freemansburg Avenue, situated on the south side of Freemansburg Avenue, in the Township of Palmer, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the south side of Freemansburg Avenue in line with the middle partition wall separating said double dwelling house known as 3236-3238 Freemansburg Avenue; thence extending eastwardly along the south side of Freemansburg Avenue 56 feet, more or less, to a point in line of premises known as 3334 Freemansburg Avenue; thence extending of that width in depth, southwardly, 115 feet, more or less, to K Street.

BOUNDED on the north by said Freemansburg Avenue, on the east by premises known as 3234 Freemansburg Avenue, on the south by K Street, and on the west by the western half of said double dwelling

house known as 3238 Freemansburg Avenue.

TITLE TO SAID PREMISES IS VESTED IN James W. Ferraira, married, and Tori L. Ferraira, his wife, as tenants by the entirety BY DEED FROM Jennifer S. Beiser and Thomas W. Beiser, Jr., her husband DATED 11/17/2003 RECORDED 11/26/2003 IN DEED BOOK 2003-1 PAGE 494020 OR AT INSTRUMENT NUMBER.

BEING KNOWN AS 3238 Freemansburg Avenue, Easton, PA 18045.

TAX PARCEL NUMBER: M8NE3 33 2 0324.

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

SEIZED AND TAKEN into execution of the writ as the property of James W. Ferraira and Tori L. Ferraira.

JORDAN DAVID, ESQUIRE

No. 52
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03125

BEING all of that certain property located in the Borough of Walnutport, County of Northampton, and being more particularly described as follows:

ALL THAT CERTAIN lot or parcel of land situated on the east side of State of Pennsylvania Route 145, partially in the Borough of Walnutport and partially in the Township of Lehigh, County of Northampton, and Commonwealth of Pennsylvania, being Lot No. 2 on a plan entitled "Subdivision for Carefree Village Home Sales, Inc.," as recorded in the Office of the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania, in Map Book Volume

1996-5, Page 359, which parcel is more fully bounded and described as follows, to wit:

BEGINNING at an iron pin set on the eastern right-of-way line State Route 145, said iron pin also marking the southwest corner of Lot No. 1; Thence along Lot No. 1, South eighty-nine degrees twenty-nine minutes forty-one seconds East, four hundred eleven and nineteen hundredths feet to an iron pin set; Thence by lands now or formerly of Nick Koran, South two degrees twenty-six minutes zero seconds East one hundred twenty-five and sixteen hundredths feet to an iron pin set; Thence along Lot No. 3, North eighty-nine degrees twenty-nine minutes forty-one seconds West four hundred eighteen and seven hundredths feet to an iron pin set on the eastern right-of-way line of State of Pennsylvania Route 145; Thence along the eastern right-of-way line of State of Pennsylvania Route 145, by a curve to the left with a radius of three thousand eight hundred fifty-five and eighty-three hundredths feet, a central angle of one degree fifty-one minutes twenty-seven seconds, an arc length of one hundred twenty-five and one hundredths feet, a chord bearing of North zero degrees forty-six minutes two seconds East, and a chord length of one hundred twenty-five and zero hundredths feet to an iron pin set, the place of BEGINNING.

CONTAINING one and one hundred eighty-nine thousandths (1.189) acres.

TOGETHER WITH and under subject to a thirty foot wide driveway easement to be shared with and subject to the use of the owner of Lot No. 3, as shown on the approved subdivision plan entitled "Subdivision for Carefree Village Home Sales, Inc." as recorded in the Office of the

Recorder of Deeds in and for Northampton County at Easton, Pennsylvania, in Map Book Volume 1996-5, Page 359.

UNDER AND SUBJECT to a twenty foot wide utility easement for sewer and water lines located along the western lot line and more specifically shown on the approved subdivision plan entitled "Subdivision for Carefree Village Home Sales, Inc.," as recorded in the Office of the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania, in Map Book Volume 1996-5, Page 359.

SUBJECT TO all conditions and restrictions as noted on the approved subdivision plan entitled "Subdivision for Carefree Village Home Sales, Inc.," as recorded in the Office of the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania in Map Book Volume 1996-5, Page 359.

BEING KNOWN AS 421 South Best Avenue, Walnutport, PA 18088.

TAX PARCEL NUMBER: J2 18 30C 1033.

THEREON BEING ERECTED an office building with aluminum siding and flat roof.

SEIZED AND TAKEN into execution of the writ as the property of Daniel R. Evans and Judy A. Evans.

CHRISTINE L. BARBA, ESQUIRE

No. 53
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-09517

PARCEL NO. 1:

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

BEGINNING at a point in the center of the roadway of County

Bridge #213 and 3.50 feet westerly from the easterly edge of the span member of said bridge; thence along the land of the grantors of which this was a part, North 12 degrees 40 minutes West 203.65 feet, passing the west edge of the power pole, marked M-E-P-P-NX95, to a stake 23 feet beyond the center of the pole; thence still along the land of the grantors, South 82 degrees no minutes East 166.00 feet passing over a stake at the edge of the road, to a twenty penny spike in the center of Township Road #650; thence along the land of Floyd Houck and the road, South 8 degrees no minutes West 165.50 feet to a mark in the intersection with Township Road #629; thence in and along Township Road #629, South 83 degrees no minutes West 97.40 feet to the point and place of beginning.

CONTAINING in area 0.542 of an acre of land.

PARCEL NO.2:

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

BEGINNING at a point marked by an iron pipe, said point being the northwesterly corner of land of the grantees herein; thence in and through the land of the grantors the following two courses and distances: (1) North 27 degrees 34 minutes 10 seconds East a distance of 61.23 feet to a corner marked by an iron pipe; and (2) North 88 degrees 59 minutes East a distance of 116.92 feet to a point; thence along line of land offered for dedication to the Township, parallel to and 30.00 feet distant from the centerline of Township Road #650, known as Heimer Road, South 8 degrees 0 minutes West a distance

of 76.81 feet to a point; thence along line of land of the grantees herein North 82 degrees 0 minutes West a distance of 136.00 feet to a point, the place of beginning.

CONTAINING 0.191 acres.

BEING KNOWN AS NORTHAMPTON COUNTY TAX PARCEL IDENTIFIER NO. G8-6-1A 0626.

TITLE TO SAID PREMISES IS VESTED IN Louis Boscia and Sandra Boscia, h/w, tenants by the entireties, by Deed from David A. Sciabatassi, dated 10/27/2003, recorded 10/28/2003 in Book 2003-1, Page 451883.

BEING KNOWN AS 799 Benders Church Road, Pen Argyl, PA 18072.

TAX PARCEL NUMBER: G8 6 1A 0626.

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

SEIZED AND TAKEN into execution of the writ as the property of Louis Boscia and Sandra Boscia.

ALLISON F. ZUCKERMAN,
ESQUIRE

No. 54**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03056**

Parcel No. 1

ALL THAT CERTAIN lot or piece of ground situate in the City of Bethlehem, (formerly the Borough of South Bethlehem) County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the North line of East Third Street at a distance of one hundred forty (140) feet West from the West line of Hobart Street (formerly North Street), thence extending Westwardly along the North line of East Third Street forty

(40) feet to a point, thence running back of the same width between parallel lines at right angles to the said East Third Street, one hundred twenty two (122) feet to a division line between lots fronting East Third Street and lot fronting the North Pennsylvania Railroad (known now as Railroad Street), said lot being No. 12 on a certain map of John E. Trone as laid out by Herman A. Doster.

Parcel No. 2

ALL THAT CERTAIN lot of piece of ground situate in the City of Bethlehem, (formerly the Borough of South Bethlehem), Northampton County, Pennsylvania and designated on Plan of Lots published by Herman Doster A.D. 1868 as Lot #7 and bounded and described as follows, to wit:

SITUATE on the South Side of a public road now known as Railroad Street and beginning at a point on the South side of said public road (known now as Railroad Street) one hundred and forty (140) feet West from the Southwest corner of said Railroad Street Westwardly along the same Southwardly one hundred twenty two (122) feet more or less to Lot #12 East Third Street, thence along the same Northwardly one hundred and twenty two (122) feet more or less to said Railroad Street, the place of BEGINNING.

BOUNDED on the North by Railroad Street; on the South by Lot #12 East Third Street; on the East by Lot #8 and on the West by Lot #6 said Railroad Street.

DEDUCTING AND EXCEPTING THEREFROM the following described premises conveyed by the said Elsie Thatcher, widow, to Ida A. Snyder on September 12, 1921 and recorded in the Office for the Recording of Deeds in and for Northampton County in

Deed Book A, Volume 49, Page 686. Said premises being more particularly described as follows:

BEGINNING at a point on the South Side of Railroad Street one hundred and forty (140) feet West from the Southwest corner of said Railroad Street and North Street (now Hobart Street), thence along said Railroad Street Westwardly thirty (30) feet and of that width extending Southwardly one hundred twenty two (122) feet, more or less to Lot #12 Third Street.

BOUNDED on the North by Railroad Street; on the East by other lands of Ida Snyder; on the South by Lot #12 East Third Street and on the West by other lands of Elsie Thatcher.

HAVING ERECTED THEREON a dwelling known and numbered as 1165-1167 East Third Street, Bethlehem, County of Northampton, Pennsylvania, according to the present system of City Numbering.

TITLE TO SAID PREMISES IS VESTED IN Wilfredo Mendez, by Deed from Angel Antonsanti and Encarnacion Antonsanti, known and h/w, dated 12/30/2004, recorded 01/04/2005 in Book 2005-1, Page 2871.

BEING KNOWN AS 1165 East 3rd Street aka 1165-67 3rd Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6NE3C 5 6 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Wilfredo Mendez.

ALLISON F. ZUCKERMAN,
ESQUIRE

No. 55
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-04271

ALL THAT CERTAIN parcel of land, with improvements thereon erected, situated on the south side of Northampton Street in the Borough of Wilson, County of Northampton, and Commonwealth of Pennsylvania, known as 1918 Northampton Street, and being more particularly described as follows:

BEGINNING at a point in the northerly property line of Pine Street, in line of 1916 Northampton Street, property now or late of Bessie Green, said point being distant two hundred twenty (220) feet on a course, North eight-five degrees no minutes West (N 85 00' W) from the intersection of the westerly property line of South Nineteenth Street produced, and the northerly property line of Pine Street, thence (1) along the northerly property line of Pine Street, North eighty-five degrees no minutes West (N 85 00' W) forty-eight and twenty one-hundredths (48.20) feet to a stake in line of 1920 Northampton Street, thence (2) along 1920 Northampton Street, North eighty-five degrees no minutes East (N 85 00' E) seventy-seven (77) feet to a stake in the southerly property line of Northampton Street, thence (3) along the southerly property line of Northampton Street, South eighty-five degrees no minutes East (S 85 00' E) forty-eight and twenty one-hundredths (48.20) feet to a stake in line of 1916 Northampton Street, thence (4) along 1916 Northampton Street, South five degrees no minutes West (S 5 00' W) seventy-seven (77) feet to the point or place of BEGINNING.

The improvements thereon being known as 1918 Northampton Street, Easton, Pennsylvania -18042.

Being known as: 1918 Northampton Street, Easton, Pennsylvania 18042.

Title to said premises is vested in Elizabeth Demel by deed dated January 13, 2006 and recorded February 23, 2006 in Deed Book 2006-1, Page 74903.

TAX PARCEL NUMBER: L9SW2D 1 3 0837.

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

SEIZED AND TAKEN into execution of the writ as the property of Elizabeth Demel.

CELINE P. DerKRIKORIAN,
ESQUIRE

No. 56
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03728

ALL THAT CERTAIN PIECE, parcel or tract of land situate in the Township of Forks, County of Northampton, and Commonwealth of Pennsylvania, shown as Lot TH E 111 on the Final Plan of Vista Estates as recorded in Map Book 1985-5, Page 340, in the Office of the Recorder of Deeds for Northampton County of Easton, Pennsylvania and being further bounded and described as follows, to wit:

BEGINNING at a point on the Easterly right of way line of Upper Way (50.00 feet wide) at the Northwest corner of Lot TH E 110 of Vista Estates;

THENCE along said Easterly right of way line of Upper Way (50.00 feet wide) the following two courses and distances;

1. Along the arc of a curve deflecting to the right having a radius of 125.00 feet and a central angle of 04 degrees 02 minutes 49 seconds for an arc length of 8.83 feet, (chord:

North 21 degrees 33 minutes 49 seconds East, 8.83 feet) to a concrete monument; thence.

2. North 23 degrees 35 minutes 14 seconds East, 17.34 feet to a point at a corner of Lot TH E112 of Vista Estates;

THENCE along said lands of Lot THE112 of Vista Estates, South 73 degrees 33 minutes 58 seconds East, 130.88 feet to a point on line of lands of Lot TH E145 of Vista Estates:

THENCE along said lands of Lot TH E145 of Vista Estates South 10 degrees 45 Minutes 05 seconds West, 26.13 feet to a point at a corner of Lot NH E110 of Vista Estates:

THENCE along said lands of Lot TH E110 of Vista Estates North 73 degrees 33 minutes 58 seconds West, 136.42 feet to a point, the place of the BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Marcia Davis, by Deed from Deborah Parker, fka, Deborah Steiner, dated 06/14/2007, recorded 09/04/2007 in Book 2007-1, Page 324083.

BEING KNOWN AS 2565 Upper Way, Easton, PA 18040.

TAX PARCEL NUMBER: K9 37A 3 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Marcia Davis.

ADAM H. DAVIS, ESQUIRE

No. 57
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03731

ALL THAT CERTAIN message, tenement, and certain lots or pieces of land situate, lying and being in the 15th Ward of the City of Bethlehem,

County of Northampton and Commonwealth of Pennsylvania, and designated as Lots Nos. 26 and 26-A of Block No. 4000 according to a certain map or plan of lots entitled 'Sub-division Layout for Section 2 of the property of the Zinzendorf Realty Corporation at Bethlehem, Pennsylvania, planned by the Engineering Department of the Potruch Construction Company, Allentown, Pennsylvania, February 9, 1927', said plan being recorded in the Office for the Recording of Deeds at Easton in and for the County of Northampton aforesaid, in Map Book 9, Page 90, said lots or pieces of land being more particularly bounded and described as follows, to wit:

BEGINNING at a point of intersection of the northwesterly line of Englewood Street with the northeasterly line of Crawford Street; thence extending northeastwardly along said northwesterly line of Englewood Street a distance of forty feet (40 feet) to a point; thence extending northwestwardly along the southwesterly line of Lots Nos. 27 and 27-A, according to plan aforesaid, a distance of one hundred ten feet (110 feet) to the southeasterly line of a certain eighteen feet (18 feet) wide alley; thence extending southwestwardly along the southeasterly line of said alley a distance of sixty-four and five tenths feet (64.5 feet) more or less, to the northeasterly line of Crawford Street; thence extending southeastwardly along said northeasterly line of Crawford Street a distance of one hundred ten feet (110 feet) more or less, to the northwesterly line of Englewood Street, the point or place of BEGINNING.

BOUNDED on the northwest by the eighteen feet (18 feet) wide alley aforementioned, on the northeast by

Lots Nos. 27 and 27-A, according to plan aforesaid, on the southeast by Englewood Street, and on the southwest by Crawford Street

HAVING ERECTED THEREON a dwelling.

TITLE TO SAID PREMISES IS VESTED IN Ramiro Perdomo, single, by Deed from Marcia Garcia, married, dated 08/30/2005, recorded 09/07/2005 in Book 2005-1, Page 344203.

BEING KNOWN AS 1427 Englewood Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N7SW1D 8 8 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Ramiro Perdomo.

ADAM H. DAVIS, ESQUIRE

No. 58
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03064

ALL THAT CERTAIN message, tenement and lot or piece of ground situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, known as 712 Maple Street according to present city numbering, bounded and described as follows, to wit:

BEGINNING at a point on the east side of Maple (formerly North Maple) Street, eighty-three (83) feet seven (7) inches North from the northeast corner of North and Maple Streets; thence extending northwardly along the east side of Maple Street, a distance of nineteen (19) feet six (6) inches, and extending eastwardly of that width, between parallel lines, one hundred thirty (130) feet, more or

less, to the western line of a ten-foot wide alley.

BOUNDED on the north by property now or late of the United Realty Company of Bethlehem, PA.; on the east by said ten-foot wide alley; on the south by property now or late of the United Realty Company of Bethlehem, PA.; and on the west by Maple Street.

Also known as Northampton County Uniform Parcel Identifier: Tax Map: P6NE2A; Block: 21; Lot: 6subject to conditions and restrictions of prior deeds and recorded plans.

TITLE TO SAID PREMISES IS VESTED IN Lillian Seifert BY DEED FROM Paul F. Seifert and Lillian Seifert, husband and wife DATED 12/13/2001 RECORDED 01/22/2002 IN DEED BOOK 2002-1 PAGE 019885 OR AT INSTRUMENT NUMBER.

BEING KNOWN AS 712 Maple Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: P6NE2A 21 6 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Lillian Rodriguez aka Lillian Seifert.

JORDAN DAVID, ESQUIRE

No. 59
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-10116

ALL THAT CERTAIN parcel of land known as Lot No. 1-T46 located in Palmer Township, Northampton County, Commonwealth of Pennsylvania, as shown on a plan entitled "The Villages At Mill Race Record Plan Phase I" prepared by Harte Engineering, Inc., recorded July 2, 2002, in Northampton County Map Book

Volume 2002-5, pages 170-178, bounded and described as follows:

BEGINNING at a point on the westerly right-of-way line of Willow Drive, said point being in line with the lands known as Lot 1-T45 of The Villages At Mill Race; thence, along said Lot 1-T45, South 73° 48' 47" West 111.12 feet to a point; thence, along the lands known as Lot 1-T49 of The Villages At Mill Race, North 11° 32' 29" West 24.08 feet to a point; thence, along the lands known as Lot 1-T47 of The Villages At Mill Race, North 73° 48' 47" East 110.83 feet to a point; thence, along the westerly right-of-way line of Willow Drive, on a curve to the right having a radius of 175.00 feet, a cord bearing of South 12° 14' 44" East, a chord length of 24.06 feet and an arc length of 24.08 feet to the POINT OF BEGINNING.

CONTAINING: 2,670 square feet or 0.0613 acres.

Title to said premises is vested in Neolyn C. Stephenson by deed from CMC DEVELOPMENT CORPORATION dated December 8, 2003 and recorded December 24, 2003 in Deed Book 2003-1, Page 526306.

BEING KNOWN AS 24 Willow Drive, Easton, PA 18045.

TAX PARCEL NUMBER: K9 1 1-R46 0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Neolyn C. Stephenson.

MARC S. WEISBERG, ESQUIRE

No. 60
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-01596

ALL THAT CERTAIN message, tenement, and lot or parcel of land,

situate in the Township of Forks, Northampton County, Pennsylvania, designated as Lot No. 117 on the Plan of Penn's Ridge, Phases 1, 2 and 3, as said plan is recorded in the Recorder of Deeds Office in and for Northampton County, Pennsylvania in Plan Book Vol. 1998-5, pages 235-237, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Western right-of-way line of Chestnut Lane (50 feet wide), said point being the Northeast corner of Lot 118 and the Southeast corner of the herein described Lot 117; thence along the Northern boundary line of Lot 118, North 75 degrees 56 minutes 08 seconds West, a distance of 133.34 feet to a point; thence along the Eastern boundary lines of Lots 176 and 177, North 14 degrees 31 minutes 25 seconds East, a distance of 20.00 feet to a point; thence along the Southern boundary line of Lot 116, South 75 degrees 56 minutes 08 seconds East, a distance of 133.18 feet to a point; thence along the Western right-of-way line of Chestnut Lane, South 14 degrees 03 minutes 52 seconds West, a distance of 20.00 feet to a point.

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

BEING LOT 117 in Plan 1 of The Penn's Ridge Development.

TITLE TO SAID PREMISES IS VESTED IN Yvette Duval, by Deed from Scott Yacker and Shira Yacker, h/w, dated 10/06/2005, recorded 10/13/2005 in Book 2005-1, Page 403867.

BEING KNOWN AS 2627 Chestnut Lane, Easton, PA 18040.

TAX PARCEL NUMBER: K9 37 117 0311.

THEREON BEING ERECTED a three-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 Yvette Duval.

ADAM H. DAVIS, ESQUIRE

No. 61
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2007-00672

TRACT NO. 1

ALL THOSE CERTAIN lots or pieces of ground together with the buildings and improvements located thereon situate on the West side of Schwalb Avenue on the tract known as 'Bethlehem Steel City' in the Township of Lower Saucon, County of Northampton and Commonwealth of Pennsylvania, being Lots Nos. 23, 24, 25, 26 and 27 in Block No. 1 of the first sub-division of Bethlehem Steel City as surveyed and laid out by A. M. Cawley, Civil Engineer, on November 6, 1915, and recorded in the proper office for the Recording of Deeds, etc. at Easton, Pennsylvania, in and for the County of Northampton, bounded and described as follows, to wit:

BEGINNING at a point in the Southwest corner of Grace and Schwalb Avenues; thence extending along Schwalb Avenue, Southwardly one hundred twenty-five (125) feet to a point; thence extending Westwardly along Lot No. 28, one hundred twenty (120) feet to a twenty (20) feet wide alley; thence extending Northwardly along said twenty (20) feet wide alley one hundred twenty-five (125) feet to a point in the Southeast corner of Grace Avenue and said twenty (20) feet wide alley; thence

extending along Grace Avenue Eastwardly one hundred twenty (120) feet to the place of Beginning.

BOUNDED on the East by Schwalb Avenue, on the South by Lot No. 28, on the West by the twenty (20) feet wide alley and on the North by Grace Avenue.

TRACT NO. 2:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Lower Saucon, County of Northampton and Commonwealth of Pennsylvania, being Lot No. 28 in Block No. 1 of the first subdivision of Bethlehem Steel City as laid out and surveyed by A. M. Cawley, Civil Engineer, on July 17, 1916, for Herman & Jones, and recorded in the office for the Recording of Deeds, etc., in and for Northampton County at Easton, Pennsylvania, relation thereunto being had will more fully and at large appear and more particularly described as follows:

BEGINNING at a point in the North line of Schwalb Avenue, distant Westwardly one hundred twenty-five (125) feet from the Northwest corner of Schwalb Avenue and Grace Avenue, thence in and along the North line of Schwalb Avenue Westwardly twenty-five (25) feet to a point in the division line between these premises and Lot No. 29 in Block No. 1 of the first subdivision of Bethlehem Steel City and extending in depth of that width Northwardly one hundred twenty (120) feet to a twenty (20) feet wide alley.

BOUNDED on the South by Schwalb Avenue, on the West by Lot No. 29 in Block No. 1, first subdivision of Bethlehem Steel City, on the North by said twenty (20) feet wide alley and on the East by Lot No. 27 in Block No.

1, first subdivision of Bethlehem Steel City.

Being the same premises which Barry D. Crouthamel and Patricia G. Nesfeder n/k/a Gail Patricia Crouthamel, by Deed dated 12/06/2002 and recorded 12/10/2002 in the Office for the Recorder of Deeds in and for the County of Northampton, and Commonwealth of Pennsylvania in Deed Book 2002-1, Page 349160, granted and conveyed unto Barry D. Crouthamel and Gail Patricia Crouthamel, h/w, grantor herein.

TITLE TO SAID PREMISES IS VESTED IN Roderick J. McDuffie and Tina R. Miller-McDuffie, h/w, by Deed from Barry D. Crouthamel and Gail Patricia Crouthamel, h/w, dated 05/31/2005, recorded 06/01/2005 in Book 2005-1, Page 202877.

Tax Parcel: N7SE4 30 1 0719.

Premises Being: 2077 SCHWAB AVENUE, BETHLEHEM, PA 18015-6140.

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

SEIZED AND TAKEN into execution of the writ as the property of Tina R. Miller-McDuffie and Roderick J. McDuffie.

ALLISON F. ZUCKERMAN,
ESQUIRE

No. 62
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-01428

ISSUED TO PLAINTIFF: PEOPLE
FIRST FEDERAL CREDIT UNION

PROPERTY BEING KNOWN AS:

ALL THAT CERTAIN unit, designated as Unit 10, being a Unit in the Greenleaf West Condominium,

situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Greenleaf West Condominium dated 8/13/1986 and recorded on 8/14/1986 in Northampton County Miscellaneous Book Volume 314, page 773, and as amended by the Amendment to the Declaration of Greenleaf West, Condominium dated 10/6/1986 and recorded in Northampton County, Miscellaneous Book Volume 315, page 1141, and as further described in the Plans of the Greenleaf West Condominium dated 2/19/1986 and recorded on 8/15/1986 in Northampton County Condo Book Volume 86, page 255, and as amended by Plans of Greenleaf West Condominiums dated 9/30/1986, and recorded on 10/8/1986 in the Northampton County Condo Book Volume 86, page 316.

TOGETHER with a 3 1/8 percent undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium and Amendment thereto.

BEING known as 1201 Butztown Road, Unit No. 10 Bethlehem, Pennsylvania.

BEING Tax Parcel No. M7SW4 22 16-10.

BEING the same premises which Robert D. Miskevich, by Indenture bearing date 4/25/2003 and recorded 5/11/2003 in the Office of the Recorder of Deeds, in and for the County of Northampton in Record Book 2003-1 page 149226 etc., granted and conveyed unto Pauline M. Karpinski, in fee.

PARCEL IDENTIFICATION NO: M7SW4-22-16-10.

IMPROVEMENTS THEREON
CONSIST OF: Residential Dwelling.

TITLE TO SAID PREMISES IS
VESTED IN Ann Marie Barndt, by
Deed from Pauline M. Karpinski,
dated 08/29/2008, recorded
09/10/2008 in Book 2008-1, Page
256609.

SEIZED AND TAKEN IN
EXECUTION AS THE PROPERTY OF
Estate of Ann Marie Barndt, Deceased
and John Mahoney, Heir at Law of
the Estate of Ann Marie Bamdt,
Deceased and Grace Mahoney Heir
at Law of the Estate of Ann Marie
Barndt, Deceased and All Unknown
Heirs.

Ann Marie Barndt is deceased as
of 7/17/12.

BEING KNOWN AS 1201 Butztown
Road, Unit No. 10, Bethlehem, PA
18017.

TAX PARCEL NUMBER: M7SW4
22 16-10 0204.

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

SEIZED AND TAKEN into
execution of the writ as the property
of the Estate of Ann Marie Barndt,
deceased, John Mahoney and Grace
Mahoney, Heirs at Law of the Estate
of Ann Marie Barndt, deceased, and
All Unknown Heirs of the Estate of
Ann Marie Barndt, deceased.

MARTHA E. VON ROSENSTIEL,
ESQUIRE

No. 63
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-08940

ALL THAT CERTAIN messuage or
tenement and lot of ground situate
on the Southerly side of Crawford
Street, between Carlisle and

Englewood Streets, in the City of
Bethlehem, County of Northampton,
Commonwealth of Pennsylvania,
being the Easterly and greater portion
of Lot 15 and 15A and a small portion
of the Westerly part of Lot 14 and 14A,
Section 2, Block 3800, on map or plan
entitled "Sub- Division Layout for
Section 2 of the Property of the
Zinzendorf Realty Corporation at
Bethlehem, PA, dated February 9,
1927, recorded in the Office for
Recording of Deeds in and for
Northampton County in Map Book 9,
page 90, and known as 924 Crawford
Street according to present city
numbering, bounded and described
as follows:

BEGINNING at an iron pipe on the
Southerly side of Crawford Street,
distant 223 feet, more or less, East-
wardly from the intersection of the
Southerly side of Crawford Street,
with the Easterly side of Carlisle
Street; THENCE extending East-
wardly along the Southerly side of
Crawford Street along a curve curving
to the right, having a radius of 944.57
feet and the chord thereof having a
bearing of South 80 degrees 49
minutes 30 seconds East, a distance
of 45 feet to an iron pipe; THENCE
extending South 13 degrees 19
minutes 30 seconds West, through
Lot 14 and 14A on said plan a
distance of 105.10 feet to an iron pipe
on the Northerly side of Lloyd Street
of the width of 18.00 feet; THENCE
extending Westerly along the
Northerly side of Lloyd Street along a
curve curving to the left, having a
radius of 839.57 feet and the chord
thereof having a bearing of North 81
degrees 01 minutes 30 seconds West,
a distance of 40.00 feet to an iron
pipe; THENCE extending North 10

degrees 35 minutes 30 seconds East, through Lot 15 and 15A an said plan, a distance of 105.10 feet to the iron pipe on the Southerly side of Crawford Street, the point the place of BEGINNING.

PARCEL NUMBER N7SW1D-12-2.

Being the same property acquired by Richard W. Frikkers, by Deed recorded 12/28/2000, of record in Deed Book 2000-1, Page 173549, in the Office of the Recorder of Northampton County, Pennsylvania.

BEING KNOWN AS 924 Crawford Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N7SW1D 12 2 0204.

THEREON BEING ERECTED an A-Frame single style dwelling with wood exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Jana Frikkers aka Jana Kaloudis, Richard Frikkers, IV, Bradley Frikkers, and Penelope Repyneck, known surviving heirs of Richard W. Frikkers, and Unknown Surviving Heirs of Richard W. Frikkers, deceased.

CELINE P. DerKRIKORIAN,
ESQUIRE

No. 64

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03957**

ALL THAT CERTAIN message, tenement and lot or parcel of land situate on the northerly side of West Fourth Street between Vine Street and Brodhead Avenue and being known as Nos. 125-127 West Fourth Street, in the City of Bethlehem, County of Northampton, and Commonwealth of Pennsylvania, bounded and described according to

a survey thereof made the twentieth day of May, 1969, by Leonard M. Fraivillig Company, Engineers, Bethlehem, Pennsylvania, as follows:

BEGINNING at a point on the northerly side of West Fourth Street, distant two hundred seventy-five and seventy-three hundredths feet westwardly along the northerly side of West Fourth Street from the northwest corner of West Fourth Street and Vine Street; thence extending North 88 degrees 00' West, along the northerly side of West Fourth Street, a distance of forty and fifty hundredths (40.50) feet to a point in line of land now or formerly of Earl H. Gier; thence extending North 2 degrees 12' East, along land of the aforesaid Earl H. Gier and land now or late of William E. Puhon, a distance of one hundred twenty (120) feet to a point on the southerly side of Rink Street; thence extending South 88 degrees 00' East, along the southerly side of Rink Street, a distance of forty and eight hundredths (40.08) feet to a point in line of land now or late of John P. Santa Maria; thence extending South 2 degrees 00' West, along land of John P. Santa Maria, a distance of one hundred twenty (120) feet to the point on the northerly side of West Fourth Street, the point the place of beginning.

BEING KNOWN AS 125-127 West Fourth Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SE1A 18 13 0204.

THEREON BEING ERECTED a commercial use building with wood exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Scott P. Matus, Individually and as Executor of the Estate of Paul G. Matus, deceased.

LAWRENCE CENTER, 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

Nov. 14, 21, 28

DECEMBER 2013

MON	TUE	WED	THU	FRI
2 Juvenile Criminal	3 Criminal	4 Criminal	5 Juvenile Criminal	6 Misc. Hrngs.
9 Juvenile Civil Pretrials	10 Argument	11 Civil Call DRS ARD/ Summaries	12 Juvenile DRS Arraignments	13 Misc. Hrngs.
16 Juvenile Non-Jury	17 Non-Jury	18 Non-Jury	19 Juvenile Non-Jury	20 Misc. Hrngs.
23 Juvenile	24 Court House closes @ noon	25 Christmas Day	26	27 Misc. Hrngs. O.C. Audit
30 Juvenile Status Arraignments	31			

Motion to preclude evidence of blood alcohol content at or near the time of the accident.

Defendant Riverview next seeks to preclude evidence of Defendant Black's BAC on the night of the accident.³⁶ As noted *supra* in the discussion of Defendant Black's motion to preclude evidence of his BAC, evidence of blood alcohol content is admissible in cases where service to a visibly intoxicated person, visible intoxication, or reckless or careless driving is at issue, and there is other evidence of record as to the conduct of the person "which fairly suggests that he was intoxicated." *Ackerman v. Delcomico*, 336 Pa. Super. 569, 576, 486 A.2d 410, 414 (1984).

The theory behind allowing a blood alcohol level to be admitted into evidence in a civil case is that it is relevant circumstantial evidence relating to intoxication. However, blood alcohol level alone may not be admitted for the purpose of proving intoxication. There must be other evidence showing the actor's conduct which suggests intoxication. Only then, and if other safeguards are present, may a blood alcohol level be admitted. *Custasis v. Reichert*, *supra*, *Couts v. Ghion*, *supra* (test must be given within a reasonable time after accident); *Schwarzbach v. Dunn*, *supra* (test results, where test given three hours after accident, may not be extrapolated by expert who will testify as to probable blood alcohol level at time of accident).

Id.

The admissibility of blood alcohol evidence, as a general rule, is not at issue in the present motion. Rather, the basis for the motion is Defendant Riverview's contention that the evidence of record is insufficient to establish the chain of custody and authenticity of the BAC results, which they say, are prerequisites to admissibility pursuant to the Vehicle Code at 75 Pa. C.S. §1547. Accordingly, Defendant Riverview urges that the evidence of Defendant Black's BAC on the night of the accident is unreliable and therefore inadmissible at trial, and as such they seek to preclude not only the results of Defendant Black's BAC testing, revealing a level of .16%, but the testimony of Plaintiffs' expert toxicologist, Mr. DiGregorio with regard to Black's BAC results, or DiGregorio's relation back calculation of Black's BAC at the time of the accident, given that it relies upon the results of his blood test.

In response to Defendant Riverview's motion, Plaintiffs argue that Defendant Riverview is incorrect as to its statement of the law with regard to authentication of BAC evidence in civil cases. Rather, Plaintiffs contend that "[p]hysical evidence may be admitted at trial without demonstrating

³⁶ A ruling on essentially the same motion, as raised by Defendant Black, appears *supra*.

the precise chain of custody; the evidence need only establish a reasonable inference which the fact finder [sic] may or may not accept.” *Commonwealth v. Morrow*, 437 Pa. Super. 584, 650 A.2d 907 (1994) (bag of marijuana admitted into evidence upon a finding that testimony with regard to the fact that police informant received drugs from appellant and delivered them directly to a trooper, whose testimony corroborated the same.).

The question before the Court then, is the determination of the requisites for authentication of BAC evidence in a civil case. Notably, §1547 of the Vehicle Code states that its requirements are expressly applicable in criminal and summary proceedings, which, at first blush, would lead one to conclude their inapplicability in civil cases. However, as we noted supra in our discussion of Defendant Black’s motion to preclude the admission of his BAC, in *Ackerman*, the Superior Court noted §1547 as “[t]he sole statutory provision concerning blood alcohol content.” *Ackerman v. Delcomico*, 336 Pa. Super. 569, 575, 486 A.2d 410, 413 (1984). The statute provides that:

Any person who drives, operates or is in actual physical control of the movement of a vehicle in this Commonwealth shall be deemed to have given consent to one or more chemical tests of breath, blood or urine for the purpose of determining the alcoholic content of blood or the presence of a controlled substance if a police officer has reasonable grounds to believe the person to have been driving, operating or in actual physical control of the movement of a vehicle ...

75 Pa. C.S. §1547(a).

Subsection (c) of the statute speaks to the admissibility of test results:

In any summary proceeding or criminal proceeding in which the defendant is charged with a violation of section 3802 or any other violation of this title arising out of the same action, the amount of alcohol or controlled substance in the defendant’s blood, as shown by chemical testing of the person’s breath, blood or urine, which tests were conducted by qualified persons using approved equipment, shall be admissible in evidence.

(2) (i) Chemical tests of blood or urine, if conducted by a facility located in this Commonwealth, shall be performed by a clinical laboratory licensed and approved by the Department of Health for this purpose using procedures and equipment prescribed by the Department of Health or by a Pennsylvania State Police criminal laboratory.

75 Pa. C.S. §1547(c).

Just as we were in resolving Defendant Black’s motion, the Court is guided by *Ackerman* in resolving the present motion. In *Ackerman*, the court, after acknowledging §1547 as the only statutory authority regarding the admissibility of blood alcohol evidence, while it did not expressly adopt

§1547(c) the standard by which BAC evidence shall be admissible in civil cases, did rule that blood alcohol content evidence may only be admitted where safeguards are in place. Accordingly, the Court finds it necessary to establish the safeguards set forth in 1547(c) as a necessary predicate to the admissibility of BAC results in this case. Accordingly, in order for Defendant Black's BAC to be admissible, Plaintiffs must establish both chain of custody under Pa. R.E. 901, as well as evidence demonstrating the use of approved equipment by a qualified person, as required under §1547(c).

As to chain of custody, Defendant Riverview asserts Plaintiffs' failure to identify anyone in their pretrial memorandum as being prepared to testify as to the taking, storage, transportation or testing of Defendant Black's blood sample. In response to this assertion, Plaintiffs have presented certain items of documentary evidence appended to their brief as "Exhibit B," inclusive of a "Blood Alcohol & Toxicology Request/Chain of Custody Report" completed by the Northampton County DUI Center phlebotomist who drew Black's blood and the Health Network Laboratories scientist who tested it; a "Chain of Custody/Transportation Release Form" from Health Network Laboratories showing the transfer of the specimen from the Easton Police Department to the lab, an affidavit signed by George Brunio, supervisor of the DUI Center regarding custody of the sample, and the other paperwork attendant with Defendant Black's processing at the DUI Center. In the Court's view, that evidence is sufficient to establish chain of custody.

As to the additional prerequisites to admissibility, namely "the qualifications of the laboratory, equipment and personnel involved" in taking and testing Defendant Black's blood sample, Defendant Riverview likewise asserts Plaintiffs' failure to identify anyone in their pretrial memorandum able to testify as to the qualifications, licensure, equipment or methodology of the lab that tested the blood sample. Moreover, they argue that Plaintiffs are precluded, under N.C.R.Civ.P. 212B, from identifying or calling those witnesses now in an attempt to save the BAC evidence from preclusion at trial.

In consideration of these arguments, we note that while evidence as to licensure, qualification and approved equipment is a necessary predicate to the admissibility of BAC evidence, there is no requirement as to proof of methodology. Having determined the elements of proof necessary to establishing authenticity of Defendant Black's BAC results, the Court, noting the absence of any assertion on Plaintiffs' behalf that indeed, they have witnesses available to testify to these issues, we must address Defendant Riverview's contention that they are precluded, pursuant to N.C.R.Civ.P. 212B, from expanding their witness list to include those who can testify to these issues.

The rule provides in pertinent part that:

At trial the parties will be limited to those witnesses, exhibits and documents divulged at pre trial, [sic] unless opposing counsel waives such restrictions or the Court finds such limitation to be manifestly unjust.

N.C.R.Civ.P. 212B(c)(5).

Thus, the rule is not dispositive, but rather, allows the Court to exercise discretion over a request to the amendment of a witness list. In ruling on such a request, the Court shall consider:

- (1) the prejudice or surprise in fact of the party against whom the excluded witness would have testified,
- (2) the ability of that party to cure the prejudice,
- (3) the extent to which waiver of the rule against calling unlisted witnesses would disrupt the orderly and efficient trial of the case or of cases in the court,
- (4) the bad faith [or] willfulness [of a party] in failing to comply with the court's order.

Smith v. Grab, 705 A.2d 894, 902 (Pa. Super. 1997) quoting *Linker v. Churnetski Transp., Inc.*, 520 A.2d 502 (Pa. Super. 1987).

In the instant case, the Court finds that the addition of a witness or witnesses testifying to establish authentication or qualifications as a precursor to the admissibility of known evidence, weeks in advance of trial does not affect any prejudice on either Defendant, nor would it disrupt the orderly and efficient trial of the case. Moreover, the Court finds no bad faith or willfulness on the part of Plaintiffs, as it is clear that the omission of such individuals from their witness list is attributable to a belief that the Court would not require testimony on the foregoing issues. Accordingly, the Court rules that Plaintiffs' evidence is currently insufficient to establish the admissibility of Defendant Black's BAC results, and to that end, Defendant Riverview's motion to preclude the same is hereby GRANTED. However, should Plaintiffs seek to amend their witness list to include persons able to testify to the outstanding authentication issues, the Court will consider the same and revisit its ruling on the foregoing motion.

Motion to preclude evidence of Defendant Black's guilty plea or blood alcohol content at or near the time of the accident.

Defendant Riverview's next motion is one to preclude evidence of Defendant Black's guilty plea and his blood alcohol content ("BAC") at or near the time of the accident. With regard to the portion of the motion seeking to preclude evidence of Defendant Black's guilty plea to the criminal charges arising from the accident, Riverview contends that because he cannot dispute liability, the evidence of Defendant Black's plea is cumulative and should therefore be precluded. Further, they assert the inadmissibility of Defendant Black's guilty plea on the basis that it is inadmissible as

evidence with regard to any element of the claims against them. Alternatively, they argue that even if it were admissible against them, evidence of Defendant Black's plea would only serve to inflame the passions of the jury against Riverview, and as such, it should be deemed more prejudicial than probative and therefore inadmissible pursuant to Pa. R.E. 403.

In response to the motion, Plaintiffs argue that Defendant Black's guilty plea is admissible against him as an admission against interest. *See Cromley v. Gardner*, 253 Pa. Super. 467, 385 A.2d 433 (1978). Furthermore, because Defendant Black maintains that the accident was caused by him reaching for his cell phone while driving, Plaintiffs argue that his plea is admissible as impeachment evidence against him in accordance with Pa. R.E. 609(a), which provides that:

For the purpose of attacking the credibility of any witness, evidence that the witness has been convicted of a crime, whether by verdict or by plea of guilty or nolo contendere, shall be admitted if it involved dishonesty or false statement.

Pa. R.E. 609.

As to the inadmissibility of the plea against Defendant Riverview, Plaintiffs assert that to the extent that the evidence is admissible against Defendant Black to dispute his position with regard to the cause of the accident, it is also admissible against Riverview on the issue of causation.

As an initial matter, the Court notes that Defendant Black did not plead to a crime of dishonesty or false statement, and as such, the plea is not admissible against him under Pa. R.E. 609. Nevertheless, it is well settled that his plea is admissible against him as an admission against interest. *See Cromley v. Gardner*, supra. Accordingly, there is no question that his plea is admissible against Defendant Black at trial. Moreover, because Defendant Black contends that his intoxication was not the cause of the accident, we reject Defendant Riverview's assertion as to the cumulative nature of the evidence. However, we agree with Defendant Riverview as to the inadmissibility of the evidence against it. Relevant evidence is that which tends to establish or disprove facts at issue. Here, evidence of Defendant Black's plea has no bearing on whether or not Defendant Riverview served or furnished alcoholic beverages to him while he was in a state of visible intoxication. Accordingly, the portion of Defendant Riverview's present motion seeking to preclude evidence of Defendant Black's guilty plea is GRANTED IN PART and DENIED IN PART, and Defendant Riverview shall be entitled to a limiting instruction in this regard. Proposed instructions shall be submitted to the Court just prior to trial.

By the final portion of the present motion, Defendant Riverview seeks to preclude evidence of Defendant Black's blood alcohol content at or near the time of the accident on the basis that it is irrelevant, more prejudicial than probative and unnecessarily cumulative. While Defendant Black's BAC results have already been precluded pursuant to the prior motion, the

Court noted that it would reconsider the motion in the event that Plaintiffs sought to amend their witness list to include a witness or witnesses able to testify on the issues of qualifications and authentication discussed supra. Accordingly, the Court finds it prudent to issue an anticipatory ruling on the present motion.

Plaintiffs counter Defendant Riverview's position by noting pursuant to well settled case law, blood alcohol evidence, while alone insufficient to prove intoxication is admissible in cases where there is other evidence of intoxication. *See Ackerman v. Delcomico*, 336 Pa. Super. 569, 486 A.2d 410 (Pa. Super. 1984); *see also, Coutts v. Ghion*, 281 Pa. Super. 135, 145, 421 A.2d 1184, 1189-90 (1980) (reversing and remanding dram shop action in part upon the finding that the trial court had erred in denying the admission of breath and blood test results, which along with other evidence, was "relevant circumstantial evidence bearing on the question of whether [defendant driver] was visibly intoxicated when ... served at [defendant establishment]").

In the instant case, there is sufficient circumstantial evidence of Defendant Black's visible intoxication, notably the testimony of the police officer and several lay witnesses at the scene just after the accident, and as such, evidence of Defendant Black's blood alcohol content, if properly authenticated, would be admissible against not only Defendant Black, but also Defendant Riverview, as additional proof of Defendant Black's visible intoxication at the time he was allegedly served or furnished alcohol by Defendant Riverview. However, pursuant to the Court's ruling on the Defendants' motions to preclude evidence of Defendant Black's BAC results on the basis of insufficient authentication, we have already determined that absent the amendment of Plaintiffs' witness list to include witnesses able to establish the authenticity of the results, such evidence is excluded. Thus, notwithstanding the fact that there is sufficient corroborative evidence of visible intoxication to allow the admission of Defendant Black's BAC results, they must be precluded due to Plaintiffs' failure to demonstrate the existence of evidence or witnesses able to establish the authenticity of the results. As such, Defendant Riverview's present motion is hereby GRANTED. However, as previously noted, Plaintiffs may seek to amend their witness list to include witnesses to testify as to the authentication of Defendant Black's BAC results, and may then seek the collective reconsideration of all three motions with regard to Defendant Black's BAC results.

Motion to preclude evidence in support of common-law negligence claims.

By the next motion, Defendant Riverview seeks to preclude Plaintiffs from presenting evidence in support of common-law negligence claims against it on the basis that such claims are barred under Pennsylvania law and otherwise irrelevant to the issues in the case. Specifically, Defendant Riverview seeks to preclude evidence in support of the allegations that it

failed to: have adequate security on the night of the accident; properly train employees; and prevent Black from leaving the premises while intoxicated. Additionally, they seek to preclude any evidence with regard to the allegation that they fostered an atmosphere of drinking to excess.

As the basis for the motion, Defendant Riverview points to a provision of the Dram Shop Act, which provides that:

[n]o licensee shall be liable to third persons on account of damages inflicted upon them off of the licensed premises by customers of a licensee unless the customer who inflicts the damages was sold, furnished or given liquor or malt or brewed beverages by the said licensee or his agent, servant or employee when the said customer was visibly intoxicated.

47 P.S. §4-497.

This provision, Defendant Riverview contends, is the exclusive means by which a liquor licensee can be held liable to third parties. Accordingly, they urge that Plaintiffs' common-law negligence claims must fail. Until recently, the body of case law on the issue has come exclusively from the Common Pleas courts, some in support of Defendant Riverview's position and others in support of Plaintiffs' position, and as such, not until a recent decision of the Superior Court has there been any binding authority on the issue. *Schuenemann v. Dreemz, LLC*, 34 A.3d 94 (Pa. Super. 2011). In *Schuenemann*, appellant Dreemz, LLC, a licensee under the Dram Shop Act found liable for service to a visibly intoxicated driver who was killed, appealed the denial of their post-trial motions for judgment notwithstanding the verdict or a new trial. Dreemz raised two issues on appeal, the first of which was whether the Superior Court should grant a new trial on the basis that the trial court "improperly allowed appellee to present a general negligence claim against [it] and to present improper and prejudicial evidence, despite the clear statutory language contained in 47 P.S. § 4-493(1) and 47 P.S. § 4-947 limiting Appellee's cause of action to service of alcohol to a visibly intoxicated person." *Schuenemann v. Dreemz, LLC*, supra at 98. Specifically, they argued that their liability was limited by the statute to service to a visibly intoxicated person, and as such, they challenged the admission of evidence as to their internal procedures and compliance with the RAMP provisions of the liquor code as irrelevant to the sole question of service to a visibly intoxicated person.

Affirming the trial court, the Superior Court found the challenged evidence relevant and material to the issue of service to a visibly intoxicated person, given the duty of a licensee under the Dram Shop Act to "monitor [...] the patrons to whom they serve alcohol, in order to detect visible signs of intoxication." *Id.* at 101. Dreemz also challenged the admission of evidence as to the admission of another patron without proper identification, and service to an underage patron, which the Court found relevant and admissible to show Dreemz' course of conduct with respect

to its patrons. *Id.* at 102. In affirming the trial court's evidentiary rulings, the Superior Court did not expressly, but impliedly recognized common-law causes of action against licensees who violate the Dram Shop Act.

However, a close reading of the statute and the *Schuenemann* opinion leads the Court to conclude that a Dram Shop action is a common-law and not a statutory action, and that under *Schuenemann*, evidence of compliance with statutory provisions and internal policies is relevant, not as a basis for additional causes of action against a licensee, but rather, to prove service to a visibly intoxicated patron. Having made that determination, the Court turns to consideration of the evidence that Riverview seeks to preclude by its motion. It seeks to preclude evidence of inadequate security; improper employee training; and its failure to keep Defendant Black from leaving the premises on the night of the accident. Under *Schuenemann*, it is clear that evidence of improper employee training is admissible and relevant to Plaintiffs' claim.³⁷ However, there is nothing in *Schuenemann*, or any of the persuasive authority of the other Common Pleas courts to suggest that inadequate security is relevant and admissible evidence against a licensee, and more significantly, Plaintiffs fail to point to any evidence of the same in this case. As to the allegation of Defendant Riverview's failure to preclude Defendant Black from leaving the premises on the night of the accident, while there is persuasive Common Pleas case law to suggest such a duty, and therefore the admissibility of such evidence, the Court finds that absent any evidence showing that any agent of Defendant Riverview recalls encountering Defendant Black on the night of the accident, evidence of the failure to keep him from leaving the premises is irrelevant and therefore inadmissible at trial. Accordingly, Defendant Riverview's motion is GRANTED IN PART and DENIED IN PART, as set forth above.

Motion to preclude introduction of evidence that Defendant Riverview left pitchers out for anyone to consume on the night of the accident.

By their next motion, Defendant Riverview seeks to preclude evidence that Defendant Riverview simply left pitchers of alcohol out on the bar for anyone to consume on the night in question, on the basis that it is both unsupported by the facts and highly prejudicial. In response, Plaintiffs note that per the deposition testimony of Riverview bartender Krystal Americus, the record establishes that she sold pitchers to certain patrons but did not track who actually consumed the alcohol once it was purchased. They also note Defendant Black's deposition testimony that he poured himself two or three beers from pitchers purchased by other patrons and accordingly,

³⁷ Per her deposition testimony, Ms. Americus testified that although she has never taken TIPS classes, that prior to her employment at Riverview she had experience, had been trained and had acted as a trainer for others with regard to how to detect signs of visible intoxication. Kristal Americus Deposition at 53:24-54:6. However, it is appropriate for Plaintiffs to further explore that testimony if they wish to do so.

they argue that Ms. Americus' testimony as to the fact that she did not track the consumption of pitchers once they were sold is relevant and admissible evidence that should be presented to the jury. In their pretrial memorandum, Plaintiffs allege that Ms. Americus "simply left alcohol on the bar" on the night of the accident, which Defendant Riverview argues, infers something different than that she sold pitchers to individual patrons. Neither of the interested parties dispute the fact that Ms. Americus sold pitchers to these individual patrons and then did not track the consumption of the beer. Rather, the sum of this objection seems to be to Plaintiffs' use of misleading language in the description of these facts.

Upon consideration, Plaintiffs shall not be precluded from eliciting evidence as to the manner in which pitchers were sold to patrons on the night in question. Nor shall they be precluded from eliciting evidence as to the fact that Ms. Americus did not track the consumption of the pitchers, as per her deposition testimony. However, Plaintiffs shall be precluded from mischaracterizing the evidence in a manner inconsistent with Ms. Americus' testimony. Accordingly, insofar as it seeks to preclude Plaintiffs from presenting evidence tending to show that Ms. Americus sold pitchers to individual patrons and did not track their consumption, the motion is DENIED. However, to the extent that Defendant Riverview seeks to preclude Plaintiffs from mischaracterizing the evidence to suggest that on the night in question, Ms. Americus furnished alcohol to patrons in any other manner inconsistent with her testimony, the motion is GRANTED.

Motion to preclude evidence that Krystal Americus did not "drink count" on the night of the accident.

The next matter for the Court's consideration is Defendant Riverview's motion to preclude evidence that bartender Krystal Americus did not "drink count" on the night in question. As the basis for the motion, Defendant Riverview argues that it is wholly irrelevant to the question of whether Defendant Black was served in a state of visible intoxication, and therefore excludable under Pa. R.E. 401 and 402. In furtherance of their position, Riverview points to the absence of evidence that Ms. Americus ever personally served or even encountered Defendant Black on the night of the accident as obviating potential relevance of whether or not she was drink counting that night. As such, they contend that the admission of such evidence would allow the jury to impermissibly speculate as to whether drink counting would have prevented the accident, when there is no proof that she even encountered Defendant Black. Further, they argue that there is no duty, either under statute or at common law, imposed upon a licensee to drink count. Accordingly, they argue that the introduction of such evidence would be more prejudicial than probative and is therefore also excludable under Pa. R.E. 403.

Plaintiffs respond to the motion by noting that pursuant to *Schuenemann*, discussed supra, evidence as to compliance with the provisions of the Liquor Code³⁸ requiring licensees to train their employees with regard to the service of alcohol to visibly intoxicated patrons is relevant and material to the ultimate issue of whether a defendant licensee in a Dram Shop action provided service of alcohol to a visibly intoxicated person. In the instant case, Plaintiffs argue that service of Defendant Black was effectuated by the sale of pitchers to certain patrons, followed by no effort on the part of Defendant Riverview to monitor consumption, in violation of the duty imposed under the Dram Shop Act, to prevent service to visibly intoxicated persons. Accordingly, they contend that Ms. Americus' lack of familiarity with the term drink counting is evidence of her overall unfamiliarity or complete disregard for her duties under the Dram Shop Act.

The problem with Plaintiffs' argument is that they fail to point to any law or regulation imposing the duty to drink count. In *Schuenemann*, the Superior Court held that evidence of defendant licensee's compliance with RAMP provisions and/or internal policies was relevant to the question of service to a visibly intoxicated person. Accordingly, if the evidence sought to be precluded was of that nature, we would deny the motion. However, there is no proof in this case that drink counting was a requirement of RAMP, Riverview's internal policies or any other authority. At best, it is a suggested method of preventing service of alcohol to visibly intoxicated patrons. Therefore, it is not the type of evidence deemed admissible as proof of a Dram Shop violation under *Schuenemann*, and as such, it is appropriately excluded from reaching the jury. In light of the foregoing, Defendant Riverview's motion to preclude evidence that Krystal Americus did not drink count on the night of the accident is hereby GRANTED.

³⁸ 47 P.S. §4-471.1, entitled "Responsible Alcohol Management" (commonly referred to as the RAMP provisions) provides in pertinent part that:

In order to be considered in compliance with this section for purposes of section 471, a restaurant, retail dispenser, eating place, hotel, club, catering club, distributor and importing distributor licensee shall:

- (1) have at least fifty per centum of its alcohol service personnel certified as having successfully completed an alcohol beverage servers training;
- (2) have its manager or owner certified as having successfully completed manager/owner training;
- (3) have all alcohol service personnel undergo new employe[e] orientation; and
- (4) have appropriate responsible alcohol service signage posted on the licensed premises.

47 P.S. §4-471.1(d) (emphasis added).

The statute further provides that:

New employe[e] orientation shall consist of orienting newly hired alcohol service personnel as to Pennsylvania law relating to the sale, furnishing or serving of alcoholic beverages to minors and visibly intoxicated persons.

47 P.S. §4-471.1(a).

Motion to preclude evidence that Riverview bartender Krystal Americus had not undergone “TIPS” training or been “TIPS” certified.

Defendant Riverview next seeks to preclude the presentation of evidence at trial that Riverview bartender Krystal Americus had not undergone “TIPS”³⁹ training or been “TIPS” certified prior to the night of the accident, as irrelevant and therefore inadmissible pursuant to Pa. R.E. 401 and 402. In the first instance, Defendant Riverview points to the complete absence of evidence that Ms. Americus ever encountered Defendant Black on the night of the accident as obviating the question of whether or not she was properly trained to determine whether or not he was exhibiting signs of visible intoxication. Additionally, Defendant Riverview notes Plaintiffs’ failure to cite to any authority for the position that Ms. Americus was required to be TIPS trained or certified as further rendering moot and inadmissible evidence as to whether or not she was in fact trained. In an effort to suggest that Ms. Americus would have been able to properly detect the signs of visible intoxication had she observed them in Defendant Black, Defendant Riverview points to her deposition, noting more than five years of experience as a waitperson at licensed establishments.⁴⁰

In response, Plaintiffs argue that evidence of whether or not Ms. Americus was TIPS trained is clearly relevant and admissible pursuant to *Shuenemann* and the RAMP provisions of the Liquor Code. What Plaintiffs overlook is that the RAMP provisions require that all servers be trained in detection of the signs of visible intoxication, but they do not specifically require TIPS training. Furthermore, what both Plaintiff and Defendant Riverview fail to note is Ms. Americus’ deposition testimony that she was both trained and a trainer on the signs of visible intoxication prior to the night of the accident. Kristal Americus Deposition at 53:24-54:6. In light of this evidence and in the absence of any authority suggesting any requirement imposed upon Defendant Riverview that Ms. Americus be trained and/or certified in detecting the signs of visible intoxication by the TIPS method as opposed to another training program, Defendant Riverview’s motion to preclude evidence that Ms. Americus was neither TIPS trained or certified is hereby GRANTED.

Motion to preclude evidence that Riverview discontinued the use of pitchers subsequent to the accident.

Defendant Riverview seeks to preclude evidence that it discontinued the use of pitchers subsequent to the accident involving Defendant Black and Decedents, as violative of Pa. R.E. 407, which provides that:

³⁹ As Defendant Riverview notes in its motion, “TIPS” (Training for Intervention Procedures) is a program offered by a nonprofit entity, which is aimed at preventing “intoxication, underage drinking, and drunk driving.” *Defendant Riverview’s Motion* at 1 n.1, quoting <http://www.gettips.com/learn.shtml>.

⁴⁰ Defendant Riverview’s Motion, Exhibit B 12:23-14:22, noting her experience in the field, some of which occurred subsequent to the accident.

[w]hen, after an injury or harm allegedly caused by an event, measures are taken which, if taken previously, would have made the injury or harm less likely to occur, evidence of the subsequent measures is not admissible to prove that the party who took the measures was negligent or engaged in culpable conduct, or produced, sold, designed, or manufactured a product with a defect or a need for a warning or instruction.

Pa. R.E. 407.

However, the rule further provides that:

This rule does not require the exclusion of evidence of subsequent measures when offered for impeachment, or to prove other matters, if controverted, such as ownership, control, or feasibility of precautionary measures.

Id.

Accordingly, Plaintiffs argue that the challenged evidence is properly admissible to impeach witnesses for Defendant Riverview. Specifically, Plaintiffs seek the introduction of the evidence to impeach Riverview bartender Krystal Americus, who testified at her deposition that when she sold pitchers, she had no means of tracking who actually consumed the alcohol. However, Plaintiffs fail to adequately argue how the challenged evidence could be properly used to impeach Ms. Americus' statement. The connection is tenuous at best, and as such, the Court rejects Plaintiffs' argument as to the admissibility of the challenged evidence for impeachment purposes.

Plaintiffs' second argument is that the challenged evidence should be admitted to show control, specifically that Defendant Riverview "was always in control of the way in which it served alcohol to its patrons." *Plaintiffs' Brief* at 5. Per the rule, the admission of evidence regarding subsequent remedial measures to demonstrate control is admissible only when control is at issue. That is, where there is some question as to control over some place or instrumentality in a case. Here, there is no question of Defendant Riverview's control over its premises or of the alcohol it served to its patrons. Evidence that bartenders did not track the consumption of pitchers does not create a question of control. Rather, it answers the question. Therefore, the Court rejects Plaintiffs' argument that the discontinued sale of pitchers is admissible to show control.

Finally, Plaintiffs contend that evidence as to the discontinuance of pitchers is admissible to show the feasibility of precautionary measures. Notably, evidence of subsequent remedial measures is only admissible where an opposing party places feasibility at issue. Pa. R.E. 407 cmt.; *Duchess v. Langston Corp.*, 564 Pa. 529, 769 A.2d 1131 (2001) (products liability action where Supreme Court of Pennsylvania held that evidence of subsequent remedial measures was admissible where the manufacturer

of a product had placed it at issue by taking the position that a particular design modification “could not practically be done.”).

In the instant case, Plaintiffs rely on the foregoing statement, set forth in their motion, that:

there is no claim in this lawsuit, nor could there be such a claim, that Riverview’s service of pitchers ... is by itself evidence of negligence. There is also no evidence in this case to suggest that Black’s consumption of beer in cups from another patron’s pitcher (as opposed to bottles of beer purchased by another patron) increased the likelihood that the accident would occur.

Plaintiffs’ Brief at 6, quoting *Defendant Riverview’s Motion* at ¶13.

Plaintiffs assert that by this language, Defendant Riverview has put the feasibility of subsequent remedial measures at issue “by arguing that it did everything it possibly could have to avoid permitting Defendant Black to get drunk, continue to drink at its bar and ultimately get behind the wheel and kill Plaintiffs’ Decedents.” *Plaintiffs’ Brief* at 6. The Court disagrees.

In the first instance, the quoted language is not a denial by Defendant Riverview as to the feasibility of subsequent remedial measures. It is merely Defendant Riverview’s characterization of the evidence, as set forth in the present motion. As such, the statement cannot be fairly said to place feasibility at issue in this case. Moreover, even if we were to decide otherwise and determine that the quoted portion of Defendant Riverview’s motion did indeed place feasibility of subsequent remedial measures at issue in this case, we would find the challenged evidence more prejudicial than probative, absent any evidence that the means by which alcohol was served had any bearing on Defendant Black’s procurement or consumption of alcohol while on the premises of Defendant Riverview.⁴¹ In light of the foregoing, Defendant Riverview’s motion to preclude evidence as to its discontinued use of pitchers after the accident is hereby GRANTED.

Motion to preclude evidence of the relationship status between Plaintiffs’ Decedents.

By the present motion, Defendant Riverview seeks to preclude any evidence as to the fact that Plaintiffs’ Decedents were engaged to be married at the time of their deaths. Plaintiffs make reference to Decedents’ relationship status in their pretrial memorandum, and in seeking the preclusion of any reference thereto, Defendant Riverview asserts that this information has no bearing on any of Plaintiffs’ causes of action and is therefore irrel-

⁴¹ Notably, Defendant Black testified at his deposition that the first drink he consumed while at Riverview on the night of the accident was a bottled beer purchased for him by his golf partner. Certainly, the practice of purchasing drinks for another, or “rounds,” can lead to a situation where a licensee may not come into direct contact with every patron consuming the purchased drinks. However, there is no evidence to suggest that the form of a purchase, whether a pitcher or individual drinks, has any bearing on the ability of a licensee to monitor consumption.

evant and excludable pursuant to Pa. R.E. 401 and 402. Further, they suggest that the only purpose this information could possibly serve would be to inflame the passions of the jury, thereby unduly prejudicing Defendants. As such, they argue the evidence is also excludable under Pa. R.E. 403.

In response to the motion, Plaintiffs assert that Decedents' relationship status is relevant to why they were riding Decedent Petti's motorcycle together on the night of the accident, providing a context for the events of that night that absent which, might serve to confuse or otherwise distract the jury from the greater issues in the case. Upon review and consideration, the Court finds that the relationship status of the Decedents, just like the relationships of the parties to one another, or the parties to certain witnesses, provides a necessary context to the events giving rise to Plaintiffs' claims. As such, evidence of their relationship status shall be admissible at trial. The Court understands that the underlying purpose of this motion is to limit Plaintiffs' ability to personalize or dramatize the facts of this case as a means of impassioning the jury. However, Defendant Riverview's concern in this regard does not warrant the preclusion of this very basic biographical information with regard to Plaintiffs' Decedents. Accordingly, Defendant Riverview's motion to preclude evidence of the relationship between Plaintiffs' Decedents is hereby DENIED.

Motion to preclude or limit photographs and videotape footage of the accident scene and Decedents' injuries.

Defendant Riverview next seeks to preclude or limit the presentation of photographs and videotape footage of the accident scene and Decedents' injuries to the jury. There appears to be no dispute that the accident scene was dramatic and the injuries to Decedents severe. Accordingly, Defendant Riverview seeks to limit the admission of documentary evidence in this regard to avoid the admission of cumulative evidence, and the undue prejudice it believes it would suffer if the documentary evidence were to be admitted *in toto*. By way of relief, Defendant Riverview seeks to preclude this evidence from the purview of the jury completely. Alternatively, it argues that the bifurcation of the trial would, at least initially, spare the jury from the presentation of the evidence. As a third alternative, it suggests that Plaintiffs' evidence in this regard should be proffered to the Court prior to trial for an in-camera review.

In answer to the motion, Plaintiffs argue that documentary evidence of the accident scene and Decedents' injuries are relevant to Plaintiffs' claims of conscious pain and suffering and punitive damages, and more probative than prejudicial as to these issues. Accordingly, they argue that the motion should be denied. The Court agrees with Plaintiffs as to the relevance and admissibility of the challenged evidence. *Commonwealth v. Solano*, 588 Pa. 716, 906 A.2d 1180 (2006), *cert. denied*, 127 U.S. 2247 (2007) (photographs depicting pools of blood at scene of shooting were

relevant, admissible and more probative than prejudicial as they depicted the location of several items at the scene); *Commonwealth v. Malloy*, 579 Pa. 425, 856 A.2d 767 (2004) (photographs showing bullet wounds sustained by victim were properly admitted into evidence); *Ligon v. Middletown Area School District*, 136 Pa. Commonwealth Ct. 566, 584 A.2d 376 (1990) (photograph showing injured plaintiff being cared for by emergency personnel at scene was relevant, admissible and more probative than prejudicial). However, because of the danger of cumulative evidence or the admission of unduly inflammatory evidence, the Court finds it appropriate to schedule a pretrial in-camera review of all photographic and video evidence sought to be presented by the parties so that the Court might rule on each piece of proposed evidence in advance of trial. Accordingly, the Court's ruling on the instant motion is hereby HELD IN ABEYANCE pending an opportunity to review the challenged evidence.

Motion to preclude Plaintiffs from asserting a claim for conscious pain and suffering on behalf of Decedent Warren.

Defendant Riverview's next motion seeks to preclude Plaintiffs from asserting a claim for conscious pain and suffering on behalf of Decedent Warren. Conscious pain and suffering is an element of damages in a survival action under 42 Pa. C.S. §8302, whereby damages may be awarded for the pain and suffering experienced by a decedent from the time of an accident until their resulting death. *Slaseman v. Myers*, 309 Pa. Super. 537, 545, 455 A.2d 1213, 1218 (1983). Where, however, the decedent dies instantly or is not conscious for any period of time between the accident and their death, there can be no recovery. *Nye v. Commonwealth, Department of Transportation*, 331 Pa. Super. 209, 213, 480 A.2d 318, 321 (1984). While a claim for pain and suffering may be supported by the presentation of medical evidence, all that is required is evidence that the decedent was conscious of pain before she died.⁴² *Williams v. Southeastern Pennsylvania Transportation Authority*, 741 A.2d 848, 859 (Pa. Super. 1999).

⁴² Defendant Riverview cites to authority for the proposition that "expert testimony is needed when a jury of lay persons [sic] lack the knowledge necessary to make a determination." Defendant Riverview's Brief at 5, citing to *Toogood v. Owen J. Rogal, DDS, P.C.*, 573 Pa. 245, 261, 824 A.2d 1140, 1149 (2003). In *Toogood*, a medical malpractice action, our Supreme Court found that "[c]ourts sitting in medical malpractice cases require detailed expert testimony because a jury of laypersons generally lacks the knowledge to determine the factual issues of medical causation; the degree of skill, knowledge, and experience required of the physician; and the breach of the medical standard of care." *Id.* While Defendant Riverview argues that therefore, expert medical testimony is necessary to proving conscious pain and suffering, the Court disagrees. While a survey of the case law reveals that experts are commonly called upon to testify as to conscious pain and suffering, there is no legal requirement dictating the use of medical expert testimony. While medical malpractice actions consistently involve questions beyond the purview of a layperson, such as standard of proof and issues of medical cause and effect, conscious pain and suffering is proven upon evidence of a

In the instant case, the evidence of record on the issue of Decedent Warren's conscious pain and suffering is the lay testimony of witness Robert Heckman, Officer Arredondo, and witness Brent Lawton. Mr. Heckman testified that he came upon the scene with witness Garrett Smith and shortly thereafter came upon Decedent Warren. *Plaintiffs' Memorandum of Law*, Exhibit A, 20:21-24; 27:6-9. She was lying on the bank of the Delaware River when he first saw her, and she was moving around. *Id.* at 27:7-13. He noted that she was "mumbling and slurring" and "her legs were bent in all different directions." *Id.* at 27:16-18. He noted that her eyes were closed, but she appeared as though she was trying to get up. *Id.* 28:3-14. He further testified that she said her name faintly at one point and she was conscious. *Id.* 33:6-7, 18-22. Mr. Heckman's testimony is reflected in a police report prepared by Easton Police Officer Charles McMonagle, appended to Plaintiffs' Brief as Exhibit B. Plaintiffs' Exhibit C is an emergency services report noting in pertinent part that both Decedents were noted as conscious at 8:54 p.m. on the night of the accident. Plaintiffs' Exhibit D is the deposition testimony of Officer Arredondo, who testified as to the notation of Decedents' consciousness at Exhibit C. Finally, Plaintiffs offer the deposition testimony of witness Brent Lawton at Exhibit D. Mr. Lawton, who walked with Defendant Black from the place where he stopped his car to the crash site, testified in pertinent part that shortly after arriving at the scene he heard the moan of a female's voice and then saw Decedent Warren lying on the other side of the guardrail along the river bank. *Plaintiffs' Memorandum of Law*, Exhibit D, 16:19-22. He further testified that "I heard her moaning. Like, I heard her, like, crying out for help." *Id.* at 17:22-23.

Upon review and consideration, the Court finds the foregoing evidence sufficient to support a claim for conscious pain and suffering on behalf of

decedent's consciousness of pain for a period before her death, even if her condition renders her incapable of communicating that pain to others. *Williams v. Southeastern Pennsylvania Transportation Authority*, 741 A.2d 848, 859 (Pa. Super. 1999). As opposed to the issues raised in medical malpractice matters, the concepts of pain and consciousness are well within the perception and understanding of a layperson. As such, Plaintiffs note, the law permits lay testimony as to a person's appearance of apparent physical condition. Plaintiffs' Brief at 2, citing *Collins v. Cooper*, 746 A.2d 615, 620 (Pa. Super. 2000) (noting the rule that a layperson may testify as to a person's apparent physical condition, but is "barred from testifying to the existence or nonexistence of a disease or disorder, the discovery of which requires the training and experience of a medical expert"); see also, *Terwilliger v. Kitchen*, 781 A.2d 1201, 1210 n.9 (Pa. Super. 2001) (State Trooper's testimony that decedent had a pulse and was moaning after accident was sufficient to support an award of damages under the Survival Act for conscious pain and suffering). Certainly, where a decedent's conscious pain and suffering is complicated by medical diagnoses, expert testimony may be required to elucidate those issues for the jury. *Cominsky v. Donovan*, 846 A.2d 1256 (Pa. Super. 2004) (lay testimony that decedent suffered pain while in vegetative state was insufficient to meet burden of proof, but distinguishing the case from cases in which decedent was conscious for a time and lay testimony was sufficient to prove conscious pain and suffering, see e.g., *Commonwealth v. Counterman*, 553 Pa. 370, 719 A.2d 284 (1998)); *Fogg v. Paoli Hospital*, 455 Pa. Super. 81, 686 A.2d 1355 (1996).

Decedent Warren. Accordingly, Defendant Riverview's motion to preclude the same is hereby DENIED.

Motion to preclude Plaintiffs from asserting a claim for conscious pain and suffering on behalf of Decedent Petti.

Just as with the previous motion, Defendant Riverview argues that the quantum of evidence offered by Plaintiffs in support of conscious pain and suffering on behalf of Decedent Petti is insufficient and therefore, any such claim must be precluded. Having already determined the burden of proof relative to the claim, we reject Defendant Riverview's contention that the claim must fail in the absence of expert testimony, and we move to the question of whether the evidence of record is sufficient to bring the question of Decedent Petti's pain and suffering before the jury. Specifically, Defendant Riverview points out that not one witness has testified to Decedent Petti being in pain before his passing. What Defendant Riverview ignores is that a person cannot perceive the pain of another. For that reason, it is sufficient that witnesses testifying with regard to conscious pain and suffering be able to offer their observations as to the consciousness and condition of a person from which a jury can properly conclude whether or not the decedent experienced conscious pain and suffering before their passing.

In opposition to the motion, Plaintiffs have appended excerpts from the depositions of lay witnesses Garrett Smith, Brent Lawton and Taryn Jordy who were all present at the scene on the night of the accident. Per his testimony, Garrett Smith noted that when he came upon Decedent Petti, they were conversing, and Petti was asking about Decedent Warren's whereabouts. *Plaintiffs' Memorandum of Law*, Exhibit A, 30:11-31:4. He was also "squirming around ... [and] grunting." *Id.* at 31:16-19. When they spoke, Smith was looking into Decedent Petti's eyes, and Decedent Petti was looking back at him. *Id.* at 32:11-23. He noted that Decedent Petti had lost his leg, and it appeared as though he was in pain. *Id.* at 32:24-33:3.

By his deposition testimony, witness Brett Lawton testified to Decedent Petti's injuries and behavior at the scene, noting that at one point "he was crying and screaming about his arm, that his arm hurt. And he was asking, like, why he couldn't get up. And, you know he had no leg from the waist down. And his arm was just—he seen [sic] his arm and he started crying about his arm. Then he was—you know, he was screaming about his wife or whoever she was." *Plaintiffs' Memorandum of Law*, Exhibit B, 17:6-13. Thus, in this testimony, we have a clear expression of pain by Decedent Petti. Finally, witness Taryn Jordy noted in her deposition testimony that when she came upon the scene and in particular Decedent Petti, it became clear "that he was, sort of, riding [sic] in pain ..." and "screaming." *Plaintiffs' Memorandum of Law*, Exhibit C, 15:20-21; 16:15.

Upon review of the proffered evidence, the Court finds it sufficient to support a claim of conscious pain and suffering on behalf of Decedent

Petti, and as such, Defendant Riverview's motion to preclude the claim is hereby DENIED.

Motion to preclude a claim for medical expenses on behalf of either Decedent pursuant to 75 Pa. C.S. §1722.

By their next motion, Defendant Riverview seeks to preclude Plaintiffs from asserting a claim for medical expenses on behalf of either Decedent. As the basis for the motion, Defendant Riverview relies on a provision of the Motor Vehicle Financial Responsibility Law ("MVFRL") which provides that:

[i]n any action for damages against a tortfeasor, or in any uninsured or underinsured motorist proceeding, arising out of the maintenance or use of a motor vehicle, a person who is eligible to receive benefits under the coverages set forth in this subchapter, or workers' compensation, or any program, group contract or other arrangement for payment of benefits as defined in section 1719 (relating to coordination of benefits) shall be precluded from recovering the amount of benefits paid or payable under this subchapter, or workers' compensation, or any program, group contract or other arrangement for payment of benefits as defined in section 1719.

75 Pa. C.S. §1722.

This section precludes a plaintiff in an action involving a motor vehicle from recovering damages in the form of first-party benefits, inclusive of "medical benefits, income loss benefits, accidental death benefits and funeral benefits"⁴³ otherwise covered by their motor vehicle insurance, medical insurance, workers' compensation or other benefit plan, commonly referred to as first-party benefits. The purpose of the statute was to "abolish the practice which allowed a plaintiff to recover first-party insurance benefits from his insurer as well as special damages from [a] tortfeasor." *Carlson v. Bubash*, 432 Pa. Super. 514, 639 A.2d 458 (1994) *appeal denied*, 540 Pa. 592, 655 A.2d 982 (1995).

While the statute would appear to preclude Plaintiffs from seeking medical expenses on behalf of Decedents, Plaintiffs note that pursuant to §1714 of the MVFRL, §1722 is inapplicable to riders of motorcycles, and as such, Plaintiffs shall be entitled to seek damages for Decedents' medical expenses. §1714 of the MVFRL provides that:

[a]n owner of a currently registered motor vehicle who does not have financial responsibility or an operator or occupant of a recreational vehicle not intended for highway use, *motorcycle*, motor-driven cycle, motorized pedalcycle or like type vehicle required to be registered under this title *cannot recover first party [sic] benefits*.

75 Pa. C.S. §1714 (emphasis added).

⁴³ 75 Pa. C.S. §1702.

Given that motorcycle operators and passengers are precluded from seeking first-party insurance benefits under the MVFRL, Plaintiffs assert that they are thereby exempted from §1722 and able to seek medical expense damages from Defendants. They are correct. *See Green v. K & K Insurance Company*, 389 Pa. Super. 73, 566 A.2d 622 (1989) (discussing preclusion against motorcyclists obtaining first-party benefits under the MVFRL); 1 West's Pa. Forms Civil Procedure, §11:7 cmt. (2011). As such, Defendant Riverview's motion to preclude Plaintiffs from seeking medical expense damages on behalf of Decedents is hereby DENIED.

Motion to preclude Plaintiffs' claim for punitive damages.

By their next motion, Defendant Riverview seeks to preclude Plaintiffs from proceeding with their punitive damages claim in the absence of evidence demonstrating any outrageous conduct or reckless indifference on their part. As noted supra, punitive damages are damages in addition to compensatory or nominal damages, awarded to punish a tortfeasor for his conduct, and to deter such future conduct. *Snead v. Society for the Prevention of Cruelty to Animals of Pennsylvania*, 929 A.2d 1169, 1184 (Pa. Super. 2007). Pennsylvania follows the Restatement (Second) of Torts §908(2) governing punitive damages which provides that "[p]unitive damages may be awarded for conduct that is outrageous, because of the defendant's evil motive or his reckless indifference to the rights of others" Restatement (Second) of Torts §908(2) (1968). *See also, Feld v. Merriam*, 506 Pa. 383, 395, 485 A.2d 742, 747 (1984) citing *Chambers v. Montgomery*, 411 Pa. 339, 192 A.2d 355, 358 (1963).

In order to state a claim for punitive damages, a plaintiff must prove that the defendant engaged in conduct that was "outrageous," and done with a bad motive, or with "reckless indifference" to the safety of others. *Hutchison ex rel. Hutchison v. Luddy*, 582 Pa. 114, 121, 870 A.2d 766, 770 (2005). A tortfeasor acts recklessly if he acts in conscious disregard of the potential for harm arising from his conduct, where the risk of harm is so great as to rise above that associated with simple negligence. *Junk v. East End Fire Department*, 262 Pa. Super. 473, 482, 396 A.2d 1269, 1273 (1978); *see also, Krivijanski v. Union Railroad Company*, 357 Pa. Super. 196, 204, 515 A.2d 933, 937 (1986).

By way of response, Plaintiffs contend that the Honorable Emil Giordano's denial of Riverview's motion for summary judgment issued November 18, 2011 is dispositive of this motion, and as such, it should be denied. In answer to that argument, Defendant Riverview counters that subsequent to the issuance of Judge Giordano's Order denying the motion for summary judgment, the parties have submitted pretrial memorandums identifying "all the relevant facts" to be offered at trial as required by N.C.R.Civ.P. N212B(c)(2)(1), and in their pretrial memorandum, the only basis asserted by Plaintiffs in support of their punitive damages claim are

the allegations that Riverview bartender Krystal Americus “simply left alcohol on the bar,” and that she did not “drink count” on the night of the accident, which, they allege, is insufficient to support the claim.

In further support of their position, Defendant Riverview cites to case law for the proposition that “mere service of an alcoholic beverage by a bar to a patron who is visibly intoxicated is not outrageous conduct warranting punitive damages as a matter of law.” *Defendant Riverview’s Motion*, ¶11 citing *Kotchin v. Simpkins*, 43 D. & C.3d 263, 268-69 (Pa. Com. Pl. Luzerne Co. 1986), *aff’d*, 368 Pa. Super. 648, 531 A.2d 39 (1987), *aff’d* 520 Pa. 78, 550 A.2d 1319 (1988); *Conner v. Duff*, 438 Pa. Super. 277, 652 A.2d 372 (1994); *McMahon v. Bath Hotel, Inc.*, 1995-C-6268 (Pa. Com. Pl. Northampton Co. 1997). In *Kotchin*, the Luzerne County Court of Common Pleas found plaintiff’s evidence of punitive damages insufficient, but made no pronouncement that service of an alcoholic beverage to a visibly intoxicated person is, by itself, insufficient to support an award of punitive damages. The Superior and Supreme Courts then affirmed the opinion without published opinions. The Superior Court did not address the issue of punitive damages in *Conner*; and in *McMahon*, this Court, the Honorable Judge Panella presiding, found the evidence of record insufficient to support a threshold finding that the patron in that case was served while visibly intoxicated, thereby disposing of the case without reaching the issue of punitive damages.

In light of the foregoing, the Court finds Defendant Riverview’s characterization of the cited case law somewhat misleading. There is no question that in order to warrant an award of punitive damages, the conduct of an actor must rise to the level of outrageousness, done either with evil motive or with reckless disregard for others. While Defendant Riverview suggests that mere service of alcohol to a visibly intoxicated person does not rise to this level, the Court believes that the appropriateness of a punitive damages award is such a fact-specific inquiry that it cannot be said service to a visibly intoxicated person is not enough to warrant an award. Rather, that determination depends upon the specific facts and circumstances of the case.

In the instant case, Defendant Riverview contends that the only facts averred by Plaintiffs in support of their punitive damages claim are that Ms. Americus left alcohol out on the bar for anyone to consume on the night in question and she did not drink count. The Court’s review of Plaintiffs’ pretrial memorandum reveals an additional reference therein to inadequate training of Riverview’s bartending personnel, with specific reference to the absence of TIPS training. Notably, the Court, by rulings on prior motions, has precluded Plaintiffs from presenting evidence as to Ms. Americus’ failure to drink count on the night of the accident, and it has likewise precluded Plaintiffs from characterizing Ms. Americus as simply leaving alcohol out on the bar for anyone to consume on the night of the

accident, or from referencing the fact that Ms. Americus was not TIPS trained. To that end, Defendant Riverview is correct in the statement that the facts upon which the motion for summary judgment was decided are not precisely the same. However, they are substantially the same. Notwithstanding the Court's limitation on Plaintiffs' presentation of evidence in support of its punitive damages claim pursuant to the rulings on the aforementioned motions, the theory of Plaintiffs' punitive damages claim remains unchanged, and in accordance with the Court's earlier rulings, they shall be entitled to present evidence as to manner of Ms. Americus' service of pitchers to patrons, her failure to track consumption of the same, and evidence of her training or lack thereof pursuant to 47 P.S. §4-471.1. As a result, Plaintiffs' theory, and their evidence, remains essentially the same as it was when put before Judge Giordano for consideration of the summary judgment motion. Accordingly, the Court finds itself bound by the law of the case established by Judge Giordano's ruling, and it hereby DENIES Defendant Riverview's motion to preclude Plaintiffs from asserting their claim for punitive damages. This ruling is made without prejudice to Defendant Riverview's ability to make motions with regard to punitive damages at the close of Plaintiffs' evidence or post-trial.

Motion to preclude Plaintiffs from calling previously unidentified witnesses named in their pretrial memorandum.

By their final motion, Defendant Riverview seeks to preclude Plaintiffs from calling certain previously unidentified witnesses named for the first time in their pretrial memorandum. On or about April 29, 2011, Defendant Riverview served witness interrogatories upon Plaintiffs which, in pertinent part, asked them to identify all fact witnesses and treating physicians not previously deposed who may be called to testify at trial. *Defendant Riverview's Motion*, Exhibit C. By their motion, they indicate that Plaintiffs did not respond to the request. Accordingly, and because the failure to produce evidence in discovery is grounds for exclusion, Defendant Riverview seeks to preclude the testimony of thirty-four (34) witnesses identified for the first time in Plaintiffs' pretrial memorandum. In support of their motion, Defendant Riverview contends that Plaintiffs' failure to previously identify these witnesses foreclosed Defendants from the opportunity to depose the witnesses, resulting in undue prejudice to them if the witnesses were allowed to testify at trial, in contravention of Pa. R.E. 403.

By a brief contra the motion, Plaintiffs argue that each and every of the witnesses identified in their pretrial memorandum were identified, "at least by name, in written documents ... provided during discovery." *Plaintiffs' Memorandum of Law* at 2. As such, and because of their inclusion in Plaintiffs' pretrial memorandum in compliance with N.C.R.Civ.P. 212B, they argue that they are in compliance with the rules of discovery and should not be precluded from calling the challenged witnesses. Further, while they

acknowledge their failure to respond to Defendant Riverview's witness interrogatories, they note Defendant Riverview's failure to seek relief in the form of a motion to compel their response pursuant to Pa. R.C.P. 4019. Additionally, as to the identification of Decedent Warren's children Brittany and Robert in a supplement to their pretrial memorandum, Plaintiffs argue that they were specifically identified in the Complaint, their testimony or written statements were entered into the record at Defendant Black's guilty plea to his criminal charges, and they were repeatedly identified throughout written discovery. Moreover, they note that not all of the witnesses listed in Defendant Riverview's pretrial memorandum were previously identified in discovery, and therefore, they seek the preclusion of Defendants' witnesses from a position of unclean hands.

[T]he purpose of discovery is to prevent surprise and unfairness, thereby allowing a fair trial on the merits. The rules of discovery are intended to prevent a trial by ambush. Thus, discovery during the pretrial stages of litigation allows the parties to learn of additional evidence and witnesses, to discover the testimony that the witnesses will offer, and to assess the witnesses' credibility and impact.

Std. Pa. Prac. §34:1.

Accordingly, the imposition of sanctions for a violation of the discovery rules lies within the sound discretion of the court. *Philadelphia Contributionship, Insurance Company v. Shapiro*, 798 A.2d 781, 784 (Pa. Super. 2002). In the instant case, Plaintiffs' failure to respond to Defendant Riverview's witness interrogatories was a clear violation of their duty under Pa. R.C.P. 4006(a)(2). However, given the Court's discretion to resolve discovery matters, Plaintiffs' violation of the rules does not mandate the grant of Defendant Riverview's requested relief.

In resolving the present motion, the Court notes that Plaintiffs' pretrial memorandum affirmatively identifying thirty-two (32) of the thirty-four (34) challenged witnesses was filed of record several months before trial, on January 30, 2012. The remaining two witnesses were identified in a supplement to their pretrial memorandum, filed February 1, 2012. Thus, it cannot be said that this is an instance of trial by ambush, or that Defendant Riverview will be unfairly surprised or prejudiced at trial. Rather, Defendant Riverview has been aware of the identified witnesses for a matter of months now, and in that time, could have undertaken, and they may still avail themselves of, the opportunity to seek certain information from Plaintiffs with regard to their intended witnesses, inclusive of contact information and/or offers of proof. Yet, given that Plaintiffs identified their witnesses within ample time prior to trial, the Court hereby declines to preclude them from calling those witnesses at trial as a sanction for failing to respond to Defendant Riverview's interrogatories. As such, Defendant Riverview's motion seeking the same is hereby DENIED.



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