Northampton County Reporter

(USPS 395-280)

VOL. LVII EASTON, PA October 17, 2013 NO. 94

Joyce et al. v. Starters Riverport Inc. et al.

Herb v. Spakovich et al.

Shaun M. Ervin, Plaintiff v. Jamie Ann Ervin, Defendant

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NOTICE TO THE BAR...

Quarterly Association Meeting

Thursday, November 14, 2013

Registration form inside.

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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

Bridge the Gap Program – Friday, November 8, 2013; 12:00 – 4:00 p.m.
All new attorneys are required to take this course provided by the PA CLE Board. Register early if you need to take this seminar. Registration form inside or visit www.norcobar.org.

Quarterly Association Meeting – Thursday, November 14, 2013.
Best Western Conference Center, Bethlehem – Registration form inside.

Ceremonial Admissions – Friday, December 6, 2013.
Courtroom #1, N.C. Courthouse.
Application is available at the NCBA Office or Court Administration.

Never allow a person to tell you no who doesn't have the power to say yes.
~ Eleanor Roosevelt

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

CRAMER, LOIS A., dec'd.
Late of 4007 Green Pond Road, Bethlehem, Northampton County, PA
Co-Executrices: Barbara S. Nash, 614 W. 8th Street, Northampton, PA 18067 and Lucy A. Reinsmith, 5210 Mill Road, Emmaus, PA 18049
Attorneys: David B. Shulman, Esquire, Shulman & Shabbick, 1935 Center Street, Northampton, PA 18067

GREEN, JAMES L., dec'd.
Late of Forks Township, Northampton County, PA
Administratrix: Lisa A. Green, 354 Paxinosa Road W., Easton, PA 18040

HAYDEN, WILLIAM G. a/k/a WILLIAM G. HAYDEN, JR., dec'd.
Late of the Township of Palmer, Northampton County, PA
Executrix: Theresa Hogan
Attorney: Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

HOCKENBERRY, CAROL P., dec'd.
Late of the Borough of Hellertown, Northampton County, PA
Executor: Sebastian M. Cianci, 10601 Glenhaven Drive, Silver Spring, MD 20902.
Attorney: David C. Patten, Esquire, 306 North Church Street, West Chester, PA 19380

HULSIZER, RITA, dec'd.
Late of 550 Iron Wood Road, Walnutport, Northampton County, PA
Executor: Alan E. Hulsizer, 2161 Black Forest Drive, Coplay, PA 18037
Attorneys: David B. Shulman, Esquire, Shulman & Shabbick, 1935 Center Street, Northampton, PA 18067

McCLENAGHAN, GAIL L., dec'd.
Late of Plainfield Township, Northampton County, PA
Administratrix: Laurie Kostyk c/o Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052
Attorney: Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052

MICHLER, LOUISE A., dec'd.
Late of the Township of Plainfield, Northampton County, PA
Executor: Robert A. Michler c/o Daniel E. Cohen, Attorney, Seidel, Cohen, Hof & Reid, L.L.C., 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020
Attorneys: Daniel E. Cohen, Attorney, Seidel, Cohen, Hof & Reid, L.L.C., 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

MORRISON, MARY LOUISE a/k/a M. MORRISON a/k/a MARY L. MORRISON a/k/a MARY LOU MASON, dec'd.
Late of the Township of Palmer, Northampton County, PA
Executor: Jonathan Morgan Mason c/o Herster, Newton & Murphy, 127 N. 4th St., P.O. Box 1087, Easton, PA 18044-1087
Attorneys: Herster, Newton & Murphy, 127 N. 4th St., P.O. Box 1087, Easton, PA 18044-1087

ONCIDI-McKELVEY, CHRISTINE T. a/k/a CTO McKELVEY a/k/a CHRISTINE T. McKELVEY, dec'd.
Late of East Allen Township, Northampton County, PA
Executor: Dennis G. McKelvey
Attorney: Wallace B. Eldrige, III, Esquire, 2987 Corporate Court, Suite 210, Orefield, PA 18069

SQUARCIA, JOHN V., dec'd.
Late of Palmer Township, Northampton County, PA
Executor: John L. Squarcia c/o Joel M. Scheer, Esquire, Fishbone and Scheer, 940 West Lafayette Street, Easton, PA 18042
Attorneys: Joel M. Scheer, Esquire, Fishbone and Scheer, 940 West Lafayette Street, Easton, PA 18042

TIEFENBRUNN, ELLEN H., dec'd.
Late of the Borough of Nazareth, Northampton County, PA
Executor: James A. Tiefenbrunn, 1201 Butztown Road, #31, Bethlehem, PA 18017
Attorneys: James J. Holzinger, Esquire, Boyer, Holzinger, Harak & Scomilio, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016

WAYDA, CLARA E., dec'd.
Late of Bethlehem, Northampton County, PA
Executor: Walter P. Wayda
Attorneys: Wendy A. Nicolosi, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018

ZEHNER, EDNA C. BALL a/k/a EDNA C. ZEHNER, dec'd.
Late of the Township of Lower Saucon, Northampton County, PA
Executrix: Patricia Ann Donoso a/k/a Patricia A. Donoso 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

SECOND PUBLICATION

BRAIDO, SUSAN R., dec'd.
Late of the City of Bethlehem, Northampton County, PA
Executor: Aldo Braido c/o Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018
Attorneys: Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018

HALL, ANN D. a/k/a ANN M. HALL a/k/a ANN HALL, dec'd.
Late of W81 Walnutport Mobile Home Park, Walnutport, Northampton County, PA
Personal Representative: Ellen J. McLaren c/o James A. Ritter, Esquire, Gross McGinley, LLP, 111 E. Harrison St., Suite 2, Emmaus, PA 18049-2916
Attorneys: James A. Ritter, Esquire, Gross McGinley, LLP, 111 E. Harrison Street, Suite 2, Emmaus, PA 18049-2916

HAYES, CATHERINE M., dec'd.
Late of the City of Bethlehem, Northampton County, PA
Executrix: Karen G. Kennedy c/o Ellen M. Kraft, Esquire, 3400 Bath Pike, Suite 311, Bethlehem, PA 18017-2485
Attorney: Ellen M. Kraft, Esquire, 3400 Bath Pike, Suite 311, Bethlehem, PA 18017-2485

MENGUCCI, JUDITH, dec'd.
Late of 226 Greenbriar Drive S., Bath, Northampton County, PA
Administratrix: Yvonne Woodring, 63A Greenbriar Drive N., Bath, PA 18014
Attorney: Mark Malkames, Esquire, 509 W. Linden Street, Allentown, PA 18101-1415

RAWSON, EDNA E., dec'd.
Late of Hellertown, Northampton County, PA
Executor: Richard W. Rawson c/o Joel M. Scheer, Esquire, Fishbone and Scheer, 940 West Lafayette Street, Easton, PA 18042
Attorneys: Joel M. Scheer, Esquire, Fishbone and Scheer, 940 West Lafayette Street, Easton, PA 18042

ROMANELL, LOUISE E., dec'd.
Late of the Borough of Freemansburg, Northampton County, PA
Executrix: Anita L. Rutt-Guerriere, 1927 Easthill Drive, Bethlehem, PA 18017-2708
Attorney: Daniel G. Spengler, Esquire, 110 East Main Street, Bath, PA 18014

SKULTETI, HELEN, dec'd.
Late of the Township of Lower Saucon, Northampton County, PA
Co-Executors: Richard J. Skulteti and Sharon D. Feight 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

THIRD PUBLICATION

ANZALDI, DOMENICO, dec'd.
Late of Northampton County, PA
Domenico Anzaldi Family Trust dated January 11, 2013
Trustees: Lucy Pilovsky and Mary E. Navarra 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

DEIS, RUTH G., dec'd.
Late of Nazareth, Northampton County, PA
Co-Executrices: Carroll Williar and Linda Gaylo c/o Thomas L. Kennedy, Esquire, Kennedy and Lucadamo, P.C., 200 West Chapel Street, Hazleton, PA 18201
Attorneys: Thomas L. Kennedy, Esquire, Kennedy and Lucadamo, P.C., 200 West Chapel Street, Hazleton, PA 18201

DONALDSON, JAMES L., dec'd.
Late of Bath, Northampton County, PA
Personal Representative: Diana Jones c/o Avery E. Smith, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018
Attorneys: Avery E. Smith, Esquire, King Spry Herman Freund & Faul LLC, One West

Broad Street, Suite 700, Bethlehem, PA 18018

ENGLER, EVELYN M., dec'd.
Late of the Township of Plainfield, Northampton County, PA
Administratrix: Louise C. Rapp c/o Alfred S. Pierce, Esquire, Pierce & Dally, LLC, 124 Belvidere Street, Nazareth, PA 18064
Attorneys: Alfred S. Pierce, Esquire, Pierce & Dally, LLC, 124 Belvidere Street, Nazareth, PA 18064

FREY, MARJORIE A., dec'd.
Late of Hanover Township, Bethlehem, Northampton County, PA
Executor: Douglas R. Frey c/o Law Offices of Lawrence B. Fox, P.C., 1834 Pennsylvania Avenue, Hanover Township, Allentown, PA 18109
Attorneys: Law Offices of Lawrence B. Fox, P.C., 1834 Pennsylvania Avenue, Hanover Township, Allentown, PA 18109

GEORGE, JOSEPH H., dec'd.
Late of Moore Township, Northampton County, PA
Executrix: Sarah George, 448 English Road, Bath, PA 18014-9209
Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064-2083

HALLOWELL, MARTIN H., dec'd.
Late of the Borough of Bath, Northampton County, PA
Personal Representative: David K. Hallowell 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

JOIRE, MERRILL E., dec'd.
Late of Bethlehem, Northampton County, PA
Personal Representative: Kenneth M. Joire c/o Avery E. Smith, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018
Attorneys: Avery E. Smith, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

KING, GEORGIA A., dec'd.
Late of the City of Easton, Northampton County, PA
Executrix: Kimberlee M. King
Attorneys: Brandon M. Benner, Esquire, Benner & Piperato, 2005 City Line Road, Suite 106, Bethlehem, PA 18017

LANDIS, BETTIE F., dec'd.
Late of Nazareth, Northampton County, PA
Co-Executors: Cletus E. Landis, Jr. and Eileen D. Koster 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

LAUBACH, ALTHEA M. a/k/a ALTHEA P. LAUBACH a/k/a ALTHEA LAUBACH, dec'd.
Late of the Township of Upper Nazareth, Northampton County, PA
Executors: Robin L. Huff, 3918 Wordsworth Street, Allentown,

PA 18104 and Craig D. Laubach, 5979 Sullivan Trail, Nazareth, PA 18064
Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064-2083

LOCH, JANE L., dec'd.
Late of Bethlehem, Northampton County, PA
Executrix: Kathy J. Loch 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

LOQUASTO, BEVERLY A., dec'd.
Late of Nazareth, Northampton County, PA
Executrix: Michelle J. Loquasto, 148 W. Saint Elmo Street, Nazareth, PA 18064

NEMETH, REGINA C., dec'd.
Late of the City of Bethlehem, Northampton County, PA
Executor: James J. Nemeth, 1620 Coventry Court, Bethlehem, PA 18015
Attorney: James Martin Connell, Esquire, 251 East Broad Street, Bethlehem, PA 18018

TAYLOR, TIMOTHY R. a/k/a TIM TAYLOR, dec'd.
Late of the Borough of Wilson, Northampton County, PA
Executrix: Cynthia Taylor 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

WEAVER, ROMAN O. a/k/a ROMAN WEAVER a/k/a ROMAN ODENWELDER WEAVER, dec'd.
Late of the Township of Upper Nazareth, Northampton County, PA
Executor: James M. Weaver c/o Herster, Newton & Murphy, 127 N. 4th St., P.O. Box 1087, Easton, PA 18044-1087
Attorneys: Herster, Newton & Murphy, 127 N. 4th St., P.O. Box 1087, Easton, PA 18044-1087

WILLIAMS, ALFRED W., SR., dec'd.
Late of Easton City, Northampton County, PA
Trust of Alfred W. Williams, Sr.
Trustee: Joan Arrington, 365 Princeton Ave., Hillside, NJ 07205
Attorneys: Brett B. Weinstein, Esquire, Weinstein Law Offices, PC, 705 W. DeKalb Pike, King of Prussia, PA 19406

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on September 30, 2013 for the purpose of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended (15 Pa. C.S. §1306).

The name of the proposed corporation is:

PALMER DENTAL, INC.

Steven N. Goudsouzian, LLC
2925 William Penn Highway
Suite 301
Easton, PA 18045-5283
(610) 253-9171

Oct. 17

CORPORATE FICTITIOUS NAME REGISTRATION NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295 of 1982 as amended, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Northampton County, Pennsylvania under the assumed or fictitious name, style, designation of:

POP'S KITCHEN & TAP ROOM

with its principal place of business at: 480 Industrial Drive, Easton, PA 18042-7333.

The name and address of the entity owning or interested in said business is: FJC Inc., 480 Industrial Drive, Easton, PA 18042-7333.

The Certificate was filed on September 16, 2013.

SCOTT R. STEIRER, ESQUIRE
PIERCE & DALLY, LLC
124 Belvidere Street
Nazareth, PA 18064

Oct. 17

LIMITED LIABILITY COMPANY NOTICES

NOTICE IS HEREBY GIVEN that Notice of Certificate of Organization—Domestic Limited Liability Company were filed with the PA Dept. of State at Harrisburg, PA, for the purpose of creating a Limited Liability Company under the Limited Liability Company Law of 1994, P.L. 703, No. 106, under the name of:

The name of the LLC is:

MAINSTREAM ABSTRACT, LLC

The Certificate of Organization was filed on August 16, 2013.

HOLLY V. CALANTONI, ESQUIRE
801 Lehigh Street
Easton, PA 18042

Oct. 17

Family Business, Inc. hereby gives notice that articles of incorporation will be filed with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended. The purpose for which the corporation is to be organized is: for computer consulting. The name of the proposed corporation is:

ON TIME CLEANING LLC

Oct. 17

CERTIFICATE OF AUTHORITY NOTICE

GIL MACHINE & TOOL COMPANY, INC., a corporation organized under the laws of the state of New Jersey, has applied for a Certificate of Authority under the provisions of the Business Corporation Law of 1988. The address of its principal office under the laws of the jurisdiction in which it is incorporated is 236 E. Northfield Ave., Livingston, NJ 07039 and the address of its proposed registered office in this Commonwealth is 1053 Bushkill Dr., Easton, PA 18042.

REBECA TORRES, ESQUIRE
TORRES LAW OFFICES
432 North 7th Street
Allentown, PA 18102

Oct. 17

IN THE NORTHAMPTON COUNTY COURT OF COMMON PLEAS ORPHANS' COURT DIVISION

The following Executors, Administrators, Guardians & Trustees have filed Accounts in the Office of the Orphans' Court:

ESTATE; Accountant

MICHAEL V. DREW; Linda M. Drew, Executrix

VINCENT J. JULIAN, JR.; Mary Joanne Julian, Executrix

AUDIT NOTICE

All Parties interested are notified that an audit list will be made up of all Accounts and the said list will be called for audit at the Northampton County Government Center, Easton, PA on: FRIDAY, OCTOBER 25, 2013 AT 9:00 A.M. IN COURTROOM #1.

Gina X. Gibbs
Clerk of Orphans' Court
Oct. 10, 17

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on September 24, 2013, the Petition of Kaung Myat KO was filed in Northampton County Court of Common Pleas at No. C-0048-CV-2013-9530, seeking to change the name of Petitioner from Kaung Myat KO to Kaung Myat BANYO. The court has fixed Friday, December 20, 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 name change of the Petitioner should not be granted.

Oct. 17

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on September 24, 2013, the Petition of Sandy Htar KO was filed in Northampton County Court of Common Pleas at No. C-0048-CV-2013-9530, seeking to change the name of Petitioner from Sandy Htar KO to Sandy Htar BANYO. The court has fixed Friday, December 20, 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 name change of the Petitioner should not be granted.

Oct. 17

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on September 24, 2013, the Petition of Shwe KO was filed in Northampton County Court of Common Pleas at No. C-0048-CV-2013-9530, seeking to change the name of Petitioner from Shwe KO to Shwe Ko BANYO. The court has fixed Friday, December 20, 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 name change of the Petitioner should not be granted.

Oct. 17

IN THE COURT OF COMMON PLEAS OF NORTHAMPTON COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW
NOTICE OF ACTION IN MORTGAGE FORECLOSURE

EverBank,
Plaintiff

vs.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Sherill Lafci, Deceased
Defendant(s)

No. C-48-CV-2013-08471

To: The Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Sherill Lafci, Deceased

TAKE NOTICE THAT THE Plaintiff, EverBank has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR

DEFENSES OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Northampton Lawyer
Referral Center
155 S. Ninth St.
Easton, PA 18042

CHRISTOPHER A. DeNARDO, ESQUIRE
CAITLIN M. DONNELLY, ESQUIRE
KASSIA FIALKOFF, ESQUIRE
AMY GLASS, ESQUIRE
SHAPIRO & DeNARDO, LLC
Attys. for Plaintiff
3600 Horizon Dr.
Ste. 150
King of Prussia, PA 19406
(610) 278-6800

Oct. 17

COURT OF COMMON PLEAS
OF NORTHAMPTON
COUNTY, PENNSYLVANIA
City of Easton
vs.
Juan M. Sanchez and
Juana I. Sanchez
Docket No. C48CV-2008-10565

Notice is given that the above were named as defendants in a civil action by plaintiff to recover 2007 real estate taxes for property located at 811 Bushkill Street, Easton, PA, Tax Parcel No. L9NE4C 7 7. A Writ of Scire Facias for $1,261.69 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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

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

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

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

Oct. 3, 10, 17

ATTORNEY

A regional litigation defense firm with offices in Pennsylvania, Maryland and New Jersey is looking for an attorney with PA and NJ licensure and 2-5 years of litigation experience and/or prior Judicial Clerkship to join

us in the Bethlehem, PA and Clinton, NJ offices. A unique opportunity for a hard working individual to grow and develop their practice in a supportive, collegial atmosphere. Competitive salary and benefits package. Please send confidential responses to resume@tthlaw.com or fax (717) 237-7105.

Oct. 10, 17

B. BRAUN MEDICAL INC.
PART-TIME
CONTRACT ATTORNEY

B. Braun Medical Inc., a pharmaceutical and device manufacturer, is seeking the services of a transactional attorney to assist the Legal Department on an independent-contractor basis with overflow work for a 3-6 month period for approximately 15-25 hours a week. All legal services are to be performed at B. Braun's Bethlehem, PA office. Legal services will primarily involve drafting and revising contracts, preparing contract amendments and assisting the Legal Department attorneys with all types of overflow work. Good drafting skills and efficient delivery are required. Interested contractors should submit their CV with rate proposals to:

General Counsel
B. Braun Medical Inc.
824 Twelfth Avenue
Bethlehem, PA 18018

Oct. 3, 10, 17

SHERIFF'S SALE OF
VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on NOVEMBER 8, 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-2012-00181

ALL THAT CERTAIN Messuage, Tenement And Lot Or Parcel Of Ground Situate On The Northerly Side Of Bastian Street, Between Bishopthorpe And Flot Avenue, In The City Of Bethlehem, County Of Northampton And State Of Pennsylvania And Designated As No. 811 Bastian Street, Bounded And Described As Follows To Wit:

BEGINNING At A Point On The Northerly Side Of Bastian Street, Distant One Hundred Thirty-Six And Seventy-One One-Hundredths (136.71) Feet More Or Less Eastwardly From The Intersection Of The Northerly Side Of Bastian Street With The Easterly Side Of Bishopthorpe Street ; Thence Extending North 35 Degrees 26 Minutes West Along Property Now Or Late Or Ida M. Durkin A Distance Of One Hundred Fifteen And Eleven One-Hundredths (116.11) Feet To A Point On The Southerly Side Of Itaaka Street, Said Point Being Distant One Hundred Twenty (120) Feet Eastwardly From The Intersection Of The Southerly Side Of Itaaka Street With The Easterly Side Of Bishopthorpe Street; Thence Extending North 54 Degrees 32 Minutes East Along The Southerly Side Of Ltaaka Street A Distance Of Thirty-Nine And Ninety-One One-Hundredths (39.91) Feet To A Point; Thence Extending South 27 Degrees 45 Minutes East And Passing

Through The Middle Of The Partition Or Party Wall Located Between The Dwelling On The Premises Herein Conveyed And The Dwelling Located On The Premises Adjoining On The East And Designated As No. 809 Bastian Street, A Distance Of One Hundred Twenty (120) Feet To A Point On The Northerly Side Of Bastian Street, Thence Westwardly Along The Same A Distance Of Twenty-Three And Ninety-Eight One Hundredths (23.98) Feet To The Point, The Place Of Beginning.

BEING THE SAME PREMISES which Glen A. Pembleton by Deed Dated 04/30/02 and Recorded 05/01/02 in the Recorder's Office of Northampton County, in Instrument #2002022321 granted and conveyed unto Deanna L. Ojeda.

BEING KNOWN AS 811 Bastian Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SW3B 3 3 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Deanna L. Ojeda.

MICHAEL T. McKEEVER, ESQUIRE

No. 2
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2008-04817

ALL THAT CERTAIN tract of land situated in the Township of Bethlehem, County of Northampton Commonwealth of Pennsylvania, known as Lot No. 80, as shown on Sheet 1 of 1 of a Final Subdivision/ Land Development Plan of William Penn Plaza, dated November 5, 1996, and last revised March 18, 1997, by Showalter & Associates, Chalfont, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on intersection of the common line between the herein-described lot and Lot 79 of this plan with the ultimate right-of-way of Rexford Drive (60 feet wide); thence, along said common line, South 83 degrees 14 minutes 00 seconds East, a distance of 120.00 feet to a point in line with Open Space Lot 109; thence along said lot, South 06 degrees 46 minutes 00 seconds West, a distance of 38.00 feet to a point, a common with Lot 81; thence along said lot, North 83 degrees 14 minutes 00 seconds West, a distance of 120.00 feet to a point on the ultimate right-of-way of Rexford Drive (60 feet wide); thence, along said ultimate right-of-way, North 06 degrees 46 minutes 00 seconds East, a distance of 38.00 feet to a point, said point being the true PLACE OF BEGINNING.

CONTAINING: 4, 560 S.F. (0.10 acres) of area more or less.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER NO: MAP: M7NE3 BLOCK: 4 LOT: 17.

BEING the same premises which Rondel Development Corporation at William Penn Plaza, Inc., by Deed dated 02/12/1999 and recorded 02/16/1999 in the Recorder's Office of Northampton County, in Volume 1999-1 Page 021155 granted and conveyed unto Debbie Ramirez.

BEING KNOWN AS 4142 Rexford Drive, Bethlehem, PA 18020.

TAX PARCEL NUMBER: M7NE3 4 17 0205.

THEREON BEING ERECTED a two-story row home 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 Debbie Ramirez aka Deborah A. Ramirez.

MICHAEL T. McKEEVER, ESQUIRE

No. 3
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-02683

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

BEGINNING at a point on the centerline of Washington Boulevard (PA Route 191), a corner of land previously conveyed unto Leonard Gruppo, said point being further located North 15 degrees 27 minutes 58 seconds East 126.15 feet from the Northerly line of land of Sherwin H. Williams as projected to the centerline of Washington Boulevard, thence along said land previously conveyed to Leonard Gruppo by Velma Worthington, the following (2) courses and distances: (1) North 74 degrees 32 minutes 02 seconds West 290 feet; (2) North 15 degrees 27 minutes 58 seconds East 200.00 feet to a corner of Lot No. 2; thence along said Lot No. 2, South 74 degrees 32 minutes 02 seconds East 290.00 feet to a point on the centerline of Washington Boulevard; thence along said centerline, South 15 degrees 27 minutes 58 seconds West 200.00 feet to the place of BEGINNING.

BEING the same premises which Arlene Robert, by her attorney in fact, by Deed dated 07/10/2007 and recorded 07/24/2007 in the Recorder's Office of Northampton County, in Deed Book 2007-1 Page 26885, granted and conveyed unto Lorenzo Coco.

BEING KNOWN AS 294 Washington Boulevard, Bangor, PA 18013.

TAX PARCEL NUMBER: E9 23 1 0134.

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

SEIZED AND TAKEN into execution of the writ as the property of Lorenzo Coco.

MICHAEL T. McKEEVER, ESQUIRE

No. 4
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-00005

ALL THAT CERTAIN messuage, tenement, and lot or parcel of land situate in the Township of Forks Northampton County, Pennsylvania, designated as Lot No. 277 on the Plan of Penn's Ridge, Phase 5, 6 & 8, as said Plan is recorded in the Recorder of Deeds Office in and for Northampton County, Pennsylvania in Plan Book Vol 2002-5, Pages 207 - 209, being more full bounded and described as follows, to wit:

BEGINNING at a point on the western right-of-way line of Jeannette Lane (50 feet wide), said point being the northeast corner of Lot 276 and the southeast corner of the herein described Lot 277;

thence along the northern boundary line of Lot 276, South eighty-five degrees thirty-four minutes fifty seconds West (S 85 degrees 34 minutes 50 seconds W), a distance of one hundred sixteen and seventy-eight one-hundredths feet (116.78 feet) to a point;

thence along the eastern boundary line of Residue Lands, North two degrees twenty-nine minutes fifty-seven seconds West (N 02 degrees 29 minutes 57 seconds W), a distance of twenty-four and fifty-six one-hundredths feet (24.56 feet) to a point;

thence continuing along the eastern boundary line of Residue Lands, North six degrees thirty-one minutes twelve seconds East (N 06 degrees 31 minutes 12 seconds E), a distance of thirty-five and forty-six

one-hundredths feet (35.46 feet) to a point;

thence along the southern boundary line of Lot 278, South eighty-four degrees thirty-two minutes twenty-four seconds East (S 84 degrees 32 minutes 24 seconds E), a distance of one hundred twelve and forty-three one-hundredths feet (112.43 feet) to a point;

thence along the western right-of-way line of Jeannette Lane along a curve to the left, having a radius of five hundred twenty-three and zero one-hundredths feet (523.00 feet), a central angle of four degrees twenty-three minutes thirty-seven seconds (04 degrees 23 minutes 37 seconds), a length along the arc of forty and ten one-hundredths feet (40.10 feet), and a tangent distance of twenty and six one-hundredths feet (20.06 feet) to the place of BEGINNING.

CONTAINING IN AREA 5,749.92 square feet or 0.132 acre.

UNDER AND SUBJECT, nevertheless, and together with, a certain ten-foot wide rear and side yard limited access easement in favor of Forks Township along the western and southern portion of the property 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 2002-1, Page 357895.

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 Joseph C. Cwiak and Keriann Cwiak, h/w, by Deed from Hornstein Enterprises, Inc., a Pennsylvania Corporation, dated 09/03/2003, recorded 11/12/2003 in Book 2003-1, Page 472213.

BEING KNOWN AS 2545 Jeannette Lane, Easton, PA 18040.

TAX PARCEL NUMBER: K9 10 6-277 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Joseph C. Cwiak and Keriann Cwiak, aka Keri A. Cwiak.

ADAM H. DAVIS, ESQUIRE

No. 5
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2013-03729

ALL THAT CERTAIN messuage or tenement and lot or parcel of land situate along the southerly side of East Third Street between Hobart and Hill Streets being known as No. 1136 East Third Street, in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made the 14th day of May, 1964, by Leonard M. Fraivillig Company Engineers, Bethlehem, PA as follows, to wit:

BEGINNING at a point on the southerly side of East Third Street, said point of beginning being in line with the middle of that partition or party wall between the dwelling on the herein conveyed premises and the dwelling on the premises adjoining on the West known as No. 1134 East Third Street; thence extending South eighty-eight degrees zero minutes East (S. 88 degrees 00 minutes E.) along the southerly side of East Third Street, a distance of thirty-two and zero hundredths feet (32.0 feet) to a point; thence extending South one degree forty-six minutes thirty seconds West (S. 1 degree 46 minutes 30 seconds W.) a distance of eighty-

four and zero hundredths feet (84.0 feet) (incorrectly stated in prior deed as 34 feet) to a point; thence extending North eighty-eight degrees and zero minutes West (N. 88 degrees 00 minutes W.) a distance of thirty-two and zero hundredths feet (32.0 feet) to a point in line of land now or late of John Petro; thence extending North one degree forty-six minutes thirty seconds East (N. 1 degree 46 minutes 30 seconds E.) and passing through the middle of the aforementioned partition or party wall a distance of eighty-four and zero hundredths feet (84.0 feet) to the point on the southerly side of East Third Street, the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thomas J. Bailey, unmarried, by Deed from Gerald E. Fasnacht, married, dated 10/15/2003, recorded 10/28/2003 in Book 2003-1, Page 450870.

BEING KNOWN AS 1136 East 3rd Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SE2B 2 10A 0204.

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

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

ADAM H. DAVIS, ESQUIRE

No. 6
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2013-02377

TRACT NO. 1

ALL THAT CERTAIN lot or tract of ground located in the Township of Lehigh, County of Northampton and the Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a concrete monument located along the westerly legal right of way (35.00 feet from centerline) of Mountain View Drive (LR 48062); said point also located along Lot 1 of the same subdivision and the lands herein described, thence; along an arc curving to the left with a radius of 6312.63 feet an arc length of 32.01 feet, a delta angle of 00 degree 17 minutes 26 seconds and a tangent of 16.01 feet along the westerly legal right of way (35.00 feet from centerline) of Mountain View Drive (LR 48062) to an iron pin, thence; Along an arc curving to the left with a radius of 1382.69 feet and arc length of 189.79 feet, a delta angle of 07 degrees 52 minutes 14 seconds and a tangent of 95.12 feet along lands now or former of Midland Farms, Inc. to an iron pin, thence; South 05 degrees 46 minutes 19 seconds East, 115.66 feet along the same to an iron pin, thence; South 85 degrees 58 minutes 26 seconds West, 67.00 feet along the same to an iron pin. thence North 06 degrees 47 minutes 47 seconds East, 175.87 feet along Lot 2 of the same subdivision to an iron pin, thence; North 87 degrees 18 minutes 55 seconds East, 30.00 feet along Lot 1 of the same subdivision to a concrete monument, thence; South 75 degrees 27 minutes 10 seconds East, 229.31 feet along the same to the aforementioned place of beginning.

Said property contains 0.4212 acres more or less.

TITLE TO SAID PREMISES IS VESTED IN Renee L. Matvey, by Deed from Dean W. Matvey and Renee L. Matvey, h/w, dated 10/13/2000, recorded 10/20/2000 in Book 2000-1, Page 138573.

TRACT NO. 2

ALL THAT CERTAIN lot or tract of ground located in the Township of Lehigh, County of Northampton and

the Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a concrete monument located along lands now or former of Alex F. Oncheck and Herminia M. Oncheck, husband and wife, and the lands herein described, thence; North 87 degrees 18 minutes 55 seconds East, 304.08 feet along lands now or former of Alex F. Oncheck and Herminia M. Oncheck, husband and wife, and Lot 1A of the same subdivision to an iron pin, thence; South 06 degrees 47 minutes 47 seconds West, 175.87 feet along Lot 2B of the same subdivision to an iron pin, thence; South 85 degrees 58 minutes 26 seconds West, 270.97 feet along lands now or former of Midland Farms, Inc., to an iron pin, thence; North 04 degrees 01 minute 34 seconds West, 179.86 feet along lands now or former of Alex F. Oncheck and Herminia M. Oncheck, husband and wife, to the aforementioned place of beginning.

Said property contains 1.1649 acres more or less.

TITLE TO SAID PREMISES IS VESTED IN Renee L. Matvey, by Deed from Dean W. Matvey and Renee L. Matvey, dated 04/28/2003, recorded 05/05/2003 in Book 2003-1, Page 160418.

BEING KNOWN AS 4266 West Mountainview Drive aka 4266 Mountainview Drive, Walnutport, PA 18088.

TAX PARCEL NUMBER: H3 9 1C 0516.

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

SEIZED AND TAKEN into execution of the writ as the property of Renee L. Matvey.

MEREDITH WOOTERS, ESQUIRE

No. 7
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2012-09832

All That Certain tract, piece or parcel of land situated in the Township of Lehigh, County of Northampton and Commonwealth of Pennsylvania, recorded in Farole Subdivision in Map Book Volume 2004-5 Page 783 bounded and described as follows; to wit:

Beginning at an iron pin located along the ultimate roadway right-of-way of Cedar Drive (t-511), 25.00 feet from centerline; said pin also located along lands now or former of Paolo & Kathleen Nota and the lands herein described thence;

1) South- 65 degrees - 00 minutes - 36 seconds- West, 173.50 feet along lands now or former of Paolo & Kathleen Nota to an iron pin, thence;

2) South- 24 degrees - 59 minutes - 24 seconds- East, 229.72 feet along the same lands to an iron pin, thence;

3) South- 11 degrees - 05 minutes - 58 seconds- East, 101.22 feet along the same lands to an iron pin, thence;

4) South- 69 degrees - 59 minutes - 50 seconds- West, 151.98 feet along lands now or former of Albert A. & Sharon K. Hornyak to an iron pin, thence;

5) North- 19 degrees - 28 minutes - 20 seconds- West, 187.98 feet along lot 2 of the Farole subdivision to an iron pin, thence;

6) North- 28 degrees - 42 minutes - 29 seconds- West, 158.59 feet along the same lot to an iron pin, thence;

7) North- 61 degrees - 17 minutes - 31 seconds- East, 186.87 feet along the required roadway right-of-way of Accent Court, 25.00 feet from centerline, to an iron pin, thence;

8) Along an arc curving to the left having a radius of 175.00 feet, a

length of 43.43 feet, a tangent of 21.83 feet, and a delta angle of 14 degrees - 13 minutes - 08 seconds (long chord North- 54 degrees- 10 minutes- 57 seconds- East, 43.32 feet) along the same required roadway right-of-way to an iron pin, thence;

9) North- 47 degrees - 04 minutes - 23 seconds- East, 28.87 feet along the same required roadway right-of-way to an iron pin, thence;

10) Along an arc curving to the left having a radius of 25.00 feet, a length of 26.18 feet, a tangent of 14.43 feet, and a delta angle of 60 degrees - 00 minutes - 00 seconds (long chord North- 77 degrees- 04 minutes- 23 seconds- East 25.00 feet) along the intersection of the required roadway right-of-way of Accent Court and the ultimate roadway right-of-way of Cedar Drive (T-511) to a concrete monument, thence;

11) South- 72 degrees - 55 minutes - 37 seconds- East, 81.38 feet along the ultimate roadway right-of-way of Cedar Drive (T-511), 25.00 feet from centerline, to the aforementioned iron pin and place of beginning.

Said property subject to easements; restrictions and covenants of record as contained within the chain of title of said deed of record.

This description prepared by Lehigh Engineering Associates Inc. on December 20, 2004.

Containing 1.5000 acres (65,340.00 sq. ft.)

Being Subject To building restriction lines as listed in the notes and a Covenants Agreement for primary and secondary sewage absorption areas, installation of curbing, and site development that is shown and indicated on Farole Major Subdivision in Map Book Volume 2004-5 Page 783, prepared by Lehigh Engineering Associates, Inc. and recorded 11/30/04.

Being Subject To easements, restrictions, covenants, conditions and reservations, including any subdivision agreements and related documents with applicable municipalities, whether recorded or not and as set forth or applicable to recorded plan of Farole Subdivision in Map Book Volume 2004-5 Page 783, recorded 11/30/04, as well as older versions of Katlyn Estates Minor Subdivision in Volume 1998-5 Page 293, Katlyn Estates Phase 2 Volume 1999-5 Page 187, and Katlyn Estates Phase 3 in Volume 2002-5 Page 111.

Being Subject To building restrictions that are as follows:

1. Living area of a minimum of 2800 square feet is required for a two story residential structure.

2. Living area of a minimum of 2400 square feet is required for a single story residential structure.

3. No above ground pools are allowed; only in-ground pools are permitted.

4. House plans will be reviewed and approved by the developer/owner for compliance of the above restrictions.

Being Subject To the following restriction that no unlicensed vehicle or vehicles be parked or stored on the lot that is/are on the exterior of the residential structure or accessory use structure.

Being Subject To anything on Map of William John Jones III Subdivision in Book Volume 1999-5 Page 22.

Being Subject To Right of Way to PP&L Inc. in Misc. Book Volume 1999-1 Page 137494, Misc. Book Volume 87 Page 9, Misc. Book Volume 178 Page 595, Misc. Book Volume 206 Page 438 and Misc. Book Volume 208 Page 293.

Being Subject To no lot may be further subdivided.

TITLE TO SAID PREMISES IS VESTED IN Anthony D. Farole, by Deed from Accent Homes, Inc., dated 12/21/2004, recorded 12/27/2004 in Book 2004-1, Page 498579.

Mortgagor ANTHONY D. FAROLE died on 05/27/2011 and, upon information and belief, his heirs or devisees, and personal representative, are unknown.

By executed waiver(s), HEATHER A. RUSHATZ, DOMINIC A. FAROLE, ANGELA M. WALPER, MARY V. NOLAN, and CAROL A. FAROLE waived their right to be named as a defendant in the foreclosure action.

BEING KNOWN AS 950 Accent Street aka 950 Accent Court, Walnutport, PA 18088.

TAX PARCEL NUMBER: J2 11 15B-3A-1 0516.

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

SEIZED AND TAKEN into execution of the writ as the property of Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Anthony D. Farole, Deceased.

ALLISON F. ZUCKERMAN, ESQUIRE

No. 10
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2012-05021

ALL THAT CERTAIN tract, piece or parcel of land with the messuage or tenement thereon erected, known as No. 123 Clearfield Street, situate, lying and being in the Borough of Freemansburg, County of Northampton and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the eastern line of Clearfield Street, said point being 241.75 feet south of the southeast corner of Lincoln Avenue and Clearfield Street; thence along said east side of Clearfield Street, southwardly, 30.05 feet, and of that same width between parallel lines extending eastwardly 120.00 feet to a 15.00 feet wide alley.

BEING a portion of Lot Nos. 1035 and 1036.

BOUNDED on the North by the remaining part of Lot No. 1035, on the South by the remaining part of Lot No. 1036, on the West by Clearfield Street, and on the East by a 15.00 feet wide alley.

ALL OF THE FOREGOING BEING according to a map entitled "Clearfield Terrace Building Lots", Plan showing the extension by Charles A. and Harry O. Jones, July 17, 1915, L.J.H. Grossart, C.E. and recorded in the Office for the Recording of Deeds in and for Northampton County, Pennsylvania, in Map Book No. 6, Page 21.

BEING KNOWN AS 123 Clearfield Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER: P7NW2A 6 16 0212.

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 Karen M. Hamm.

ROBERT P. DADAY, ESQUIRE

No. 11
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2010-09019

ALL THAT CERTAIN lot or tract of land situated on the north side of Coffeetown Road in the Township of Williams, County of Northampton, and Commonwealth of Pennsylvania, being lot 6 & 7 as shown on the Lot

Line Adjustment Plan of Pektor & O'Hagan III Properties, said plan being recorded in the Northampton County Recorder of Deeds Office in Map Book Volume 2007-5 Page 211, bounded and described as follows to wit:

BEGINNING on the northerly right of way line of Coffeetown Road (said right of way line being 25.00 feet north of the center line of Coffeetown Road) in line with the easterly property line of land now or formerly Roger W. Wolfe & Shirley A. Wolfe, D.B.V. 2000-1, Page 65303; thence along the same

1. North 06°30'16" West 324.39 feet to a found iron pin on the easterly property line of land now or formerly of Duane A. Wagner & Karin L. Wagner, D.B.V. 2004-1, Page 228087; thence along the same the following two courses & distances:

2. North 22°46'36" East 374.14 feet;

3. North 46°30'27" East 488.61 feet to the southerly property line of land now or formerly of Lawrence Haas & Joan Allen, D.B.V. 1998-1, Page 139116; thence along the same

4. North 66°19'06" East 462.98 feet to the southerly property line of land now or formerly of Paul A. Harryn, D.B.V 1999-1, Page 58379; thence along the same the following two courses & distances:

5. North 74°03'01" East 520.98 feet;

6. North 04°28'59" West 30.00 feet to the southerly right of way line of Kressman Road; thence along the same the following five courses & distances:

7. North 85°31'01" East 54.33 feet;

8. Curving to the left with a radius of 175.00 feet for an arc length of 20.37 feet, a delta 06°40' 10", a tangent of 10.20 feet, and a chord of North 82°10'56" East 20.36 feet;

9. North 78°50'51" East 95.28 feet;

10. North 80°43'19" East 105.91 feet;

11. North 81°41'44" East 43.81 feet to the westerly property line of land now or formerly Peter G. Beidler & Anne E. Beidler, D.B.V. 2000-1, Page 017726; thence along the same

12. South 08°18'16" East 246.01 feet to the northerly property line of land now or formerly Donald J. Leidberg & Joanne E. Leidberg, Parcel ID# P9-8-2; thence along the same

13. North 89°53'40" West 220.60 feet to the northerly property line of land now or formerly of Christopher B. Boas D.B.V. 2000-1, Page 224908; thence along the same the following sixteen courses & distances:

14. South 59°29'37" West 171.78 feet;

15. South 52°35'32" West 52.67 feet;

16. South 59°14'03" West 102.78 feet;

17. South 78°13'53" West 85.28 feet;

18. South 86°00'34" West 104.56 feet;

19. South 82°24'18" West 98.21 feet;

20. South 72°01'10" West 63.88 feet;

21. South 73°37'56" West 128.90 feet;

22. South 70°47'30" West 137.91 feet;

23. South 59°02'54" West 98.39 feet;

24. South 17°22'28" West 73.93 feet;

25. South 20°01'43" West 101.02 feet;

26. South 21°26'11" West 123.92 feet;

27. South 10°59'19" West 72.76 feet;

28. South 15°04'50" West 62.81 feet; along the same

29. South 76°30'47" East 62.82 feet to the northerly right of way line of Coffeetown Road; thence the following four courses & distances:

30. South 52°37'23" West 4.14 feet;

31. South 47°22'54" West 92.91 feet;

32. South 46°57'36" West 175.83 feet;

33. Curving to the right with a radius of 822.26 feet for an arc length of 344.95 feet, a delta of 24°02'10", a tangent of 175.05 feet and a chord of South 55°29'28" West 342.42 feet to the place of beginning.

CONTAINS: 606,678.86 Sq. Ft. 13.9274 Acres.

BEING KNOWN AS Coffeetown Road, Easton, PA 18042.

TAX PARCEL NUMBER: P9 8 1 0836.

THEREON BEING ERECTED vacant land.

SEIZED AND TAKEN into execution of the writ as the property of Pektor Partners, L.P.

JAMES R. WOOD, ESQUIRE

No. 12
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2012-02310

All that certain lot or tract of land situate in the Borough of Freemansburg, County of Northampton, and Commonwealth of Pennsylvania, known as Lot B on the subdivision Plan of Schoch Development as recorded in the Office of the Recorder of Deeds of Northampton County, Pennsylvania, in Minor Subdivision Volume 90, Page 235 on August 8, 1990 and being bounded and described as follows, to wit:

Starting at a concrete monument located on the West right of way line of now or formerly Central Railroad of New Jersey; thence North 85 degrees 47 minutes 59 seconds West along property of Richard D. Gardner, 104.97 feet to a concrete monument; thence continuing on same course along property of Harold Morrison, 116.35 feet to an iron pin set on East right of way line of Green Street; thence North 9 degrees 50 minutes 20 seconds East along same 30.00 feet to a point; thence South 85 degrees 47 minutes 59 seconds East along a common line between lots "A & B", 218.13 feet to a point of West right of way line of now or formerly Central Railroad of New Jersey; thence South 3 degrees 44 minutes 15 seconds West along said right of way line 29.86 feet to a concrete monument, the place of beginning.

Title to said Premises vested in Raymond L. Rosario by Deed from Holly M. Makoul, also known as Holly M. Farren and Joseph Farren, IV, husband and wife dated 07/05/2006 and recorded 07/25/2006 in the Northampton County Recorder of Deeds in Book 2006-1, Page 300131.

BEING KNOWN AS 157 Green Street, Freemansburg, PA 18017.

TAX PARCEL NUMBER: P7NW2B 8 11 0212.

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 Raymond L. Rosario.

PATRICK J. WESNER, ESQUIRE

No. 13
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2011-09051

All that certain messaugae and tenement, tract or piece of and lying and being in the Borough of Bangor, (formerly in the Township of Washington) in the County of Northampton

and Commonwealth of Pennsylvania, bounded and described according to a draft or map of the premises made by Stephen A. Heller, surveyor and dated May 10, A.D. 1883, as follows to wit;

Beginning at the Northwest corner of a new Public road and Lafayette Street, said new public road leads from Market Stret to the road which leads from Bangor aforesaid to Delabole and is thirty three feet wide, thence along said Lafayette Street North eighty two degrees West one hundred and fifty feet to an alley; thence along the East side of said alley and in line therewith North four degrees and half East eighty feet to a corner in other land of Charles K. Haughawout, thence along the South side of said other land South eighty two degrees East, one hundred and fifty feet to a corner on the West side of pubic road; thence along said road and in line therewith South four degrees and half West eighty feet to the corner of Lafayette Street the place of beginning.

Containing in front on said new public road eighty feet and extending westward of the same width along Lafayette Street one hundred and fifty feet to an alley.

Title to said Premises vested in Charlene K, Harer and Kevin Harer, her husband by Deed from Michael J. Munch and Christine E. Munch, husband and wife dated 7/9/2007 and recorded 7/16/2007 in the Northampton County Recorder of Deeds in Book 2007-1, Page 259789.

BEING KNOWN AS 176 South 8th Street, Bangor, PA 18013.

TAX PARCEL NUMBER: E9NE1D 6 10 0102.

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

SEIZED AND TAKEN into execution of the writ as the property of Charlene K. Harer and Kevin Harer.

PATRICK J. WESNER, ESQUIRE

No. 14
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2007-10175

ALL THAT CERTAIN messuage or tenement and three (3) contiguous lots or pieces of land situate in the Borough of Nazareth, formerly the Township of Upper Nazareth, County of Northampton and State of Pennsylvania, designated and numbered on plan or draft of Bissell's West End Building Lots, entered of record at Easton, Pennsylvania, as Lots Nos. 149, 150 and 151, said lots being each twenty-five (25) feet in front on the South side of Heckman Avenue, or an aggregate of seventy-five (75) feet, and of that width extending throughout Southwardly one hundred twenty (120) feet in depth to Locker Street; bounded on the North by Heckman Avenue, on the South by Locker Street, on the East by Lot No. 148 and on the West by Lot No. 152 and lands of Gracedale.

TITLE TO SAID PREMISES IS VESTED IN David T. Gosnell, unmarried, by Deed from Hilda Deutsch, widow, dated 04/19/2002, recorded 04/26/2002 in Book 2002-1, Page 108655.

BEING KNOWN AS 711 Heckman Avenue, Nazareth, PA 18064.

TAX PARCEL NUMBER: J7SE4 3 1 0421.

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

ADAM H. DAVIS, ESQUIRE

No. 15
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2013-02448

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

situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, known as 820 Maple Street according to present City numbering, bounded and described as follows:

BEGINNING at the northeast corner of Maple and Spruce Streets; thence extending northwardly along the East side of Maple Street, a distance of eighteen and fifty-six one hundredths (18.56) feet to a point in premises known as 822 Maple Street, said point being the middle of a partition or party wall between the house erected on the premises hereby conveyed and house erected on the premises adjoining on the North; thence extending eastwardly along said premises known as 822 Maple Street, and partly through the middle of said party wall, a distance of one hundred thirty (130) feet, more or less, to a private alley; thence extending southwardly along the said private alley, a distance of eitheen and fifty-six one-hundredths (18.56) feet to the North side of Spruce Street; thence along the North side of Spruce Street, a distance of one hundred thirty (130) feet, more or less, to the place of BEGINNING.

BEING the same premises which Edwin H. Gischel and Carolynne K. Gischel, husband and wife, by Deed dated November 23, 2005 and recorded December 1, 2005 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2005-1 Page 484392, granted and conveyed unto Christine D. Follweiler, as sole owner.

BEING KNOWN AS 820 Maple Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: P6NE2A 8 10 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Christine D. Follweiler.

M. TROY FREEDMAN, ESQUIRE

No. 16
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2013-04583

All that certain Lot 4, Block II, on Plan of Dogwood Heights, Township of Forks, County of Northampton and State of Pennsylvania; Map Book 20, page 29.

Being the same premises which James T. Russell and Martha E. Russell, husband and wife, and Denise E. Hankerson, now known as Denise E. Russell, by deed dated April 15, 2002 and recorded April 16, 2002, in the Office of the Recorder of Deeds in and for Northampton County, as Easton, Pennsylvania, in Record Book Volume 2002-1 page 97951, did grant and convey unto Denise E. Russell in fee.

Being the same premises which James T. Russell and Martha E. Russell, husband and wife and Denise E. Russell, by Deed dated February 24, 2003 and recorded March 6, 2003 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2003-1 Page 076851, granted and conveyed unto Denise E. Russell.

BEING KNOWN AS 510 Acorn Drive, Easton, PA 18040.

TAX PARCEL NUMBER: K9SE2 11 1B 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Denise E. Russell.

M. TROY FREEDMAN, ESQUIRE

No. 18
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-12559

ALL THAT CERTAIN Or Piece Of Land Situate In The City Of Easton, County Of Northampton, And Commonwealth Of Pennsylvania, Bounded And Described As Follows, To Wit:

BEGINNING At A Point On The East Side Of Center Street; Thence 50 Feet South By A Line Parallel To The East Side Of Center Street To The Center Of Bird Alley As Laid Out And Not Yet Opened; Thence East 120 Feet Along The Middle Of Said Bird Alley To It To Feet Wide Private Alley, Thence North 50 Feel By A Line Parallel To The Aforesaid Private Alley; Thence 120 Feet Along The South Side Of Land Now Or Late Of Lena Wirebach, The Place Of Beginning.

BEING The Same Premises Which Trust, LLC As Trustee For The 614-616 Center Street Revocable Trust, By Its Member/Trustee Jonathan L. Rowland By Deed Dated 04/13/2009 And Recorded 04/15/2009 In The Recorders Office Of Northampton County In Deed Book 2009-1 Page 84171 Granted And Conveyed Unto Laura S. Danielson.

BEING KNOWN AS 614-616 Center Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NE1B 9 9 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 Laura S. Danielson.

MICHAEL T. McKEEVER, ESQUIRE

No. 19
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02313

ALL THAT CERTAIN tract of land located in the Township of Upper Nazareth, County of Northampton and Commonwealth of Pennsylvania, shown as Lot 41 on a record plan of Creekside Estates—Phase H prepared by Lehigh Engineering Associates, Inc., recorded in Map Book 2002-5, page 98 and 99, bounded and described as follows, to wit:

BEGINNING at an iron pin located along the roadway right of way of Briarwood Lane, 25 feet from centerline, said pin also located along Lot 42 of the aforementioned subdivision and the lands herein described; thence (1) North 66 degrees 56 minutes 00 seconds East, 90 feet along the roadway right of way of Briarwood Lane, 25 feet from centerline to an iron pin; thence, (2) South 23 degrees 4 minutes 00 seconds East, 100 feet along Lot 40 of the aforementioned subdivision to an iron pin; thence, (3) South 66 degrees 56 minutes 00 seconds West, 90 feet along Lot 31 of the aforementioned subdivision to an iron pin; thence, (4) North 23 degrees 4 minutes 00 seconds West, 100 feet along Lot 42 of the aforementioned subdivision to the aforementioned point and place of beginning.

Parcel No. J7-14-2-41-0432.

BEING the same premises which Anthony Crespo and Eloisa Crespo, husband and wife, by Deed dated 6/16/06 and recorded in the Northampton County Recorder of Deeds Office on 7/7/06 in Deed Book 2006-1, page 275574, granted and conveyed unto Dennis M. Amadore and Tina M. Amadore, husband and wife.

BEING KNOWN AS 2844 Briarwood Lane, Nazareth, PA 18064.

TAX PARCEL NUMBER: J7 14 2-41 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 Tina M. Amadore and Dennis M. Amadore.

CHRISTOPHER A. DeNARDO, ESQUIRE

No. 20
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2013-04924

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the northerly side of East Sixth Street located in the 17th Ward of the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, being Lot No. 1 as shown on a minor subdivision plan for Henry Trapp, Sr., dated last revised October 21, 1983, prepared by Phillip W. Bearn Engineering Co., Quakertown, Pa., bounded and described as follows, to wit:

BEGINNING at a drill hole in a concrete wall and in the northerly right-of-way line of East Sixth Street (50 feet wide), said point being further located North 84° 57' 00" East, 191.00 feet from the intersection of the northerly right-of-way line of Edward Street (50 feet wide); thence along lands now or formerly of Joaquim and Maria M. Carvalono North 05° 03' 00" West, 100.00 feet to a drill hole in the southerly right-of-way line of Hampton Street (15 feet wide); thence along the same North 84° 57' 00" East, 40.00 feet to an iron pipe; thence along Lot No. 2 of the aforementioned subdivision South 05° 03' 00" East 100.00 feet to a point in the northerly right-of-way line of East Sixth Street; thence along the same South 84° 57' 00" West, 40.00 feet to a drill hole in a concrete wall, the place of Beginning.

CONTAINING 4,000 square feet.

BEING KNOWN AS 1323 East Sixth Street, Bethlehem, Pennsylvania.

BEING THE SAME PREMISES which Glenn A. Trapp and Christine J. Trapp, his wife, by Deed dated November 20, 1989 and recorded on December 1, 1989 in the Recorder of Deeds Office, in and for the County of Northampton, at Easton, Pennsylvania, in Record Book Vol. 787, Page 501, did grant and convey unto Robert C. Nonemaker and Suzanne A. Nonemaker, his wife.

TAX PARCEL NUMBER: P7SW1A 9 11A 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Suzanne A. Nonemaker aka Suzanne A. Nonnemaker and Christine Nonemaker aka Christine Nonnemaker, Administratrix of the Estate of Robert C. Nonemaker, deceased aka Robert C. Nonnemaker.

JAMES V. FARERI, ESQUIRE

No. 21
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2008-12314

ALL THAT CERTAIN lot or piece of land situated on the north side of Berwick Street between Davis Street and Seitz Avenue, on the northeast corner of Berwick Street and what is commonly called Filbert Street in the City of Easton, County and State aforesaid. Containing in front on said Berwick Street nineteen (19) feet and extending of that same width in a northwardly direction one hundred twenty-five (125) feet to a twenty feet wide alley, bounded and described as follows:

BEGINNING at the building line of the northeast corner at the intersection of Berwick and Filbert Streets, thence eastwardly along the north side of Berwick Street nineteen (19) feet to land now or previously of Anne E. Merwarth, thence northwardly along the said land of Anne E. Merwarth through the center of a brick wall dividing a double brick dwelling house, one hundred twenty-five (125) feet to a twenty feet wide alley, thence westwardly along the south side of said alley nineteen (19) feet to Filbert Street, thence southwardly along the east side of said Filbert Street one hundred twenty-five (125) feet to Berwick Street, the place of Beginning.

BOUNDED on the south by Berwick Street, on the east by land now or previously of Anne E. Merwarth, on the north by a twenty feet wide alley, and on the west by Filbert Street.

HAVING ERECTED THEREON a dwelling.

TITLE TO SAID PREMISES IS VESTED IN Karen A. Ladner, single, by Deed from Kym Derriman, unmarried, dated 04/26/2007, recorded 04/27/2007 in Book 2007-1, Page 156093.

BEING KNOWN AS 347 West Berwick Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE3D 21 15 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 Karen A. Ladner.

ADAM H. DAVIS, ESQUIRE

No. 22
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2011-09327

TRACT NO. 1: ALL THAT CERTAIN lot or piece of land situated in the City of Easton, County of Northampton, Commonwealth of Pennsylvania, being Lot No. 55 on the Plan of Lots of "Washington Heights" being bounded and described as follows, to wit:

BEGINNING at a point on the North side of Franklin Street, now Kleinhans Street, distant 300 feet East from the East line of Bissell Street; thence East 20 feet to Lot No. 56 and extending of that same width in depth 125 feet to Chestnut Street.

BOUNDED on the North by Chestnut Street aforesaid; on the East by said Lot No. 56, property now or late of Charles Hitzel; on the South by Franklin Street, now Kleinhans Street aforesaid; and on the West by Lot No. 54, property now or late of Flora G. Fisher.

TRACT NO. 2: ALL THAT CERTAIN lot or piece of ground with all improvements thereon, situate in the City of Easton aforesaid, comprising Lots Nos. 56 and 57, according to the map of "Washington Heights", situate on the North side of Kleinhans Avenue, and CONTAINING in front or breadth on said Avenue 40 feet and extending of that breadth on said Avenue 40 feet and extending of that breadth on said Avenue 40 feet and extending of that breadth between parallel lines at right angles with said Kleinhans Avenue, 125 feet to Burr Street.

BOUNDED on the North by Burr Street, on the East by Lot No. 58, on the South by Kleinhans Avenue, and on the West by Lot No. 55.

Being known as: 432 East Kleinhans Street, Easton, Pennsylvania 18042.

Title to said premises is vested in Ryan M. Strauss by deed from HARRY OSTRANDER AND DORA OSTRANDER, HUSBAND AND WIFE

dated March 29, 2006 and recorded April 12, 2006 in Deed Book 2006-1, Page 145355.

TAX PARCEL NUMBER: L10SW4D 3 2 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Ryan M. Strauss.

CELINE P. DERKRIKORIAN, ESQUIRE

No. 23
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2012-01520

ALL THAT CERTAIN lot or parcel of land with the improvements thereon erected, situate at the northeast corner of Lower Saucon T.R. 390, (Drifting Drive) and White Pine Drive, and being Lot #18, as shown on "Plan of Christmas Tree Farm" in the Township of Lower Saucon, County of Northampton, and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Leonard M. Fraivillig Company, Engineers, Bethlehem, PA., as follows, to wit:

BEGINNING at a point on the easterly side of Lower Saucon T.R. 390, "Drifting Drive," distant twenty-three and eighty-three one-hundredths (23.83') feet northwardly from the point where the easterly side of T.R. 390, "Drifiting Drive", extended southwardly, intersects the northerly side of White Pine Drive, extended westwardly; thence extending North thirty-five degrees fifty-two minutes East EN 35° 52' E) along the easterly side of T.R. 390, "Drifting Drive", a distance of one hundred thirty-six and seventeen one-hundredths (136.17') feet to a point in line of Lot #17, Christmas Tree Farm; thence extending South fifty-four degrees eight minutes East (S 54° 08' E) along said Lot #17 a distance of one hundred ninety-nine and eleven one-hundredths (199.11') feet to a point in line of Lot #16, Christmas Tree Farm; thence extending South fifteen degrees twenty-five minutes East (S 15° 25' E) along said Lot #16 a distance of one hundred eighty-three and zero onehundredths (183.00') feet to a point, a point of curve on the northerly side of White Pine Drive; thence extending westwardly along the said northerly side of White Pine Drive the three following courses and distances, to wit:

(1.) Along a curve, curving to the right, having a radius of one hundred fifty and zero tenths (150.0') feet, a distance of one hundred forty-one and forty-six onehundredths (141.46') feet to a point of tangent;

(2.) North fifty-one degrees twenty-three minutes West (N 51° 23' W) a distance of one hundred ninety-four and nine one-hundredths (194.09') feet to a point of curve; and

(3.) Along a curve, curving to the right, having a radius of twenty-five and zero tenths (25.0) feet, a distance of thirty-eight and seven one-hundredths (38.07') feet to the point on the easterly side of Lower Saucon T.R. 390, "Drifting Drive", the point the place of beginning.

Being known as: 3583 Drifting Drive, Hellertown, Pennsylvania 18055.

Title to said premises is vested in Bruce C. Martin and Susan J. Martin, husband and wife, by deed from JOHN E. ROBERTS, III AND PAULA R. ROBERTS, HUSBAND AND WIFE dated May 31, 2006 and recorded June 7, 2006 in Deed Book 2006-1, Page 225904.

TAX PARCEL NUMBER: Q8 13 3D 0719.

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

SEIZED AND TAKEN into execution of the writ as the property of Bruce C. Martin and Susan J. Martin.

CELINE P. DERKRIKORIAN, ESQUIRE

No. 24
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2012-04432

ALL THAT CERTAIN lot or piece of land with the messuage or tenement thereon erected, Situate in the Township of Forks, County of Northampton and State of Pennsylvania, as shown on a Survey of Property made by P. E. Sandt, Registered Professional Engineer, dated 6/18/1956, particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Green Trail (50 feet wide) at the distance of 396 feet, measured in a Northeasterly direction along the said Southeasterly side of Green Trail from its intersection with the Easterly side of George Street (50 feet wide) (both lines produced); thence extending North 48 degrees 52 minutes East along the said side of Green Trail a distance of 67 feet to a point in line of Lot No. 114, thence extending along line of Lot No. 114 South 41 degrees 08 minutes East a distance of 130 feet to a point in line of Lot No. 104, thence extending partly along line of Lot No. 104 and partly along line of Lot No. 103, South 48 degrees 52 minutes West a distance of 67 feet to a point in line of Lot No. 116, thence extending along line of Lot No. 116, North 41 degrees 08 minutes West, a distance of 130 feet to the first mentioned point and place of beginning.

BEING designated as Lot No. 115, Section "A" on the revised plan of Chestnut Hills which plan is recorded in the Office for the Recording of Deeds in Book of Maps No. 13, page 19 Northampton County Records.

BEING Parcel #K9SE4-10-25.

Being known as: 1349 Green Trail, Easton, Pennsylvania 18040.

Title to said premises is vested in Deborah Tillman by deed from dated October 25, 2007 and recorded November 9, 2007 in Deed Book 2007-1, Page 409818.

THEREON BEING ERECTED a two-story 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 Deborah Tillman.

MARC S. WEISBERG, ESQUIRE

No. 25
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2012-08803

ALL THAT CERTAIN tract of land located in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania, (as shown on a Final Land Development plan for a P.R.D. entitled Lafayette Park, recorded in Map Book Volume 2001-5, Page 66-68), bounded and described as follows; to wit:

BEGINNING at an iron pin located along the right of way of Park Ridge Drive, 25.00' from centerline, said pin also located along Lot 93 of the same subdivision, and the lands herein described, thence;

1) S 89 degrees 22' 16" W, 28.17' along the right of way of Park Ridge Drive to an iron pin, thence;

2) N 00 degrees 37' 44" W, 151.29' along Lot 91 of the same subdivision to an iron pin, thence;

3) N 89 degrees 22' 16" E, 28.17' along Open Space Lot 2 of the same subdivision to an iron pin, thence;

4) S 00 degrees 37' 44" E. 151.29' along Lot 93 of the same subdivision to the aforementioned point and place of beginning.

CONTAINING 4,261.86 sq. ft.

SUBJECT TO easements, restrictions and covenants of record.

This description prepared by Lehigh Engineering Associates Inc., on May 27, 1999.

Being known as: 276 Park Ridge Drive, Easton, Pennsylvania 18040.

Title to said premises is vested in Beatrix M. Henderson by deed dated June 30, 2005 and recorded July 11, 2005 in Deed Book 2005-1, Page 255822.

BEING KNOWN AS 276 Park Ridge Drive, Easton, PA 18040.

TAX PARCEL NUMBER: K9 6 6B-92 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Beatrix M. Henderson.

MARC S. WEISBERG, ESQUIRE

No. 26
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2012-07231

All that certain tract or parcel of land situate on the north side of West Butternut Road, known as Lot 12, Hunters Hollow Subdivision as shown on plan entitled Preliminary/ Final Plan Subdivision Plan, Hunters Hollow, prepared by DMS Real Estate Designs and Plans, DWG. No. 2 of 19, dated 09/29/98, last revised 02/22/00, recorded in the Northampton County Recorder of Deeds Office in Map Book Vol. 2000-5, Page 46, situate in the Township of Williams, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the northerly right-of-way line of West Butternut Road (50.00 feet wide), said point also being the southwestern property corner of land N/F Lot 11, Hunters Hollow Subdivision; thence along the northerly right-of-way line of West Butternut Road curving to the left with a radius of 325.00 feet, an included angle of 21 degrees 23 minutes 26 seconds, an arc length of 121.33 feet, a tangent of 61.38 feet and a chord of s. 89 degrees 44 minutes 56 seconds w. 120.63 feet to a point on the easterly property line of land N/F Lot 13, Hunters Hollow Subdivision; thence along the same n. 10 degrees 56 minutes 47 seconds w. 405.68 feet a point on the southerly property line of land N/F Don P. Markley and Barbara C. Markley, D.B.V. 606, Page 725; thence along the same and along land N/F Robert W. Rehrig and Judith M. Rehrig, D.B.V. 437, Page 251, s. 62 degrees 51 minutes 17 seconds e. 278.23 feet to a point on the westerly property line of land N/F Lot 11, Hunters Hollow Subdivision; thence along the same s. 10 degrees 26 minutes 38 seconds w. 275.39 feet to a point, the place of beginning.

Containing 60,284.28 Sq. Ft. or 1.3839 acres more or less.

Tax Map or Parcel ID No.: P8-7-7P.

Address: 165 W. Butternut Road, Hellertown, PA 18055.

Title to said Premises vested in Joseph V. Ortelli, II and Donna M. Ortelli, husband and wife by Deed from Joseph V. Ortelli, II dated 09/17/2003 and recorded 10/17/2003 in the Northampton

County Recorder of Deeds in Book 2003-1, Page 435022.

BEING KNOWN AS 165 W. Butternut Road, Hellertown, PA 18055.

TAX PARCEL NUMBER: P8 7 7P 0836.

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 Donna M. Ortelli and Joseph V. Ortelli, II aka Joseph V. Ortelli, III.

PATRICK J. WESNER, ESQUIRE

No. 27
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2012-05793

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

BEGINNING at a point in the South side of Northampton Street and at the corner of land of Mary E. Roche; thence along the West side of said Roche's land South fifty-one and a quarter degrees East (S 51 1/4° E) One hundred and twenty-five (125) feet to a corner in land now or late of Alfred M. Paff; thence along said Paff's land South thirty-seven degrees West (S 37° W) thirty-six (36) feet to a corner; thence by the same north fifty-one and a quarter degrees West (N 51 1/4° W) One hundred and twenty-five (125) feet to said Northampton Street; thence along said street north thirty seven degrees East (N 37° E) thirty six (36) feet to the corner of Mary E. Roche's land, the PLACE OF BEGINNING.

CONTAINING thirty-six feet front on Northampton Street, and extending of the same width along the West side of Mary E. Roche's land in a southeasterly course One hundred and twenty-five (125) feet to land now or late of Alfred M. Paff.

BEING THE SAME PREMISES which Raymond E. Schwind and Nancy Ann M. Phillips Schwind, did by Indenture dated September 17, 2004, and recorded September 23, 2004, in the Office for the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania, in Record Book Volume 2004-1, at Page 369592, grant and convey unto Jacqueline Grullon.

BEING KNOWN AS 125 N. Northampton Street, Bangor, PA 18013.

TAX PARCEL NUMBER: E9NE2C 3 5 0102.

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

SEIZED AND TAKEN into execution of the writ as the property of Jacqueline Grullon.

JOSEPH PIPERATO, ESQUIRE

No. 28
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2013-02651

ALL THAT CERTAIN lot or parcel of land situate in the Township of Upper Mount Bethel, County of Northampton and Commonwealth of Pennsylvania, being Lot No. 1 as shown on Map entitled Minor Subdivision of Lands of Herbert S. and Nancy J. Hoagland, dated July 24, 1991 and revised February 20, 1992 and recorded in the Office for the Recording of Deeds in and for Northampton County at Easton, Pennsylvania in Map Book 92, Page 62, bounded and described as follows:

BEGINNING at a concrete monument in the Northeasterly line of T.R. 797, said monument being Southwesterly corner of residual lands of Herbert S. and Nancy J. Hoagland; thence along the Northeasterly line of T.R. 797 parallel to and 30 feet Northeasterly from the centerline North 38 degrees 08 minutes 15 seconds West 95.62 feet to an iron in line of lands of F. Jeffrey Reimer; thence along lands of F. Jeffrey Reimer North 04 degrees 03 minutes 08 seconds West 634.454 feet to an iron; thence along lands of Herbert S. and Nancy J. Hoagland of which this lot was formerly a part, the following four courses and distances: (1) North 85 degrees 56 minutes 52 seconds East 200.00 feet to an iron; (2) South 04 degrees 03 minutes 08 seconds East 519.00 feet to a concrete monument; (3) South 18 degrees 12 minutes 01 second West 142.78 feet to a concrete monument; (4) South 51 degrees 51 minutes 45 seconds West 111.50 feet to the place of Beginning.

CONTAINING 3.002 acres, more or less.

BEING the same premises which Lisa M. Hoagland, by Deed dated 8/13/07 and recorded in the Northampton County Recorder of Deeds Office on 8/22/07 in Deed Book 2007-1, page 306268, granted and conveyed unto Joanne V. Bean.

BEING KNOWN AS 2426 Lake Minsi Drive, Bangor, PA 18013.

TAX PARCEL NUMBER: C10 18 21A 0131.

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

SEIZED AND TAKEN into execution of the writ as the property of Joanne V. Bean.

CHRISTOPHER A. DeNARDO, ESQUIRE

No. 29
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2013-01563

ALL THAT two story brick dwelling, being No. 626 Hayes Street (formerly Centre Street) and lot or piece of ground situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on Hayes Street (formerly Centre Street) a distance of One Hundred seventy-six feet and six inches (176' 6") south from the southwest corner of Sixth and Hayes Street (formerly Centre Street); thence extending south along said Hayes Street (formerly Centre Street) a distance of fourteen (14) feet and six (6) inches to a point on Hayes Street (formerly Centre Street); thence extending west and through the partition wall of this property and property No. 628 Hayes Street (formerly Centre Street) a distance of Ninety-seven (97) feet to property now or late of the Lehigh Valley Silk Mill; thence extending north along the same distance of fourteen (14) feet and six (6) inches to a point; thence extending East along land now or late of Robert H. Smock and through the center of a three (3) feet wide alley (private) a distance of ninety-seven (97) feet to a point on Hayes Street (formerly Centre Street) the place of beginning.

Parcel No. P6SE2D-11-13-204.

BEING the same premises which Mary Anne Johnson and Dolores Shupp-Byrne, Co-Executors of the Estate of Dolores E. Shupp, deceased, by Deed dated 8/11/00 and recorded in the Northampton County Recorder of Deeds Office on 9/12/00 in Deed Book 2000-1, page 119410, granted

and conveyed unto Joseph F. Shupp and Carl A. Shupp, husband and wife.

BEING KNOWN AS 626 Hayes Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SE2D 11 13 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Joseph F. Shupp and Carol A. Shupp.

CHRISTOPHER A. DeNARDO, ESQUIRE

No. 30
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2013-01380

ALL THAT CERTAIN lot or parcel of land situate on the south side of a fifty foot (50') street in the Borough of Glendon (formerly Browntown), County of Northampton, State of Pennsylvania, known as #219 on a plan of property of the Glendon Iron Company entered in the Recorders Office, of Northampton County at Easton, Pennsylvania in Book of Maps Volume # 1, page 59: containing in front on said street 50 feet and extending of that width, in depth, to land now or late of James Smith, a distance of 100 feet.

BOUNDED on the north by said street, on the east by Lot #217, on the south by land now or late of James Smith, and on the west by land now or late of James Smith.

BEING the same premises which Guy R. Wagner, Executor of the Estate of Pauline M. Wagner, deceased, by deed dated 06/30/2009 and recorded 07/02/2009 in the recorder's office of Northampton county, Pennsylvania, in deed book 2009-1 page 167809 granted and conveyed unto Cynthia M. Zedowsky.

BEING KNOWN AS 219 High Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NW3B 4 1 0813.

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

SEIZED AND TAKEN into execution of the writ as the property of Cynthia M. Zedowsky.

MICHAEL T. McKEEVER, ESQUIRE

No. 31
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2012-03037

ALL THAT CERTAIN house and lot of land situated on the Southwest corner of Nesquehoning Street and the Philadelphia Road, in the City of Easton, Northampton County, Pennsylvania, containing in front on Nesquehoning Street 23 feet and extending Southwardly of that width 100 and 125 feet in depth to a 20 feet wide alley, Bounded on the North by said Nesquehoning Street, on the East by Philadelphia Road, on the South by said alley, and on the West by land now or late of Richard H. Garis.

BEING KNOWN AS 102 Nesquehoning Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE3C 1 5 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of William J. Childs, Sr. and Rebecca Childs.

JAMES R. WOOD, ESQUIRE

No. 32
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2012-10237

ALL THAT CERTAIN lot or piece of land lying and being in the Township

of Bethlehem, County of Northampton and State of Pennsylvania, and known on the plan of Lots of the Bethlehem Annex Tracts as Lots Nos. Six Hundred seventy-two (672), Six Hundred seventy-three (673), Six Hundred seventy-four (674) and Six Hundred seventy-five (675), Tract "B", bounded and described as follows, to wit:

BEGINNING at the southwesterly corner of the intersection of Fifth Street and Keystone Street, said point being the northeasterly corner of said Lot No. Six Hundred seventy-five (675), thence southerly along the westerly line of said Fifth Street, a distance of one hundred ten (110') feet, more or less to Center Square, thence westerly along the northerly line of said Center Square, a distance of eighty (80') feet more or less, to the southeasterly corner of Lot No. Six Hundred seventy-one (671), thence northerly along the dividing line of Lots Nos. Six Hundred seventy-one (671) and Six Hundred seventy-two (672), a distance of One hundred ten (110') feet, more or less, to Keystone Street, a distance of eighty (80') feet, more or less, to the point of beginning.

BOUNDED on the Easterly side by Fifth Street, on the Southerly side by Center Square, on the Westerly side by Lot No. Six Hundred seventy one (671) and on the Northerly side by Keystone Street. Each lot being twenty (20') feet in width and one hundred ten (110') feet in depth, more or less. Said Plan of Lots is duly entered of record at Easton in the County of Northampton, and State of Pennsylvania, in the office of the Recorder of Deeds in and for the County of Northampton.

TAX MAP IDENTIFIER NO: N7NW3-32-9.

PARCEL NO. 2:

ALL THAT CERTAIN lot or piece of ground situate along the southerly side of Keystone Street, in the Township of Bethlehem, County of Northampton and State of Pennsylvania, and known as Lot No. Six Hundred Seventy (670) on a certain Map or Plan of "Bethlehem Annex", said plan being recorded in the Office for the Recording of Deeds in and for the County of Northampton, at Easton, Pennsylvania, in Book of Maps No.6, page 49, bounded and described as follows, to wit:

BEGINNING at a point in the southerly street line of Keystone Street, said point being distant one hundred (100') feet west from the intersection of the westerly street line of Fifth Street with the southerly street line of Keystone Street and also the line dividing Lot No. 670 and 671; thence in a westerly direction along the southerly street line off Keystone Street a distance of twenty (20') feet to a point in the line dividing Lot No. 669 and 670; thence extending southwardly of that same width of twenty (20') feet between parallel lines a distance of one hundred ten (110') feet to the northerly street line of a fifteen (15') foot wide unopened and unnamed alley.

BOUNDED on the North by Keystone Street; on the East by Lot No. 671; on the South by a fifteen (15') foot wide alley and on the West by Lot No. 669, according to said Plan.

TAX MAP IDENTIFIER NO: N7NW3-32-7A.

PARCEL NO. 3:

ALL THAT CERTAIN lot or piece of land situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, and designated on Plan of "Bethlehem Annex", recorded in the Office for the

Recording of Deeds in and for Northampton County in Map Book No.6, Page 49, as Lot No. 671, more particularly bounded and described as follows:

BEGINNING at a point on the South side of Keystone Street, distant eighty (80) feet West on the Southwest corner of Keystone and Fifth Streets; thence extending Westwardly along Keystone Street twenty (20) feet to the Northeast corner of Lot No. 670, and extending of that width in depth Southwardly one hundred ten (110) feet to a fifteen (15) feet wide alley. Bounded on the North by Keystone Street, on the East by Lot No. 672, on the South by said alley and on the West by Lot No. 670.

TAX MAP IDENTIFIER NO: N7NW3-32-8.

BEING KNOWN AS: 2950 KEYSTONE STREET, BETHLEHEM, PA 18020.

BEING THE SAME PREMISES which Mahfi, LLC, a Pennsylvania Limited Liability Co., by Deed dated May 26, 2006 and recorded June 5, 2006 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2006-1, Page 221432, granted and conveyed unto JOSE J. PLANTEN.

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

SEIZED AND TAKEN into execution of the writ as the property of Jose J. Planten.

RICHARD J. NALBANDIAN, III, ESQUIRE

No. 33
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2012-11569

ALL THAT LOT OR CERTAIN piece or land situate in the Township of Upper Mt. Bethel, County of Northampton and State of Pennsylvania, bounded and described in accordance with a survey map by Dale Kulp, Registered Surveyor, dated January 4,1982, and recorded in the Office of the Recording of Deeds, in and for Northampton County at Easton, Pennsylvania, in Map Book 70, Page 29.

BEGINNING at a point in Township Doad 734 or known as Laurel Hill Road leading from Johnsonville to Portland and also being a point on line of lands of Larry Shoemaker, thence in said road the following courses and distances:

1. Around a curve to the left having a radius of 332.73 feet, a length of 150.14 feet and a chord bearing and distance of n 35 48' 38" E. 148.87 feet to a point.

2. N 22 53' 01" E 99.99 feet to a point

3. N 20 04' 40" E 162.31 feet to a point.

thence along land of which this was a part of the following courses and distances:

1. S 85 59' 19" W (passing over a point 33.121 feet) 598.93 feet to a set iron pipe.

2. N 18 06' 28" E 387.11 feet to an iron pipe.

thence along land of Larry Shoemaker N 86 35' 25" e 660.03 feet to the point and place of Beginning.

Containing 5.0041 acres.

It being Lot Number 2 as depicted on the aforesaid map of Melvin and Lester Shoemaker's Subdivision.

UNDER AND SUBJECT to a dedication to Upper Mt. Bethel Township of 0.281 acres of said premises along Township Road 734, the exact location and dimensions of which are set forth in the aforesaid map.

Title to said premises is vested in Jeffrey Richter, a married man by deed from Julia A Broxmeier, by James A Jones her agent, by Durable Power of Attorney, dated 3/13/2009 and recorded 3/16/2009 in the Northampton County Recorder of Deeds in Book 2009-1, Page 55985.

BEING KNOWN AS 367 Laurel Hill Road, Bangor, PA 18343.

TAX PARCEL NUMBER: B10 7 4 0131.

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 Jeffrey Richter.

PATRICK J. WESNER, ESQUIRE

No. 34
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2013-02573

ALL THAT CERTAIN messuage, tenement and lot or piece of ground Situated on the South side of Wilkes-Barre Street, in the City of Easton, County of Northampton and State of Pennsylvania and known as No. 308 West Wilkes-Barre Street, bounded and described as follows, to wit:

BEGINNING at a point 34.8 feet West of the Southwest corner of the said Wilkes-Barre and Davis Streets (formerly Cherry Street) in line of land now or late of Elmer Hawk; thence along said Wilkes-Barre Street in a Westwardly direction 18.6 feet to other land of the said Herman Fair and Emmaline Fair, his wife, about to be conveyed to Tony Cuvo, Jr.

CONTAINING in front on said Wilkes-Barre Street 18.6 feet and extending of that width in depth in a Southwardly direction 121 feet to Chester Alley.

BOUNDED on the North by said Wilkes-Barre Street on the East by land now or late of Elmer Hawk on the South by Chestnut Alley and on the West by other land of Herman Fair and Emmaline Fair.

TITLE TO SAID PREMISES IS VESTED IN Doris Ordonez, by Deed from Marianne T. Hess and Carmen Bianco, dated 07/29/2005, recorded 09/01/2005 in Book 2005-1, Page 337175.

BEING KNOWN AS 308 West Wilkes Barre Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE3D 12 10 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 Doris Ordonez.

ADAM H. DAVIS, ESQUIRE

No. 35
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2013-01816

ALL THAT CERTAIN lot or piece of land with dwelling house erected thereon, situated on the south side of Butler Street, in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at the point of intersection of the south building line of Butler Street and the east building line of Peach Street; thence extending eastwardly along said building line of Butler Street, thirty-two (32) feet to a point; thence southwardly in a line at right angles with said building line of Butler Street and parallel with Peach Street for the distance of one hundred and forty (140) feet, more or less, to Elm Street; thence westwardly along the north building line of Elm Street

thirty-two (32) feet to Peach Street; thence northwardly along the east building line of Peach Street one hundred and forty (140) feet, more or less, to Butler Street, the place of beginning.

BOUNDED on the north by Butler Street, on the east by lands late of Lewis Kovach, on the south by Elm Street and on the west by Peach Street, and known as No. 1320 Butler Street.

TITLE TO SAID PREMISES IS VESTED IN Vincent J. Rasimowicz, by Deed from Charles D. Geary, Jr. and Karen Geary, h/w, dated 01/31/2003, recorded 02/06/2003 in Book 2003-1, Page 44963.

BEING KNOWN AS 1320 Butler Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW3B 8 1 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Vincent J. Rasimowicz.

ADAM H. DAVIS, ESQUIRE

No. 36
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2013-01421

ISSUED TO PLAINTIFF: WELLS FARGO BANK, N.A

PROPERTY BEING KNOWN AS:

ALL THAT CERTAIN ALL THAT CERTAIN piece, parcel or tract of land being Lot No. 1 of the Red Barn Estates Subdivision, situate in the Township of Upper Nazareth, County of Northampton, and Commonwealth of Pennsylvania, bounded and described more fully as follows, to wit:

BEGINNING at an iron pin set, said point being along the southwesterly right-of-way line of Werner Road (TR 527), a distance of 25.00 feet from the legal centerline of the aforementioned road, and being a point along the lands now or formerly of D. Grube; thence along the southwesterly right-of-way, line of the aforementioned road, South 21 degrees 29 minutes 07 seconds East 231.87 feet to a concrete monument set at a point of curvature; thence leaving the right-of-way line of Werner Road along a curve to the right and entering onto the northerly right-of-way line of Lynn Road, said curve having a radius of 25.00 feet and an internal angle of 93 degrees 46 minutes 45 seconds, a length of 40.92 feet to a concrete monument set along the northerly right-of-way line of Lynn Lane, said point being 25.00 feet from the centerline of Lynn Lane; thence along the northerly right-of-way line of Lynn Lane the following three (3) courses and distances; (1) South 72 degrees 17 minutes 39 seconds West 103.52 feet to a concrete monument set at a point of curvature; (2) along a curve to the right, having a radius of 125.00 feet and an internal angle of 29 degrees 28 minutes 54 seconds, a length of 64.32 feet to a point of tangency; (3) North 78 degrees 13 minutes 27 seconds West 90.19 feet to an iron pin set, said point being the southeasterly corner of Lot No. 2 of the Red Barn Estates Subdivision; thence along the easterly property line of Lot No. 2 of the aforementioned Subdivision, North 11 degrees 46 minutes 33 seconds East, 274.74 feet to an iron pin set along the lands now or formerly of D. Grube and being the northeasterly corner of Lot No. 2 of the aforementioned Subdivision; thence along lands now or formerly of D. Grube, South 88 degrees 14 minutes 00 second East 125.17 feet to an iron pin set, said point being the place of Beginning.

CONTAINING 55,974.46 square feet or 1.285 acres.

BEING NORTHAMPTON COUNTY Uniform Parcel I.D. K6 238.

BEING THE SAME PREMISES WHICH Kevin W. Quinter and Terri L. Quinter, Husband and Wife by their deed dated November 27, 1998 and recorded in the Office of the Recorder of Deeds of Northampton County on December 4, 1998 in Record Book Volume 1998-1 at Page 168826, granted and conveyed unto Judith M. Labish, now by marriage Judith M. McCluskey, Grantor herein. The spouse of Judith M. McCluskey, namely, Scott McCluskey, also joins in this conveyance.

PARCEL IDENTIFICATION NO: K6-23-8.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Andrew J. Sloboda and Jack V. McLain.

TITLE TO SAID PREMISES IS VESTED IN Andrew J. Sloboda and Jack V. McLain, by Deed from Judith M. Labish, n/b/m known as Judith M. McCluskey and Scott McCluskey, h/w, dated 09/15/2001, recorded 10/10/2003 in Book 2003-1, Page 424689.

BEING KNOWN AS 3039 Werner Road, Nazareth, PA 18064.

TAX PARCEL NUMBER: K6 23 8 0432.

THEREON BEING ERECTED a two-story single style dwelling with wood exterior and slate roof; detached barn.

MARTHA E. VON ROSENSTIEL, ESQUIRE

No. 37
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2012-08685

ALL THAT CERTAIN messuage or tenement and lot or piece of land situated on the south side of East Ettwein Street in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, known as 126 East Ettwein Street, according to present city numbering, bounded and described as follows:

BEGINNING at a point in the South line of East Ettwein Street distant fifty-five feet east of the southeast corner of East Ettwein and Pine Streets; thence extending eastwardly in and along the south line of East Ettwein Street, a distance of 25 feet to a point in line of land now or late of Frederick Vrana and Hermine M. Friedman; thence extending southwardly of that same width between parallel lines at right angles to East Ettwein Street, a distance of 100 feet to an alley.

BOUNDED on the North by East Ettwein Street, on the East by land now or late of Frederick Vrana and Hermine M. Friedman, and on the west by land now or late of William H. Symons and on the south by an alley.

ALSO BEING KNOWN AS NORTHAMPTON COUNTY PARCEL IDENTIFIER NO. P6NE1B 3 4 0204.

TITLE TO SAID PREMISES IS VESTED IN TOM JUMA, AS SOLE OWNER, BY DEED DATED JANUARY 26, 2006 AND RECORDED MARCH 21, 2006 IN BOOK 2006-1, PAGE 111468 FROM CAROLYN GRIMES.

BEING KNOWN AS 126 East Ettwein Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: P6NE1B 3 4 0204.

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 Tom Juma.

ADAM H. DAVIS, ESQUIRE

No. 38
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-12580

ALL THAT CERTAIN messuage, tenement and tract of land situate in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the western building line of Cattell Street, said point being 133.45 feet north of the northwest corner of Knox Avenue and Cattell Street; thence along the western building line of Cattell Street, north 13 degrees 25 minutes west, 72.85 feet to a point; thence south 88 degrees 16 minutes west, 35.3 feet to a point in line of land now or late of David B. Lesher; thence along land now or late of David B. Lesher, south 10 degrees 42 minutes east 79.8 feet to a point; thence north 76 degrees 35 minutes east, 38.1 feet to the place of BEGINNING.

Title to said premises is vested in Bradley F. Kuypers by deed from Patricia Z. Huth n/b/m Patricia Zwald-Kuypers, married dated October 21, 2005 and recorded November 2, 2005 in Deed Book 2005-1, Page 435571.

BEING KNOWN AS 848 Cattell Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9NE2A 5 3 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Bradley F. Kuypers.

MARC S. WEISBERG, ESQUIRE

No. 39
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-11049

ALL THAT CERTAIN tract of land with the improvements erected thereon, known as 613 Overlook Drive, Bethlehem and shown as Lot No. 58 on a Subdivision Plan of Stones Crossing Phase Two, recorded in Map Book Volume 87, page 98, prepared by the Martin H. Schuler Company, Engineers and Surveyors of Allentown, situated in Hanover Township, Northampton County, Pennsylvania, more particularly described as follows:

BEGINNING at a point on the southern property line of Overlook Drive said point being located the following three (3) courses and distances east of the point formed by the intersection of the southern property line of Overlook Drive extended with the eastern property line of land now or late of Clinton and Lilly Koehler; (1) North 85 degrees 37' 03" East 142.34 feet to a point of curvature; (2) along an arc having a central angle of 23 degrees 51' 54" radius of 175.00 feet, tangent 36.98 feet, a distance of 72.89 feet to a point of tangency; (3) North 61 degrees 45' 09" East 160.81 feet to a point; thence extending along Lot No. 57 of the aforementioned subdivision South 28 degrees 14' 51" East 192.40 feet to a point; thence extending along land designated as a noise barrier to be dedicated to Hanover Township North 63 degrees 46' 00" East 25.02 feet to a point; thence extending along Lot No. 59 of the aforementioned subdivision North 28 degrees 14' 51" West 193.27 feet to a point; thence extending along the southern property line of Overlook Drive South 61 degrees 45' 09" West 25.00 feet to the place of Beginning.

Subject, however, to a 20.00 foot wide drainage easement through the southern portion of the above described property.

Subject, however, to a 10.00 foot wide T.V., electric, and telephone easement along Overlook Drive.

Subject, however, to a 35.00 foot building restriction set back lines along the northern boundary.

Subject, however, to a 10.00 foot wide Township Access right of way easement along the aforementioned drainage easement through the southern portion of the above described property.

Subject, however, to a 10.00 foot wide mutual utility easement for maintenance of utility laterals and those of adjacent owners.

Being known as 613 Overlook Drive, Bethlehem, PA 18017-2312.

Title to said premises is vested in Gonzalo Benavides and Maria Beatriz Benavides, husband and wife, by deed from JEFFREY J. CLEWELL AND LINDA CLEWELL, H/W dated July 30, 2008 and recorded August 7, 2008 in Deed Book 2008-1, Page 228387.

TAX PARCEL NUMBER: M6SW4 10 25 0214.

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

SEIZED AND TAKEN into execution of the writ as the property of Gonzalo Benavides and Maria Beatriz Benavides.

MARC S. WEISBERG, ESQUIRE

No. 40
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2012-01646

ALL THAT CERTAIN lot, situate on the south side of Berwick Street in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeast corner of property now or late of William Schmidt and extending East 30 feet along said Berwick Street, to other land now or late of Elsworth D. Vogel; thence along the same South 140 feet, more or less to a 20 foot wide alley; thence along the same West, 30 feet to land now or late of William Schmidt; thence along the same North 140 feet to the place of beginning.

Being known as: 1022 West Berwick Street, Easton, Pennsylvania 18042.

Title to said premises is vested in Victor Johnson and Lisa M. Medina by deed from FAZEEM ALI AND TARMATTIE ALI, HUSBAND AND WIFE, dated July 19, 2006 and recorded July 11, 2006 in Deed Book 2006-1, Page 279970.

BEING KNOWN AS 1022 West Berwick Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NE1A 5 23 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Victor Johnson and Lisa M. Medina.

JOSEPH I. FOLEY, ESQUIRE

No. 41
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2011-08416

TRACT No. 1

ALL THAT CERTAIN lot or parcel of land situate in the Township of Washington, County of Northampton and Commonwealth of Pennsylvania, shown as Lot No. 51 on a Subdivision Plan of Treetop Estates, Phase 1, being recorded in Plan Book 1997-5, Page 429-430, bounded and described as follows, to wit:

BEGINNING at a point on the westerly property line of Greentree Drive, a corner also in Lot No. 49; thence along said Greentree Drive South 00 degrees 35 minutes 10 seconds East 146.96 feet to a point, a corner also in Lot No. 53; thence along said Lot No. 53 South 89 degrees 24 minutes 50 seconds West 252.54 feet to a point in line of Lot No. 53; thence along said Lot No. 52 North 00 degrees 43 minutes 06 seconds East 147.00 feet to a point, a corner also in Lot No. 49; thence along said Lot No. 49 North 89 degrees 24 minutes 50 seconds East 249.20 feet to the place of BEGINNING. CONTAINING 36,869 square feet.

TRACT No. 2

ALL THAT CERTAIN lot or parcel of land situate in the Township of Washington, County of Northampton and Commonwealth of Pennsylvania, shown as Lot No. 53 on a Subdivision Plan of Treetop Estates, Phase 1, being recorded in Plan Book 1997-5, Page 429-430, bounded and described as follows, to wit:

BEGINNING at a point on the westerly property line of Greentree Drive, a corner also in Lot No. 51; thence along said Greentree Drive South 00 degrees 35 minutes 10 seconds East 127.56 feet to a point, thence on a curve to the right having a radius of 25.00 feet, an arc distance of 39.84 feet to a point on the northerly property line of Treetop Drive; thence along said Treetop Drive North 89 degrees 16 minutes 54 seconds West 230.39 feet to a point, a corner in Lot No. 52; thence along said Lot No. 52 North 00 degrees 43 minutes 06 seconds East 147.35 feet to a corner in Lot No. 51; thence along said Lot No. 51 North 89 degrees 24 minutes 06 seconds East 252.54 feet to the place of BEGINNING.

CONTAINING 38,054 square feet.

Title to said premises is vested in Jacquelyn Impeciati and Frank Impeciati, husband and wife, by deed dated June 11, 1998 and recorded June 28, 1998 in Deed Book 1998-1, Page 82705.

BEING KNOWN AS 181 Greentree Drive, Bangor, PA 18013.

TAX PARCEL NUMBER: K9 22 62K 0134.

THEREON BEING ERECTED a two-story single style dwelling with brick exterior and slate roof; attached three-car garage, in-ground pool.

SEIZED AND TAKEN into execution of the writ as the property of Jacquelyn Impeciati and Frank Impeciati.

CELINE P. DERKRIKORIAN, ESQUIRE

No. 42
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2013-02314

ALL THAT CERTAIN lot or piece of ground situate in Easton City, County of Northampton, Commonwealth of Pennsylvania.

ALL THAT CERTAIN western half of a double frame dwelling house and lot or piece of land, known as 719 Ferry Street, in the City of Easton, County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the North Building line of said Ferry Street, where said line intersects a line running North and South in the middle of the alley between the eastern half and the western half of said double frame dwelling house; thence westward along said Ferry Street twelve (12) feet and of that width extending due North one hundred seventy-six (176') feet to a twenty (20) feet wide private alley.

EXCEPTING THEREOUT AND THEREFROM the northern portion thereof, to wit:

ALL THAT CERTAIN lot or piece of land:

BEGINNING at a point on the south side of Washington Court, said point being South 83° 30' East 182.83 feet from the southeast corner of South Eighth Street and Washington Court; thence along the south side of Washington Court South 83° 30' East 12 feet to a point; thence partially along line of land now or late of the Northampton County Industrial Development Authority and partially along line of land now or late of Joseph Ingrafea, South 6° 30' West 52.25 feet to a point; thence through land of Mary Fair, of which this was a part, North 83° 30' West 12 feet to a point; thence along line of land now or late of the Northampton County Industrial Development Authority North 6° 10' East 52.25 feet to the place of Beginning.

CONTAINING 627 square feet of land.

Being known as: 719 Ferry Street, Easton, Pennsylvania 18042.

Title to said premises is vested in Ivette S. Negron and Carlos G. Negron, husband and wife, by deed from ROBERT W. KUTZ AND DEBRA A. KUTZ, H/W dated July 28, 2006 and recorded August 1, 2006 in Deed Book 2006-1, Page 310896.

BEING KNOWN AS 719 Ferry Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1B 28 22 0310.

SEIZED AND TAKEN into execution of the writ as the property of Ivette S. Negron and Carlos G. Negron.

CELINE P. DERKRIKORIAN, ESQUIRE

No. 43
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2013-00367

ALL THAT CERTAIN piece or tract of land situate in the Township of Bushkill, County of Northampton and Commonwealth of Pennsylvania, known as Lot No. 22 on plan of Clearfield Manor Estates, which plan is recorded in Northampton County plan Book 45, Page 60, and being more particularly bounded and describes as follows, to wit:

BEGINNING at an iron pin set along the easterly right-of-way line of Saddle Drive, a 50 foot wide street, and being the northwest corner or Lot No. 23 of Clearfield Manor Estates; thence along the easterly right-of-way line of Saddle Drive north 01 degree 50 minutes 30 seconds west 180.14 feet to an iron pin, the southwest corner of Lot No. 17 of the subdivision; thence along the lands of Lot No. 17 and Lot No. 18 of the subdivision south 82 degrees 05 minutes 23 seconds east 220.45 feet to an iron pin, the northwest corner of Lot No. 20 of the subdivision; thence along the lands of Lot No. 20 south 01 degree 50 minutes 30 seconds east 142.80 feet to an iron pin, the northeast corner of Lot No. 23 south 88 degrees 09 minutes 30 seconds west 217.27 feet to an iron pin, the place of beginning.

Containing 35,339.324 square feet or 0.8113 acre of land.

Title to said premises is vested in Wayne T. Schwartz and Loretta F. Schwartz, husband and wife, by deed from John T. Melick and Pamela L. Melick, husband and wife dated October 25, 2002 and recorded November 4, 2002 in Deed Book 2002-1, Page 305117.

BEING KNOWN AS 1274 Saddle Drive, Nazareth, PA 18064.

TAX PARCEL NUMBER: G7 6 2-2 0406.

SEIZED AND TAKEN into execution of the writ as the property of Wayne T. Schwartz and Loretta F. Schwartz.

CELINE P. DERKRIKORIAN, ESQUIRE

No. 44
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2013-04169

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Palmer, County of Northampton, and State of Pennsylvania, being known as Lot No. 6, as shown on the plan of "Wilden Acres," said map or plan being recorded in Map Book Vol. 12 Page 53, Northampton County records, and being more particularly bounded and described as follows, to wit: on the north by Lot No. 5; on the east by Mine Lane Road; on the south by Lot No. 7; and on the west by Lots Nos. 16 and 15. Containing in front or width, on Mine Lane Road, 60.00 feet; and in depth or length of equal width 150.00 feet to Lots Nos. 16 and 15.

Title to said premises is vested in Scott Duckworth and Beth K. Duckworth, husband and wife, by deed from David Ondria and Cynthia L. Ondria, husband and wife dated August 23, 1999 and recorded September 27, 1999 in Deed Book 1999-1, Page 146297.

BEING KNOWN AS 1231 Mine Lane Road, Easton, PA 18045.

TAX PARCEL NUMBER: M8SE2 11 7 0324.

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 Scott Duckworth and Beth K. Duckworth.

CELINE P. DERKRIKORIAN, ESQUIRE

No. 45
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2013-02530

ALL THAT CERTAIN lot or tract of land situated on the east side of Main Street in the Borough of Freemansburg, County of Northampton, and Commonwealth of Pennsylvania, being Lot 2 as shown on the subdivision plan of the Ellinger Tract, said plan being recorded in the Recorder of Deeds Office in and for the County of Northampton in plan Book Volume 87, Page 336, bounded and described as follows, to wit:

BEGINNING at a point on the eastern right of way line of Main Street located at the intersection formed by the said eastern right of way line of Main Street with the northern right of way line of a 15 feet wide unnamed alley. Thence along the said eastern right of way line of Main Street North 17 degrees 31 minutes 26 seconds East 27.40 feet to a point on the southern property line of Lot 1, also being 51 Main Street; thence along the same, passing through a party wall segregating Lot 1 from Lot 2, South 72 degrees 28 minutes 34 seconds East 138.29 feet to a point in line with land now or late of Borough of Freemansburg; thence along the same South 34 degrees 31 minutes 26 seconds West 28.65 feet to a point on the northern right of way line of a 15 feet wide unnamed alley; thence along the same North 72 degrees 28 minutes 34 seconds West 129.91 feet to the point of beginning.

CONTAINING 3,674.38 square feet.

TITLE TO SAID PREMISES IS VESTED IN Andrew B. Siegfried, a married man, his heirs and assigns, as sole, individual ownership by deed from Tammy L. Sostarecz, a single woman, recorded 3/23/2007 in Book 2007-1 Page 107150.

BEING KNOWN AS 49 Main Street, Freemansburg, PA 18017.

TAX PARCEL NUMBER: P7NW2B 18 1 0212.

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

SEIZED AND TAKEN into execution of the writ as the property of Andrew B. Siegfried.

MEREDITH WOOTERS, ESQUIRE

No. 47
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2013-01379

TRACT NO. 1

ALL THAT CERTAIN messuage, tenement, lot or piece of ground situate on the East side of Cherryville Road (formerly New Street) in the First Ward of the Borough of Northampton, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Bounded on the West by Cherryville Road, on the North by Tract No. 2 hereinafter described, on the East by an eighteen (18 foot) foot wide alley and on the South by property now or late of Flora R. Rabenold and Hillard C. Rabenold.

CONTAINING in front on Cherryville Road forty (40 feet) feet and extending Eastward of that width at right angles to Cherryville Road a depth of one hundred fifty (150 feet) feet to the aforesaid alley.

TRACT NO. 2

ALL THAT CERTAIN vacant lot or piece of land situate on the East side of Cherryville Road in the Borough of Northampton, Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the East side of said Cherryville Road in the First Ward of said Borough and in line of lot now or late of grantors, being Tract No. 1 hereinbefore described; thence Northwardly along the East side of said Cherryville Road a distance of forty (40 feet) feet to a point in other lands now or late of Flora A. Young; thence extending in an Eastwardly direction and parallel to the Western line of property now or late of grantors, a distance of one hundred fifty (150 feet) feet, more or less, to a point on the West side of a proposed public alley; thence extending Southwardly along said alley a distance of forty (40 feet) feet to a point on land of the said grantors; thence extending Westwardly along the said land of grantors, being Tract No. 1 hereinbefore described, a distance of one hundred fifty (150 feet) feet, more or less, to a point on the East side of the aforesaid Cherryville Road, the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John W. Ziegler and Christine M. Ziegler, h/w, by Deed from Mary A. Demchyk, widow, dated 09/22/2006, recorded 10/18/2006 in Book 2006-1, Page 433542.

BEING KNOWN AS 2811 Cherryville Road, Northampton, PA 18067.

TAX PARCEL NUMBER: L4NW4A 5 2 0522.

THEREON BEING ERECTED a cape cod single style dwelling with brick exterior and slate roof.

SEIZED AND TAKEN into execution of the writ as the property

of John W. Ziegler and Christine M. Ziegler.

ADAM H. DAVIS, ESQUIRE

No. 48
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-09198

ALL THAT CERTAIN parcel of land situate at the southeast corner of Easton Avenue and Seventh Street in the Prospect Heights section of Bethlehem Township, Northampton County, Commonwealth of Pennsylvania, as surveyed November 12, 1949, by Daniel R. Cahill, Registered Professional Engineer, of Bethlehem, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of the intersection of Easton Avenue and Seventh Street marked by an iron pipe monument, thence North eighty-one degrees thirty-six minutes East (N 81 degrees 36 minutes E) along the southern side of Easton Avenue and the northern side of former right-of-way of Easton Transit Company and Lehigh Valley Transit Company, a distance of one hundred ten and nine tenths (110.9) feet to a point in the western side of Beech Street marked by an iron pipe monument, thence south zero degrees and fifty-seven minutes East (S 0 degrees 57 minutes E) along the same a distance of one hundred nine and four tenths (109.4) feet to a point at the northeast corner of lot no. 3, thence south eighty-nine degrees and three minutes West (S 89 degrees 03 minutes W) along the northern side of lot No. 3, now or late of John Urschitz, also known as John Ursic, for other uses a distance of one hundred ten and no tenths (110.0) feet to a point in the eastern side of Seventh Street, thence north zero degrees fifty-seven minutes West (N 0 degrees, 57 feet W) along the same a distance of ninety-five and no tenths (95.0) feet to a point on the southern side of Easton Avenue at the place of beginning.

BEING KNOWN AS 3608 Freemansburg Avenue, Bethlehem, PA 18020.

TAX PARCEL NUMBER: N7NE4 54 12 0205.

THEREON BEING ERECTED a commercial use gas station with brick exterior and flat roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Pagats Properties, LLC and James L. Pagats.

JAMES R. WOOD, ESQUIRE

No. 50
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-05895

ALL THAT CERTAIN tract or parcel of land, together with the improvements thereon erected, located in the Township of Williams, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe at the edge of the Lehigh Coal and Navigation Company Canal; thence extending westwardly 9 feet 8 inches north of and parallel with foundation of bungalow situate on the south of this bungalow, to the Doylestown-Easton concrete highway commonly known as U.S. No. 611; thence extending northwardly along highway U.S. 611 to the property now or formerly of William Burns; thence extending eastwardly along the same property line to the Lehigh Coal & Navigation Co. Canal to the place of BEGINNING.

BEING KNOWN AS S. Delaware Drive, Easton, PA 18042.

TAX PARCEL NUMBER: M10 4 3 0836.

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

SEIZED AND TAKEN into execution of the writ as the property of Brian R. Hartman.

JAMES R. WOOD, ESQUIRE

No. 51
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2012-08000

ALL THAT CERTAIN tract of land, with improvements thereon erected, situated in the Township of Williams, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the public road leading from Raubsville to Bethlehem in line of land conveyed to Monroe Ott and wife in deed dated June 26, 1952, and recorded at Easton in Deed Book F, Vol. 90, page 186, said point also being North 59 degrees 15 minutes East, 80 feet from a corner of land late of Martin Raub, thence in and along said road North 59 degrees 15 minutes East, 124.28 feet to an iron pin; thence along land now or late of Edward Kiefer North 33 degrees West, 260 feet to a point; thence along land now or late of Harry Wrigley, South 47 degrees West 124 feet to a point; thence along said land conveyed to Monroe Ott and wife, South 33 degrees East, 230 feet to the point, the place of beginning.

BEING KNOWN AS 200 Raubsville Road, Easton, PA 18042.

TAX PARCEL NUMBER: N10SW1 1 27 0836.

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

SEIZED AND TAKEN into execution of the writ as the property of Theodore W. Corr.

JAMES R. WOOD, ESQUIRE

No. 52
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2009-10810

Parcel No. 1:

ALL THAT CERTAIN tract or parcel of land situate on the westerly side of Farmersville Road approximately 750 feet southerly along Farmersville Road from its intersection with William Penn Highway, L.R. 159 in the Township of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a concrete monument in the westerly line of Farmersville Road, a 60.00 feet wide street, said point being a corner in common between lands now or late of Northampton County Industrial Development Authority; thence along said Northampton County Industrial Development Authority lands, North 82 degrees 23' 06" West 449.57 feet to a concrete monument; thence along Lots 50, 51, 52, 53, 54, 55 and 56, Windswept Acres, South 3 degrees 01' 26" West 681.35 feet to a concrete monument; thence along lands now or late of Archie R. Miller, South 86 degrees 58' 34" East 168.80 feet to a point; thence through Lot 62, lands of K & E Corporation, the following two courses and distances: (1) North 01 degrees 12' 03" East 133.00 feet to a point; (2) South 86 degrees 58' 34" East 200.00 feet to a concrete monument in the westerly line of Farmersville Road, a 60.00 feet wide street; thence along the westerly line of Farmersville Road, North 12 degrees 17' 06" East 519.20 feet to a

concrete monument the point and place of beginning.

CONTAINING 5.4740 acres of land, more or less.

Parcel No. 2:

ALL THAT CERTAIN parcel of land situate along the southerly side of Easton Avenue (L.R. 159), and to the west of Farmersville Road in the Township of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the westerly property line now or late of Clyde R. Williams (Trans Mix) and forty and zero one-hundredths (40.00') feet in a southerly direction from the centerline of Easton Avenue, said point being also approximately five hundred seventy-seven (577') feet west of the centerline of Farmersville Road on the south right-of-way line of Easton Avenue, thence South one degree zero minutes West (S. 1° - 00' W.) a distance of four hundred forty-one and seven one-hundredths (441.07') feet to a point; thence South eighty-two degrees twenty-five minutes East (S. 82° - 25' E.) a distance of four hundred forty-nine and twenty-two one-hundredths (449.22') feet to a point; thence South twelve degrees seven minutes ten seconds West (S. 12° - 07' – 10" W.) a distance of five hundred sixteen and sixty-nine one-hundredths (516.69') feet to a point; thence South one degree two minutes seven seconds West (S. 1° - 02' – 07" W.) a distance of one hundred thirty-three and zero one-hundredths (133.00') feet to a point; thence North eighty-seven degrees eleven minutes fifty-five seconds West (N. 87° - 11' – 55" W.) a distance of one thousand one hundred eighty-one and ninety-three one-hundredths (1181.93') feet to a point; thence North nine degrees fifteen minutes West (N. 9° - 15' W.) a distance of six hundred ninety and thirty one-hundredths (690.30') feet to a point; thence North eighty-eight degrees four minutes East (N. 88° - 04' E.) a distance of three hundred forty-eight and twenty-five one-hundredths (348.25') feet to a point; thence North two degrees fifty-eight minutes West (N. 2° - 58' W.) a distance of three hundred eighty-four and zero one-hundredths (384.00) feet to a point; thence North eighty-nine degrees eleven minutes twenty-five seconds East (N. 89° - 11' – 25" E.) a distance of six hundred thirty-six and seventy-one one-hundredths (636.71') feet to a point, the place of beginning. All points marked by iron pins. Containing 25.940 acres.

Northampton County Tax Parcel No. M7SE2 3 33A & Al.

Parcel ID: M7SE2 3 33A 0205, M7SE2 3 33A1 0205.

BEING KNOWN AS 3245 Farmersville Road, Bethlehem, PA 18020.

THEREON BEING ERECTED apartments with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of K and E Corporation.

JAMES R. WOOD, ESQUIRE

No. 53
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2012-07269

ALL that certain lot or piece of ground with the improvements thereon erected, known as No. 407 East Wilkes-Barre Street, in the City of Easton, Northampton County, Pennsylvania, containing twelve (12) feet in front on the South side of Wilkes Barre Street and extending Southwardly of that width in depth one hundred twenty (120) feet to Burr

Street; the Western boundary line running through the party wall erected between No. 405 an No. 407 East Wilkes Barre Street; being the Eastern six (6) feet of Lot No. 19 and the Western six (6) feet of Lot No. 20 on the Plan of Bissell's Washington Heights Land.

Having erected thereon a dwelling known as 407 E. Wilkes Barre Street, Easton, PA 18042.

Being known as Northampton County Parcel No: L10SW4A-3-7A.

Being known as premises which Harmesh Singh and Disho Kaur by deed dated 02/27/04 and recorded on 03/01/07 in the Recorder of Deeds office in Northampton County, Pennsylvania in Instrument No. 2004014493 granted and conveyed unto Diana R. Bartholomew.

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 Diana Bartholomew.

LOUIS P. VITTI, ESQUIRE

No. 54
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2013-02531

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

TRACT NO. 1:

BEGINNING at a stone in the public road leading from Moorestown to Scholl's Mill; thence by land late of George Marsh South 59 degrees West 14.4 perches to a hickory stump; thence by the same South 44-1/2 degrees West, 3.9 perches to a post; thence by land late of George Nagel South 66-1/2 degrees West 25.3 perches to a stone; thence by the same North 8 degrees West 24.7 perches to a stone; thence North 13 degrees West 30.2 perches to a stone; North 73-1/4 degrees East 21.6 perches to a stone in the aforesaid public road; thence along the same North 19-1/2 degrees West 11.7 perches to a post, a corner of land late of Paul Barrall; thence by the same North 73-1/2 degrees East 28.8 perches to a corner in land late of Polly Smith; thence South 4-3/4 degrees East 61-1/2 perches to the place of Beginning.

TRACT NO. 2:

BEGINNING at a stone set for a corner in line of other land late of Stephen Barrall; thence by land late of Rebecca Nagel South 75-1/2 degrees West 20.3 perches to a stone; thence by the South 12 degrees West 43.9 perches; thence by land late of Andrew Graver South 46-1/2 degrees East 21.7 perches to a stone; thence by the same North 69 degrees East 22 perches to a stone; thence by other lands of Stephen Barrall North 5-1/2 degrees West 24.5 perches to a stone; thence by the North 10 degrees West 30.2 perches to the place of Beginning.

TRACT NO. 4:

BEGINNING at a stone in line of land late William Barrall; thence by the same North 78-1/2 degrees East 14.5 perches to a stone; thence by other land of said Adam Lilly South 54-1/4 degrees East 2.3 perches to a stone, and South 78-1/2 degrees West 12 perches to a stone; thence by other land of the said Stephen Barrall North 1/2 degree West 1.1 perches to the place of Beginning.

SUJECT, NEVERTHLESS, to easement noted at deed book 158, page 507.

BEING the same premises which Ralph J.W. Derhammer, by Deed dated January 29, 2003 and recorded in the Northampton County Recorder of Deeds Office on January 30, 2003 in Deed Book 2003-1, page 35623, granted and conveyed unto Michael A. Raub and Lori J. Raub, husband and wife.

BEING KNOWN AS 2653-2659 Williams Road, Danielsville, PA 18038.

TAX PARCEL NUMBER: H5 12 1 0520.

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

SEIZED AND TAKEN into execution of the writ as the property of Lori J. Raub.

CHRISTOPHER A. DeNARDO, ESQUIRE

No. 55
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2013-01545

All that certain lot or parcel of land situated in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, being Lot No. 70 as shown on a plan entitled, "Final Subdivision Plan of Campbell Estates", dated February 5, 2001 last revised June 17, 2002, prepared by The Pidcock Company, Allentown, Pa. and recorded November 8, 2002 in Plan Book 2002-5 page 317, more particularly described as follows:

Beginning at a common corner of Lots No. 69 and 70 on the Westerly side of Crystal Drive (50' R.O.W.); thence

1. Along said side, passing along an arc of a circle curving to the right, having a radius of 275.00 feet, an arc distance of 67.72 feet, a chord bearing of south 09 degrees 26 minutes 52 seconds West, a chord distance of 67.55 feet to a point of tangency; thence

2. Continuing along the westerly side, south 16 degrees 30 minutes 10 seconds West, a distance of 85.12 feet to a corner of lot no. 71; thence

3. Along lot no. 71, North 73 degrees 29 minutes 50seconds West, a distance of 160.25 feet to a corner on line of lot no. 67; thence

4. Along lot no. 67, North 18 degrees 49 minutes 47seconds East, a distance of 6.04 feet to a corner; thence

5. Continuing along Lot No. 67 and along Lot No. 68, North 19 degrees 02 minutes 10 seconds East, a distance of 109.31 feet to a corner of lot no. 69; thence

6. Along Lot No. 69, south 87 degrees 36 minutes 26 seconds east, a distance of 151.44 feet to the first mentioned point and place of beginning.

Containing 21,008 square feet or 0.482 acres of land.

Subject to a 10'wide drainage and utility easement around perimeter of property, as shown on aforesaid referenced Final Subdivision plan.

Title to said Premises vested in Dalu Mistry and Ramila D. Mistry, Husband and Wife by Deed from Toll PA IV, L.P. dated 1/21/2005 and recorded 2/11/2005 in the Northampton County Recorder of Deeds in Book 2005-1, Page 54098.

BEING KNOWN AS 4241 Crystal Drive, Bethlehem, PA 18020.

TAX PARCEL NUMBER: M7 11 3C-70 0205.

THEREON BEING ERECTED a bi-level 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 Dalu Mistry and Ramila Mistry.

PATRICK J. WESNER, ESQUIRE

No. 56
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2012-09340

ALL THAT CERTAIN lot or piece of land, lying and being in the Borough of Hellertown, County of Northampton, Commonwealth of Pennsylvania, and known on plan of lots of Rentzheimer Farm prepared by Leonard M. Fraivillig Co., engineers on October 16, 1951, and entered of record in the Office for the Recording of Deeds in and for the County of Northampton in Book of Maps #12, Page 65, as Block I (incorrectly designated as "Block 1" in prior deed), Lot number 13.

TITLE TO SAID PREMISES IS VESTED IN Lois B. Lerman by deed from Christina J. Gutkaiss dated July 2, 1998 and recorded August 17, 1998 in Deed Instrument Number 1998033040.

BEING KNOWN AS 557 Ellen Street, Hellertown, PA 18055.

TAX PARCEL NUMBER: Q7SW3C 4 9 0715.

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

SEIZED AND TAKEN into execution of the writ as the property of Lois B. Lerman.

JOSEPH I. FOLEY, ESQUIRE

No. 57
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2012-06095

ALL THAT CERTAIN lot or aprcel of land situate along the northwesterly side of Manor drive, north of Saucon lane, and being lot no. 5, as shown on 'plan of section no. 2, Saucon county, Pennsylvania, scale: one inch equals fifty feet (1 inch = 50 feet) dated December 17, 1964, Leonard M. Fraivillig company, engineers, Bethlehem, Pennsylvania,' bounded and described as follows, to wit:

BEGINNING at a point of curve on the westerly side of Manor drive, said point of beginning being distant four hundred forty-four and one one-hundredths (444.01 feet) feet northwardly, along the westerly side of Manor drive, from the point where the westerly side of Manor drive, extended southwardly, intersects the northwesterly side of Saucon lane extended northeastwardly; Manor drive, along a curve, curving to the right, having a radius of two hundred fifty and zero tenths (250.0 feet) feet, an arc distance of one hundred thirty and zero one-hundredths (130.00 feet) feet to a point in lline of lot no. 6, section 2, Saucon Valley Manor; thence extending north fifty-nine degrees twenty-five minutes west (N. 59 degrees-25 minutes W.) along the division line between lots numbered 6 and 5, section 2, a distance of two hundred fifty-nine and seventy-eight one-hundredths (259.78 feet) feet to a point in line of land of Leonard M. Fraivillig, Jr.; thence extending south zero degrees forty-seven minutes thirty seconds west (S. 0 degrees-47 minutes-30 seconds W.) along land of the aforesaid Leonard M. Fraivillig, Jr., a distance of two hundred fifty-three and thirty one-hundredths (253.30 feet) feet to a point in line of lot no. 4, section 2, Saucon Valley Manor; thence extending south eighty-nine degrees twelve minutes thirty seconds east (S. 89 degrees-12 minutes-30 seconds E.) along the division line between lots numbered 4 and 5, section 2, a distance of one

hundred ninety-two and forty one-hundredths (192.40 feet) feet to the point of curve on the westerly side of Manor drive, the point the place of beginning.

BEING party of section 2, Saucon Valley Manor, said plans recorded in plan book 28, page 1 and being party of the same premises as more fully described in letter of attorney dated June 9, 1971, recorded in power of attorney book Vol. 56, page 341.

UNDER AND SUBJECT to additional covenants as appear in prior chain of title.

TITLE TO SAID PREMISES IS VESTED IN Kevin C. Gordon and Amy A. Gordon, his wife, by Deed from John B. Gover and Marianne S. Gover, his wife, dated 12/15/1993, recorded 12/16/1993 in Book 1993-1, Page 6847.

BEING KNOWN AS 1433 Manor Drive, Bethlehem, PA 18015.

TAX PARCEL NUMBER: Q6 7 16Y-1 0719.

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

SEIZED AND TAKEN into execution of the writ as the property of Kevin C. Gordon and Amy A. Gordon.

JONATHAN LOBB, ESQUIRE

No. 58
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2013-03026

ALL THAT CERTAIN lot or piece or tract of land situate in the Borough of Pen Argyl, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a corner of land on the north side of George Street, being also corner of land sold to Russell J. Futchko and wife on January 30, 1973; Thence along the same and directly through the center partition of a double house known as 629-631 George Street, North 15 3/4 degrees west one hundred thirty seven (137) feet to a point and corner of land late of L. F. Walters; thence along the same south 75 degrees west nineteen and three quarters (19.75) feet to a point and corner of land late of John and Rahmond Palmer; thence along the said land south 15 3/4 degrees east one hundred thirty seven (137) feet to a point on the north side of George Street; thence along the north side of George Street north 75 degrees east nineteen and three quarters (19.75) feet to the point or place of BEGINNING.

HAVING THEREON ERECTED A DWELLING KNOWN AS 631 GEORGE STREET PEN ARGYL, PA 18072,

PARCEL: E8NE1C-6-19-0625.

BEING THE SAME PREMISES WHICH Adam A. Hazan et al by deed dated June 2, 2010 and recorded June 30, 2010 in Northampton County Record Book 2010-1, Page 127204, granted and conveyed unto Kyle Kleintop.

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

SEIZED AND TAKEN into execution of the writ as the property of Kyle Kleintop.

LEON P. HALLER, ESQUIRE

No. 59
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2012-08551

ALL THAT CERTAIN two tracts of land situate in the Borough of Glendon, County of Northampton and Commonwealth of Pennsylvania, known and designated as 202 Lucy

Crossing, bounded a nci described an follows:

TRACT 1. BEGINNING at a limestone corner in a small stream of water running from Wooding's Flour Mill, thence along land of the Lehigh Valley Railroad Company South forty-nine and one-quarter (49 114) degrees West ninety-two (92 feet to an iron pin on the north side of the public road, thence along said public road leading from Glendon Borough to Chain Dam, North eighty-three and one-quarter (83 1I4) degrees East four hundred fifty (450') feet to an iron pin in the middle of the public road, thence along said road, North four degrees (4) West twenty-five (25') feet to an iron pin, thence along land of the Estate of Christopher Colmar, deceased, West three hundred seventy-four (374') feet to the limestone corner, the place of BEGINNING.

CONTAINING 80 65/100 Perches.

TRACT 2. BEGINNING at a point in the public road leading from Easton to Hellertown and in the middle of a bridge across a stream formerly described as running from Woodring's Flour Mill, said point being also the beginning point of the property described in Deed of Charles Brotzman to Christian Collmer, dated March 24, 1857, and recorded in Book E, Volume 9, Page 258, thence along other lands of Roy Brotzman, formerly Jacob Best, Soutl1 eight-six degrees thirty minutes West (S86° 30' W) a distance of four hundred twelve and fifty one-hundredths feet (412.50') feet to a point in line of lands of the Lehigh Valley Railroad; thence along lands of the Lehigh Valley Railroad, North thirty-two degrees thirty minutes East (N32° 30' E), a distance of one hundred twenty-three and twenty-two one- hundredths (123.22') feet to a point in line of lands about to be conveyed to J. F. Buttner, thence along lands about to be conveyed to J. F. Buttner, North eighty-six degrees thirty minutes East (N86° 30' E), a distance of three hundred thirty-two and twenty-three one-hundredths feet (332.23feet to a point in the east side of the pubJk road leading from Easton to Hellertown; thence along the east side of the public road leading from Easton to Hellertown, South e:ight degrees zero minutes East (S8° 00' E), a distance of one hundred feet (100.00') feet to the point or place of BEGINNING.

BEIN'G NORTHAMPTON COUNTY UNTI?ORM PARCEL NUMBER: MAP M9 BLOCK: 20 LOT: 2.

BEING KNOWN AS: 11 Island Park Road, Easton, PA 18042.

BEING THE SAME PREMISES which Wayne R. Farmer and Lana Farmer, by Deed dated June 28, 2002 and recorded August 5, 1998 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2002-1, Page 176338, granted and conveyed unto Anthony C. Clarke and Michele M. Clarke.

TAX PARCEL NUMBER: M9 20 2 0813.

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 Anthony C. Clarke and Michele M. Clarke.

RICHARD J. NALBANDIAN, III, ESQUIRE

No. 60
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2010-10564

All that certain lot or tract of land situate in the Township of Forks,

County of Northampton and Commonwealth of Pennsylvania, being further bounded and described as follows, to wit;

Beginning at an iron pin in the southerly edge of DeMarie Drive a 50.00 feet wide street, said pin also being the northwest corner of property known as 350 DeMaria Drive, of Frost Hollow West, Section 2; thence along the said property known as 350 DeMaria Drive south 01 degree 00 minutes 00 seconds west 126.32 feet to an iron pin; thence partly along property known as Milano Drive and partly along property known as 467 Milano Drive north 89 degrees 00 minutes 00 seconds west 95.00 feet to an iron pin; thence along property known as 366 DeMaria Drive north 01 degree 00 minutes 00 seconds east 126.32 feet to an iron pin; thence along the southerly edge of the aforementioned DeMaria Drive south 89 degrees 00 minutes 00 seconds east 95.00 feet to the place of beginning.

K9-26-6.

Title to said Premises vested in Kathleen M. Lenox by Deed from Juan T. Ruth and Deborah S. Ruth dated 06/25/2003 and recorded 06/25/2003 in the Northampton County Recorder of Deeds in Book 2003-1, Page 234736.

BEING KNOWN AS 358 DeMaria Drive, Easton, PA 18040.

TAX PARCEL NUMBER: K9 26 6 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Kathleen Lenox.

PATRICK J. WESNER, ESQUIRE

No. 61
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2012-04120

All that certain lot, piece or parcel of land situated in the borough of Wind Gap, county of Northampton and Commonwealth of Pennsylvania, shown as Lot Number 2 on a plot of the Frable Subdivision, as prepared by Joseph E. Policelli, registered surveyor, and recorded in the recorder of deeds office for Northampton County in plan book 91 at page 260, bounded ad described as follows;

Beginning at an iron pipe on the westerly stress line of Jefferson Street; said point being the northeasterly corner of other land of Robert J. Frable and Gladys C. Frable, his wife; thence along said other land of Frable, North 68 degree 00 minutes 00 seconds West, 120.00 feet to an iron pipe; thence along the easterly side of a 16 feet wide alley, North 22 degrees 00 minutes 00 seconds East, 23.27 feet to an iron pip; thence along the southerly side of Lot Number 1, South 69 degrees 01 minute 37 seconds East, passing through the middle of the partition wall of a duplex frame dwelling, 120.02 feet to a point on the westerly street line of Jefferson Street, first above mentioned; thence along the said street line, South 22 degrees 00 minutes 00 seconds West, 25.42 feet to the place of Beginning.

Being known as: 18 Jefferson Street, Wind Gap, Pennsylvania 18091.

Title to said premises is vested in Craig C. Fehr and Donna M. Fehr, husband and wife, by deed from RODNEY L. FRABLE AND JOAN M. FRABLE, HIS WIFE dated November 25, 1991 and recorded November 26, 1991 in Deed Book 848, Page 150.

TAX PARCEL NUMBER: E8SW4D 2 2B 0638.

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

SEIZED AND TAKEN into execution of the writ as the property of Craig C. Fehr and Donna M. Fehr.

JOSEPH I. FOLEY, ESQUIRE

No. 62
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2013-01425

ALL THAT CERTAIN lot or piece of ground with the two and one-half (2-1/2) story Hollow Tile messuage or tenement thereon erected, Situated in the City of Easton, County of Northampton, State of Pennsylvania bounded and described as follows:

BEGINNING at a point on the North line of Grant Street at a distance of twenty (20) feet West from the Northwest corner of Grant Street and Valley Avenue; thence extending West along North side of Grant Street, a distance of twenty (20) feet; thence in Northwardly direction at right angles to the said Grant Street, a distance of One hundred and forty (140) feet to an alley; thence along South side of said alley, a distance of twenty (20) feet to property now or late of Barnet H. Miller; thence along the said West line of property now or late of Barnet H. Miller in a Southwardly direction, a distance of One hundred and forty (140) feet to the place of beginning, and bounded as follows: Southerly by Grant Street, Westerly by property now or late of Edward S. Bixler, Northerly by above mentioned alley, Easterly by one-half (1/2) double Hollow Tile house, property now or late of Barnet H. Miller, known as 801 Grant Street.

BEING No. 803 W. Grant Street.

BEING COUNTY TAX PARCEL NUMBER M9NE1A-19-2.

Being known as: 803 West Grant Street, Easton, Pennsylvania 18042.

Title to said premises is vested in Exantus Joseph and Marie Venette Joseph a/k/a Marie Venette Jean-Louis, husband and wife, by deed dated August 31, 2006 and recorded September 13, 2006 in Deed Book 2006-1, Page 376442.

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

SEIZED AND TAKEN into execution of the writ as the property of Exantus Joseph and Marie Venette Joseph aka Marie Venette Jean-Louis.

JOSEPH I. FOLEY, ESQUIRE

No. 63
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2013-03544

ALL THAT CERTAIN lot of land, with improvements thereon erected, situate in the Township of Bethlehem, County of Northampton and State of Pennsylvania, known as Lot No. 50 on plan of lots of "Country Club Manor," which map is on file in the Recorder of Deeds Office at Easton for Northampton County in Map Book 13, Page 8, containing in front on the southerly side of Bayard Street, 100 feet and extending of that width in depth in a southerly direction 122.75 feet to land of Julius Falcinelli and wife.

BOUNDED on the north by Bayard Street; on the east by Lot No. 51; on the south by land of Julius Falcinelli and wife; and on the west by Lot No. 49 of said plan of lots.

BEING the same premises which Raymond Chester Drabent and Harriet L. Drabbet, husband and wife by deed dated 10/24/1989 and recorded 10/25/1989 in the Recorder's Office of Northampton County,

Pennsylvania, in Deed Book 784 Page 115, Granted and Conveyed unto Patricia A. Drabent, Deceased.

BEING KNOWN AS 4420 Bayard Street, Easton, PA 18045.

TAX PARCEL NUMBER: M8SE1 1B 7 0205.

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

SEIZED AND TAKEN into execution of the writ as the property of Dennis E. Kline, as Executor of the Estate of Patricia A. Drabent, Deceased.

MICHAEL T. McKEEVER, ESQUIRE

No. 64
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2013-01423

ALL THAT CERTAIN tract, parcel or tract of land situate, lying and being in the Township of Forks, in the County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point the intersection of the Northwest corner of Lot No. 31 about to be conveyed to Cornelius V. Bouden, et al., and other property now or late of Michael F. Raab and Catherine M. Raab, his wife, said point being approximately 168 1/3 feet East of the center line of Pennsylvania State Highway No. 165, Section 4, thence in a Northerly direction along other property now or late of Michael F. Raab and Catherine M. Raab, his wife, 104 feet, thence extending of that width in depth in an Easterly direction between Lots Nos. 31 and 34 a distance of 260 feet more or less to low water mark in the Delaware River. Bounded on the North by Lot No. 34 about to be conveyed to William W. Johnson, et al., on the East by low water mark of the Delaware River, on the South by Lot No. 31 about to be conveyed to Cornelius V. Bouden et al., and on the West by other property now or late of Michael F. Raab and Catherine M. Raab, his wife.

BEING known as Lots Nos. 32 and 33 on Plan of Lots of Harley Fulmer in Forks Township, Northampton County.

TITLE TO SAID PREMISES IS VESTED IN Sarah Jones, by Deed from John Fitzmorris, dated 12/19/2007, recorded 12/27/2007 in Book 2007-1, Page 456272.

BEING KNOWN AS 2535 North Delaware Drive aka 2535 Delaware Drive, Easton, PA 18040.

TAX PARCEL NUMBER: K10NW2 3 14 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Sarah Jones aka Sarah Silvestera aka Sarah Escalante.

ADAM H. DAVIS, ESQUIRE

No. 65
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2012-07226

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

BEGINNING at a point in the center of Henry Road (L.R. 48040), said point being a railroad spike set in line of land now or late of W. Smith; thence along the said W. Smith land North 6 57' 57" West 233.52 feet to an iron pin set; thence along line of the land of the Commonwealth of

Pennsylvania (Department of Forests & Waters) the following two (2) Courses and distances (1) North 84' 30' 06 East 328.85 feet to an iron pin set; (2) South 7 30' 23" East 225.58 feet to a railroad spike set in the center of Henry Road (L.R. 48040); thence in and along same South 83 06' 59" West 330.87 feet to the plaice of beginning. CONTAINING 1.738 acres.

BEING KNOWN AS: 277 Henry Road, Nazareth, PA 18064.

BEING THE SAME PREMISES which Luke K. Duignam and Dianne L. Duignam, by Deed dated August 2, 2002 and recorded August 5, 2002 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2002-1, Page 203863, granted and conveyed unto Michael L. Platt and Elaine K. Platt.

TAX PARCEL NUMBER: H8 8 17 0406.

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

SEIZED AND TAKEN into execution of the writ as the property of Michael L. Platt and Elaine K. Platt.

RICHARD J. NALBANDIAN, III, ESQUIRE

No. 66
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2013-02139

ALL THAT CERTAIN messuage, tenement, and tract of land located on the south side of Geraldine street, between Livingston street and Jill street, in the fifteenth ward of the city of Bethlehem, Northampton county, commonwealth of Pennsylvania, known as 1626 Geraldine street, and designated lot 7, block B, on the plan of Bayard park, section 2, recorded in map book 39, page 16, being bounded and described as follows, to wit:

BEGINNING at an iron pipe on the southerly property line of Geraldine street, the following two courses and distances from the intersection of the said property line with the westerly property line of Livingston street (both expended):

(1) SOUTH 87 deg. 37 minutes 25 seconds west, 113.36 feet to a point of curvature, and

(2) ALONG a curve to the left, having a radius of 975.00 feet for an arc distance of 17.80 feet to the aforementioned point of beginning.

THENCE along the westerly property line of 1630 Geraldine street, passing partly in and through a party wall, south 3 deg. 25 minutes 21 seconds east, 90.00 feet to a point, thence, along the northerly property line of land now or late of Pembroke Sales Corporation, along a curve to the left, having a radius of 885.00 feet, for an arc distance of 36.31 feet to a point, thence, along the easterly property line of 1620 Geraldine street, along a curve to the right, having a radius of 975.00 feet, for an arc distance of 40.00 feet to the place of beginning. containing 3434 square feet.

TITLE TO SAID PREMISES IS VESTED IN Frank Slingland and Bethann B. Slingland from Wilfredo Huertas, Jr and Christine Marie Huertas A/K/A Christina Marie Huertas, by Special Warranty Deed, dated 12/10/2004 and recorded 12/30/2004 in Book 2004-1 Page 504154 Instrument # 2004079747.

BEING KNOWN AS 1626 Geraldine Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N7SW1B 9 10C 0204.

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 Bethann B. Slingland and Frank Slingland.

JOSEPH E. DEBARBERIE, ESQUIRE

No. 67
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2006-01919

ALL THAT CERTAIN parcel of land known as Lot No. 2-50 located in Palmer Township, Northampton County, Commonwealth of Pennsylvania, as shown on a plan entitled 'The Villages At Mill Race Record Plan Phase II' prepared by Harte Engineering, Inc., recorded September 22, 2003, in Northampton County Map Book Volume 2003-5, pages 334-337, bounded and described as follows:

BEGINNING at a point on the easterly right-of-way line of Country Side Court, said point being in line with the lands known as Lot 2-51 of The Villages At Mill Race—Phase Two; thence,

Along said easterly right-of-way line, North 08 degrees 48 minutes 40 seconds West 76.00 feet to a point; thence,

Along the lands known as Lot 2-49 of The Villages At Mill Race—Phase Two, North 81 degrees 11 minutes 20 seconds East 110.00 feet to a point; thence,

Along the lands known as Lot 2-44 of The Village At Mill Race—Phase Two, South 08 degrees 48 minutes 40 seconds East 76.00 feet to a point; thence,

Along the lands known as Lot 2-51 of The Villages At Mill Race—Phase Two, South 81 degrees 11 minutes 20 seconds West 110.00 feet to the POINT OF BEGINNING.

CONTAINING: 8,360 sq. ft. or 0.1919 acres.

SUBJECT TO: a 15 feet wide sanitary sewer easement along the southerly property line and a 6 feet wide storm sewer easement along the northerly property line.

TITLE TO SAID PREMISES IS VESTED IN Arthur G. Jones and Lolita B. Jones, husband and wife, by Deed from CMC Development Corporation, dated 5-19-04, recorded 6-4-04, in Deed Book 2004-1, page 214341.

BEING KNOWN AS 39 Country Side Court aka Countryside Court, Easton, PA 18045.

TAX PARCEL NUMBER: K9 1 2-50 0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Arthur G. Jones and Lolita B. Jones aka Lolita Bridges Jones aka Lolita Bridges.

ADAM H. DAVIS, ESQUIRE

No. 68
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2012-08293

ALL THAT CERTAIN messuage or tract of land situate in the Township of Lower Saucon, County of Northampton and State of Pennsylvania, known as Lot No.13 on Plan of "Bright Acres", as recorded in Plan Book No. 13, page 33, as prepared by Kenneth J. Heller, registered surveyor, Third and Oxford Streets, Coopersburg, Pennsylvania, October 11,1957, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of a thirty-three (33') foot wide road, known as "Pleasant View Road", said point being distant two hundred eighty-five and sixty-two one-hundredths (285.62') feet from an iron pin in line of lands of Francis P. Toth; thence along the southerly side of said road North forty-two degrees thirty-six minutes West a distance of one hundred (100') feet to a point, the corner of Lot No. 14; thence along Lot No. 14 South forty-seven degrees twenty-four minutes West a distance of two hundred twenty (220') feet to a point in line of lands of Charles Wenhold; thence along the same South forty-two degrees thirty-six minutes East a distance of one hundred (100') feet to a point the corner of Lot No. 12; thence along the same North forty-seven degrees twenty-four minutes East a distance of two hundred twenty (220') feet to a point the place of beginning.

BEING all of Lot No.13 and containing 80.808 square perches of land. Parcel Number: R7SW17-33.

BEING KNOWN AS: 1656 Pleasant View Road, Bethlehem, PA 18015.

BEING THE SAME PREMISES which Facundo T. Martinez and Isabel M. Martinez, by Deed dated July 12, 2004 and recorded July 14, 2004 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2004-1, Page 272267, granted and conveyed unto Zachary J. Lezoche.

TAX PARCEL NUMBER: R7SW1 7 33 0719.

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

SEIZED AND TAKEN into execution of the writ as the property of Zachary J. Lezoche.

RICHARD J. NALBANDIAN, III, ESQUIRE

No. 69

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2004-05347

Northampton County Tax Parcel Nos. C10-20-1 (60.17 acres as shown on the Northampton County Tax Map) and C10-17-26 (11.74 acres as shown on the Northampton County Tax Map).

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

BEGINNING at a stone corner in lands of Enos Heller and running thence South seventeen degrees West thirty-five perches to a stone; thence North thirty-one degrees West fifty-six perches to a stone; thence thirty and one-half degrees East thirty-five and two-tenth perches to a stone corner; thence by the lands of John Nicholas, South seventy-five degrees West one hundred and five perches to a stone; thence North twenty degrees West twenty-seven perches to a stone; thence by lands of David Paul, North forty degrees East thirty-five perches to a stone; thence by lands of Daniel Dietrich, North twenty degrees West sixty-five perches to a stone; thence North seventy-three degrees East twenty-two perches to a stone; thence fifty-seven degrees East twenty-three perches to a stone; thence by lands of Charles Kohl, North twenty-three degrees West, thirty-one perches to a stone; thence North seventy-five degrees East, thirty-one and a quarter perches to a stone; thence North four

degrees West, twenty and a half perches to a stone; thence North fifty-eight and a half degrees East thirty-five and three-tenth perches to a stone; thence North sixty-two degrees West thirty-six and fourth-tenth perches to a stone; thence South fifty-eight and a half degrees West fifty-two perches to the place of BEGINNING. Containing eighty-six acres and eighty-two perches.

IT BEING THE SAME PREMISES, which Salvatore Liiro and Shirley Liiro, his wife, did by their deed dated September 1, 1978, and recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book Volume 587 at Page 642, did grant and convey unto Philip J. Malone and Mary Ann Malone, his wife.

EXCEPTING AND RESERVING thereout and therefrom the following conveyances, to wit:

A conveyance by Jacob Rotzell and Catherine Rotzell, his wife, to Levin Groner, dated April 4, 1879, recorded as aforesaid in Deed Book F, Volume 35, Page 261.

A conveyance made by John K. Miller and Lizzie Miller, his wife, to Levi Groner, dated April 11, 1903, recorded as aforesaid in deed Book F, Volume 35, page 268.

A right-of-way granted by Hattie M. Miller to the Manufacturers Light and heat Company dated April 9, 1947, recorded as aforesaid in Book of Miscellaneous Volume 106, Page 56.

A conveyance made by Hattie M. Miller (single) to Florence Mae Itterly, dated August 17, 1951, recorded as aforesaid in Deed Book H, Volume 88, Page ____.

A right-of-way granted Melvin Fretz and Evelyn M. Fretz, his wife, to the Pennsylvania Power and Light Company dated October 16, 1953, recorded as aforesaid in Book of Miscellaneous Volume 119, Page 35.

A conveyance from Frederick L. Reigle, Chapter XIII Trustee by Order of the United States Bankruptcy Court and Philip J. Malone, also known as Philip J. Malone, Jr. and Mary Ann Malone, his wife, to David K. Sickler and Patricia C. Sickler, his wife, by a deed Dated September 11, 1984, and recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book Volume 670 at Page 1118.

Northampton County Tax Parcel Nos. C10-20-1 (60.17 acres as shown on the Northampton County Tax Map) and C10-17-26 (11.74 acres as shown on the Northampton County Tax Map).

Northampton County Tax Parcel No. C10-17-35.

ALL THOSE FOUR adjoining tracts, parcels or pieces of land situated in the Township of Upper Mt. Bethel, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

No. 1. BEGINNING at stone; thence by land of late of Jacob Oyer North forty-one (41) degrees East fifty-six (56) perches to a stone; thence North seventeen (7) degrees East thirty-five (35) perches to a stone; thence by land late of Henry Hester South forty-eight and a half (48-1/2) degrees East twenty-one and three-tenths (21.3) perches to a stone; thence by land late of George Eckhart South sixteen (16) degrees West fifty-four and a half (54-1/2) perches to a white oak; thence in a southwesterly direction about seventeen (17) perches to a corner; thence by late Findley's land South eighteen and three quarter (18-3/4) degrees West

twenty-one and a half (21-1/2) perches to a stone; thence by land late of Philip Oyer and one of the other lots South seventy-two (72) degrees West seventeen (17) perches and one-tenth (.1) to a stone; thence North thirty and a half (30-1/2) degrees West thirty-five and two tenths (35.2) perches to the place of BEGINNING. Containing about seventeen and a quarter (17-1/4) aces.

No. 2. BEGINNING in line of one of the other lots; thence by the same South forty-eight and a half (48-1/2) degrees—twelve (12) perches to a stone; thence by land late of George Eckhart North sixteen (16) degrees East four and two tenths (4.2) perches to a corner; thence by land late of Henry Hester ten and eight tenths (10.8) perches to the place of BEGINNING. Containing twenty-two (22) perches.

No. 3. BEGINNING at a stone; thence by land late of Jacob Oyer North seventy-two (72) degrees East forty and three-tenths (40.3) perches to a stone; thence by land late of Owen Owens South nineteen and three fourth (19-3/4) degrees East twenty-five and three-tenths (25.3) perches to a stone; thence by land late of Conrad Keiser South two (2) degrees East twelve and two tenths (12.2) perches to a stone and South seventy-six and a half (76-1/2) degrees West forty-two and three tenths (42.3) perches to a stone; thence by land late of Christian Misch North ten and a half (10-1/2) degrees West thirty-four (34) perches to the place of BEGINNING. Containing eight (8) acres and one hundred and forty (140) perches.

No. 4. BEGINNING at a corner in line of one of the other lots and thence by land late of William Oyer South sixty-eight (68) degrees East ten and a half (10-1/2) perches to a stone, thence South twenty-eight degrees West five and one-tenth (5.1) perches to a stone; by South fifty-one and a half (51-1/2) degrees East—perches and nine tenths (.9) to a stone; by same South twenty-six and three quarter (26-3/4) degrees West eight (8) perches to a stone; by same—thirty-three and three quarter (33-3/4) degrees West ten (10) perches to a stone; thence by land late of William Oyer South thirty and three quarter (30-3/4) degrees West twelve (12) perches to a stone; by the same South forty-two and a quarter (42-1/4) degrees West eleven and six tenths (11.6) perches to a stone; thence by land late of Jacob LaBar North sixteen and a half (16-1/2) degrees West three and two tenths (3.2) perches to a stone; thence along one of the other tracts North eighteen (18) degrees East forty-three and seven tenths (43.7) perches to the place of BEGINNING. Containing two (2) acres and thirty-two (32) perches, from which is sold off about one (1) acre.

IT BEING THE SAME PREMISES which Burness Adams did by deed dated November 15, 1979 and recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book Volume 608 at Page 532 did grant and convey unto Philip Malone and Mary Ann Malone, his wife.

Northampton County Tax Parcel No. C10-17-35.

BEING KNOWN AS 1855 Ridge Road, Bangor, PA 18013.

TAX PARCEL NUMBER: C10 20 1 0131 and C10 17 26 0131 and C10 17 35 0131.

THEREON BEING ERECTED a two-story single style dwelling with

wood exterior and shingle roof; barn, vacant land.

SEIZED AND TAKEN into execution of the writ as the property of Philip J. Malone and Mary Ann Malone.

PETER C. LAYMAN, ESQUIRE

No. 71
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2012-02060

ALL THAT CERTAIN piece, parcel or tract of land situate on the northeast side of the Macadam state highway Pennsylvania Road Route No. 248 (formerly Route No. 45) leasing from Cherryville to New Berlinsville in the Township of Lehigh, County of Northampton and State of Pennsylvania, being more fully bounded and described in accordance with Plan No. 15-22-S of a survey completed on April 26, 1971, by George W. Knehr, Registered Professional Surveyor No. 5260-E of Reading, Pennsylvania as follows, to wit:

BEGINNING at a spike in the center line of the macadam state highway, Pennsylvania Route No. 248 (formerly Route No. 45) leading from Cherryville to New Berlinsville, said highway having a twenty-two feet (22') wide macadam cartway at the time of survey, and said spike being in line of property belonging to John Steiner and Frances Steiner, his wife; thence leaving said Route No. 248, along said property belonging to John Steiner and Frances Steiner, his wife, passing through an iron pin 15.71' from the last described corner and passing through another iron pin 57.18' from the next described corner, North fifty-three degrees forty-eight minutes East three hundred thirty-six and fifty-three one-hundredths feet (336.53') to an iron pin; thence along residue property belonging to Amelia E. Kemmerer Widow of Byron F. Kemmerer, deceased, the next three (3) following courses and distances, viz: (1) South thirty-six degrees East ninety-seven and sixty-eight one-hundredths feet (97.68') to an iron pin (2) passing through an iron pin 91.86' from the last mentioned iron pin and passing through a third iron pin 15.69' from the next described corner, South forty-three degrees seven minutes West three hundred forty-two and sixty-nine one-hundredths feet (342.69') from a spike in the center line of the aforesaid Route No. 248 and (3) along the center line of said Route No. 248, North thirty-six degrees West one hundred sixty-one and twenty-one one-hundredths feet (161.21') to the place of BEGINNING.

BEING KNOWN AS: 4254 Lehigh Drive, Cherryville, PA 18035.

BEING THE SAME PREMISES which Thomas L. Kemmerer Jr. and Patti P. Ketchledge, by Deed dated September 29, 2006 and recorded October 3, 2006 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2006-1, Page 407723, granted and conveyed unto Curdken S. Worrell and Lourdes Diaz.

TAX PARCEL NUMBER: J3 10 8B 0516.

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

SEIZED AND TAKEN into execution of the writ as the property of Cudken S. Worrell and Lourdes Diaz.

RICHARD J. NALBANDIAN, III, ESQUIRE

No. 72
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-01877

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

BEGINNING at a stake on the southern line of Fifth Street; thence along said line North 52 degrees 35' East, for a distance of 100.00 feet to a stake; thence south 31 degrees 00' East, for a distance of 150.00 feet to a stake at the northeastern corner of property of Griffith; thence along the northern line of said property, South 53 degrees 35' West, for a distance of 100.00 feet to a stake; thence partly along the property of J. Newhart and Weisenborn, North 31 degrees 00' West, for a distance of 150.00 feet to the place of beginning. Being known as Lot No. 42.

BEING KNOWN AS: 4379 5th Street, Treichlers, PA 18086.

BEING THE SAME PREMISES which Ann Louis R. Fazio and Michael V. Fazio, by Deed dated October 10, 2007 and recorded October 18, 2007 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2007-1, Page 383158, granted and conveyed unto Ann Louise Fazio.

TAX PARCEL NUMBER: K3NW1 1 42 0516.

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

SEIZED AND TAKEN into execution of the writ as the property of Ann Louise Fazio.

RICHARD J. NALBANDIAN, III, ESQUIRE

No. 73
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02929

ALL THAT CERTAIN lot or parcel of ground situated on the south side of Biery's Bridge Road East of Rockhill Circle and being Lot #1 on a plan or map entitled 'Development Plan of Spring Lake Farms' Section #1 located in the 14th Ward in the City of Bethlehem, Northampton County, Pennsylvania dated June 7, 1968, Scale 1 inch = 50 feet Plan 1-21-s as recorded at Easton, Pennsylvania, in Map Book 25, Page 12, County of Northampton, Commonwealth of Pennsylvania bounded and described as follows to wit:

BEGINNING AT an iron pin on the south side of Biery's Bridge Road said iron pin being the northwest corner of land of Arnold R. Cook; thence extending along land of Arnold R. Cook S. 4 deg. 08 minutes W. a distance of 165.36 feet to an iron pin in line of land of Robert W. Berry; thence extending along land of Robert W. Berry (Lot #3) N 85 deg. 52 minutes W. a distance of 91.95 feet to an iron pin in line of land of H. S. Campbell, the Grantor herein; thence extending along land of H. S Campbell, the Grantor herein (Lot #2) N. 13 deg. 09 minutes 51 seconds W. a distance of 140.00 feet to an iron pin on the south side of Biery's Bridge Road; thence extending along the south side of Biery's Bridge Road in an easterly direction by curve curving to the right having a radius 995.93 feet an arc distance of 137.39 feet to an iron pin, the Place of Beginning.

CONTAINING 17,406 sq. ft. strict measure.

TITLE TO SAID PREMISES IS VESTED IN Scott E. Kaelin, by Deed from Larry A. Kern and Ruth E. Kern,

h/w, dated 09/12/2011, recorded 09/21/2011 in Book 2011-1, Page 194233.

BEING KNOWN AS 320 Bierys Bridge Road, Bethlehem, PA 18017.

TAX PARCEL NUMBER: M6SE1 2 4K 0204.

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

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

JONATHAN LOBB, ESQUIRE

No. 74
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2012-09924

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

BEGINNING at an iron pin situated in the south building line of Lafayette Street and in the property line between land of Margaret and Stanley Kuluitis, Jr. and the herein described premises (being also five hundred forty-two and five-tenths feet easterly of the property line of the Easton Industrial Corporation); thence along the south building line of Lafayette Street North sixty-seven degrees forty-six minutes East (N 67 degrees 46 minutes E) ninety-five and five-tenths (95.5) feet to an iron pin; thence along land of Eva and Chester Stem South four degrees twenty-eight minutes East (S 4 degrees 28 minutes E) three hundred thirteen (313) feet to an iron pin; thence along land of William Weitzman North eighty-seven degrees West (N 87 degrees W) ninety-three (93) feet to an iron pin; thence along land of Margaret and Stanley Kukuitis, Jr. North four degrees twenty-four minutes West (N 4 degrees 24 minutes W) two hundred seventy-one (271) feet to the place of beginning. The said courses being the true meridian and a magnetic variation of ten degrees (10 degrees) West.

TITLE TO SAID PREMISES IS VESTED IN John J. Grasso, III, by Deed from Bruce Shull and Sheila Shull, h/w, dated 04/19/2004, recorded 04/26/2004 in Book 2004-1, Page 154274.

BEING KNOWN AS 1112 West Lafayette Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9NE1 17 6 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of John J. Grasso, III.

ALLISON F. ZUCKERMAN, ESQUIRE

No. 75
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2011-10933

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of Lower Nazareth, County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the public road leading from Newburg to Georgetown, Pennsylvania, Route 946 said point lying distant 23.50 feet on a course bearing South 62 degrees East from an iron pipe, being also the Southeast corner of lands late of Palmer Lindemoyer, now or late of Roy E. Fabian; thence in and along the said public road, Route 946, South 6 degrees 30 minutes East

111.75 feet to a point; thence leaving the public road and through other lands of the private grantors, of which this was formerly a part, South 83 degrees 30 minutes West 191.05 feet to an iron pipe; thence by same North 62 degrees West 88.75 feet to an iron pipe; thence still by same, North 28 degrees East 200 feet to an iron pipe along line of land late of John Buss, now others; thence along land late of John Buss, now otl1ers, South 62 degrees East 183.50 feet (passing through as iron pipe at 160 feet) to the point and place of beginning.

BEING the same premises which Barbara J. Kahler and Sherri Adams, by Deed dated 05/12/2008 and recorded 07/08/2008 in the Recorder's Office of Northampton County, in Deed Book 2008-1 Page 200780, granted and conveyed unto Barbara J. Kahler.

BEING KNOWN AS 501 Daniels Road, Nazareth, PA 18064.

TAX PARCEL NUMBER: L7 1 2A 0418.

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

SEIZED AND TAKEN into execution of the writ as the property of Barbara J. Kahler.

MICHAEL T. McKEEVER, ESQUIRE

No. 76
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2012-04361

ALL THOSE TWO (2) contiguous purparts or parcels of land, situate in the Borough of Bangor, in the County of Northampton and State of Pennsylvania, respectively bounded and described as follows, to wit:

PURPART NO. 1:

ALL THAT CERTAIN house and lot of land situate on the West side of South Third Street in the Borough of Bangor aforesaid, containing forty feet in front on the West side of South Third Street and extending of that width Westwardly one hundred and thirty feet in depth to an alley bounded on the North by property of the grantor, being Purpart No. 2, following on the East by South Third Street, on the South by property now or formerly of B.T. Hutchison, and on the West by an alley, being Lot No. three hundred and eight and the Northerly one-third part of Lot No. three hundred and nine upon a certain map or plan of lots late of Robert M. Jones, made by Birge Pearson, dated September 16, 1885 and recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book F, Volume 15, page 407 and to be found in Book of Maps from Deeds, page 33.

PURPART NO. 2:

ALL THOSE TWO (2) certain building, lots or pieces or parcels of land and premises, situate on the West side of South Third Street in the Borough of Bangor, aforesaid, being marked and designated as Lots Nos. three hundred six and three hundred seven upon said certain map or plan of lots late of Robert M. Jones, made by Birge Pearson, dated and recorded as, aforesaid, bounded and described as follows, to wit:

On the East by South Third Street, on the South by land now or late of George E. Flora, now of the grantor, being Purpart No. 1, above described, on the West by an alley of the width of ten feet, on the North by Walnut (an unopened Street designated on said map or plan of lots as being of the width of forty feet), extending sixty feet in front on South Third Street, and of the same width one hundred

and thirty feet Westwardly along the South side of said Walnut Street and the North side of Purpart No. 1, above described.

Being the same premises which William Foote, by Deed dated 03/24/2006 and recorded 03/29/2006 in the Recorder's Office of Northampton County, in Deed Book 2006-1 Page 123597, granted and conveyed unto Reed A. Bordeau and Christina M. Bordeau.

BEING KNOWN AS 316 South Third Street, Bangor, PA 18013.

TAX PARCEL NUMBER: E9NE4B 3 1 0102.

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

SEIZED AND TAKEN into execution of the writ as the property of Reed A. Bordeau and Christina M. Bordeau.

MICHAEL T. McKEEVER, ESQUIRE

No. 77
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2013-05849

All THAT CERTAIN messuage or tenement and lot or piece of land situate on the South side of Locust Street, in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point two hundred seventeen feet East of the Southeast corner of Locust Street and the first twenty-foot wide alley East of Elm Street, thence extending Eastwardly along the South line of said Locust Street a distance of forty-three (43) feet to an unnamed twenty-foot wide alley, thence extending Southwardly along the West side of said last mentioned alley a distance of one hundred twenty (120) feet to an unnamed twenty-foot wide alley, thence Westwardly along the Northern line of said last mentioned alley a distance of forty-three (43) feet a point, thence extending Northwardly one hundred twenty (120) feet to Locust Street, the place of beginning. Bounded on the North by Locust Street, on the East and South by said twenty-foot- wide alleys, and on the West by lands late of former grantees herein.

Tax ID/Parcel No. N6SE3D 6 9A 0204.

BEING the same premises which Joseph N. Biondo and Lori Biondo, by Deed dated March 20, 2009 and recorded in the Northampton County Recorder of Deeds Office on March 24, 2009, in Deed Book 2009-1, page 62994, granted and conveyed unto Nicholas R. Santoro and Chelsea C. Santoro.

BEING KNOWN AS 538 Locust Street, Bethlehem, PA 18018.

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 Nicholas R. Santoro and Chelsea C. Santoro.

CHRISTOPHER A. DeNARDO, ESQUIRE

No. 78
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2012-03997

ALL THAT CERTAIN messuage or tenement and lot or piece of land SITUATED in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, SITUATE on the South side of Berwick Street, between St. John and Davis Streets, containing in front on said Berwick Street, 25 feet and extending

of that width in depth Southwardly 118 feet to a 20 foot wide public alley.

BEING Lot No. 32 on Plan of Lots laid out by George W. Stout, and known as 240 West Berwick Street, Easton, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Alex Renaldo Taveras, by Deed from Joel Westbrooks, dated 05/28/2004, recorded 07/26/2004 in Book 2004-1, Page 288289.

Tax Parcel: L9SE3D-26-10-0310.

Premises Being: 240 WEST BERWICK STREET, EASTON, PA 18042-6634.

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

SEIZED AND TAKEN into execution of the writ as the property of Alex Renaldo Taveras.

JONATHAN LOBB, ESQUIRE

No. 79
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2013-02336

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

BEGLNN1NG at a point on the west side of the road leading from Bangor Junction to North Bangor and corner of land now or late of George Reiley; thence along the north side of said Reiley's land and in line therewith in a westerly direction 100 feet to a point in other land of the Grantor hereof; thence along the east side of said Grantor's land and in line therewith in a northerly direction 200 feet to a point in other land of the Grantor hereof; thence along the south side of said Grantor's land and in line therewith in an easterly direction 100 feet to a point on the west side of aforementioned road; thence along the west side of said road and in line therewith in a southerly direction 200 feet to the place of BEGINNING.

ALL THAT CERTAIN tract or piece of land situate in the Township of Washington, County of Northampton and State of Pennsylvania, bounded and described in accordance with a.map or survey, dated August 19, 1967 and drawn by Michael A Policelli,

BEGINNING at a point in the middle of State Highway Route No. 48032, which leads eastwardly to North Bangor, and Westwardly to West Bangor, which point is located 29.7 feet south of a 24-inch oak, and 43.5 feet southeast of a 36-inch twin oak; thence along the middle of said Highway South 64 degrees 45 minutes West 49.3 feet to a point; thence still along the middle of the same South 69 degrees 29 minutes West 135.0 feet to a point in said Highway; thence North 43 degrees East crossing said Highway, and passing an iron pin at 36.6 feet, the northerly edge of said Highway, and along land of others, for a total distance of 150.4 feet to an old iron pin; thence along land reputed to belong to Defiance, South 58 degrees 40 minutes East, passing an iron pin at 61.5 feet, on the northerly edge of the said Highway, for a total distance of 81.0 feet to the place of BEGINNING.

ALL THAT CERTAIN tract, parcel or piece of land lying and being situate in the Township of Washington, County of Northampton and Commonwealth of Pennsylvania, being designated as Lot 3 on the Plan entitled "Hilda Bet Subdivision' prepared by Joseph E Policelli, P.E., bounded and described as follows, to wit: BEGINNING at a concrete

monument in line of land now or formerly of Theodora DeFranco, said monument also marking the north easterly corner of Lot Number 2; thence along land now or formerly of said Theodora DeFranco, South 63 Degrees 02 Minutes 27 Seconds East, 100.00 feet to a point in line of other land of Martin D DeFranco and Arlene M Defiance, his wife, grantors hereof; thence along said grantors other land, South 39 Degrees 25 Minutes 46 Seconds West 120.98 feet to a point; said point also marking the northerly corner of Lot Number 4 and the most easterly corner of Lot Number 2, above mentioned; thence along the easterly side of said Lot Number, North 5 Degrees 03 Minutes 45 Seconds West, 139.32 feet to the place of Beginning.

BEING Parcel No. D9-1-13A-0134. Also known as Bangor, PA.

BEING KNOWN AS: 2130 West Bangor Road, Bangor, PA 18013.

PROPERTY ID NO.: D9-1-13A.

TITLE TO SAID PREMISES IS VESTED IN Cindy Pulsinelli, married, as Sole Owner BY DEED FROM Cindy Pulsinelli and Drew Pulsinelli,husband and wife DATED 09/03/2004 RECORDED 09/10/2004 IN DEED BOOK 2004-1 PAGE 356360 OR AT INSTRUMENT NUMBER .

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

SEIZED AND TAKEN into execution of the writ as the property of Cindy Pulsinelli.

JORDAN DAVID, ESQUIRE

No. 80
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2013-02624

All that certain lot, piece or parcel of land situate in the Borough of Roseto, County of Northampton, Commonwealth of Pennsylvania, shown as Lot Number 1, Block B, on the Calviero Subdivision, Drawing Number D76-1115, as prepared by Joseph E. Policelli, P.L.S. and recorded in Map Book 50, at Page 6, bounded and described as follows, to wit:

Beginning at a pipe filled with concrete on the westerly side of the public road known as Falcone Avenue, said pipe also marking the Northern most corner of land now or formerly of Michael Romano; thence along said land, South 39 degrees 14 minutes 16 seconds West, 264.37 feet more or less to a point on line of land now or formerly of Michael Pizzirusso; thence along said land South 75 degrees 12 minutes 17 seconds West 197.03 feet (shown as 201.05 feet on plan) to a point on the Easterly side of an unimproved street known as Lenape Street; thence along said street, North 29 degrees 09 minutes 11 seconds East, 219.30 feet (shown as 225.38 feet on plan) to a point, said point also making the southwestern most corner of Lot Number 2; thence along said Lot Number 2, North 76 degrees 08 minutes 09 seconds East, 207.28 feet (shown as 211.49 feet on plan) to a point; thence along the same, North 39 degrees 14 minutes 16 seconds East, 46.60 (shown as 46.70 feet on plan) to a point on the Westerly side of Falcone Avenue, first above mentioned; thence along said Falcone Avenue, along a curve to the right having a central angle of 6 degrees 18 minutes 50 seconds, an arc length of 30.02 feet and a radius of 272.38 feet to the place of Beginning. Containing 0.84 acres.

UNDER AND SUBJECT, nevertheless, to the conditions and restrictions to which the hereby granted lot or

piece of ground and any building which may be erected thereon hereafter shall be and remain subject, as set forth in Deed Book 1996-1, page 135564.

TITLE TO SAID PREMISES IS VESTED IN Lorraine Palka, by Deed from Carmella Mary Woolley and Craig Woolley, her husband, dated 10/05/2007, recorded 10/10/2007 in Book 2007-1, Page 372451.

BEING KNOWN AS 510 Falcone Avenue, Roseto, PA 18013.

TAX PARCEL NUMBER: D9SW2C 7 2 0128.

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 Lorraine Palka.

ADAM H. DAVIS, ESQUIRE

No. 81
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-01814

ALL THAT CERTAIN messuage or tenement and tract or piece of land situate in the Township of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, designated as Lot #66 on the Final Subdivision Plan for Hope Ridge Villas, being bounded and described as follows, to wit:

BEGINNING at a point on the northern property line of Larkspur Lane, in line of Lot 65 of said subdivision; thence along the eastern property line of lot 65, North 09° 13' 37" West 100.00 feet to a point; thence, in line of lot 91 of said subdivision, North 80° 46' 23" East 28.00 feet to a point; thence, along the western property line of lot 67, South 09° 13' 37" East 100.00 feet to a point; thence, along the northern property line of Larkspur Lane, South 80° 46' 23" West 28.00 feet to a point, the place of beginning.

CONTAINING 2,800 square feet.

TITLE TO SAID PREMISES IS VESTED IN Patricia Gallagher, single, by Deed from Jack Calahan, Inc., a Pennsylvania Corporation, dated 05/22/1998, recorded 06/02/1998 in Book 1998-1, Page 68963.

BEING KNOWN AS 2915 Larkspur Lane, Easton, PA 18045.

TAX PARCEL NUMBER: M8SW2 32 24 0205.

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

SEIZED AND TAKEN into execution of the writ as the property of Patricia A. Gallagher.

ADAM H. DAVIS, ESQUIRE

No. 82
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02335

ALL THAT CERTAIN western half of a double brick dwelling house situate on the west side of and known as No. 429 Berwick Street, in the City of Easton, county of Northampton and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the north side of Berwick Street being the middle of the partition wall between a double brick dwelling house known as No. 429 and No. 427 Berwick Street, and being the southeast corner of premises hereof, thence in a northerly direction along the center of said partition wall a distance of 140 feet, more or less, to the south side of a 20 foot wide alley, thence in a westerly direction along the south side of said alley a distance of 25 feet, more or less to a point, thence in a

southerly direction 140 feet, more or less, to the north side of Berwick Street, thence in an easterly direction 25 feet more or less, to a point, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Alberto Alayon, married, by deed from Louis C. Reiner, single, dated 05/16/2007 recorded 05/16/2007 in Deed Book 2007-1 Page 181700 or at Instrument Number.

BEING KNOWN AS 429 Berwick Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE4C 26 4 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 Alberto Alayon.

HARRY B. REESE, ESQUIRE

No. 83
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2013-02656

The land referred to in this Commitment is described as follows:

ALL THAT CERTAIN lot or tract of land, situate in the Borough of Bangor, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin the Eastern side of Sixth Street, said pin also marking the Northwest corner of land of Arthur Rutt; thence along the Easterly side of said South Sixth Street North 2 degrees, 39 minutes, 10 seconds East 105.00 feet to a point; thence along other land of J. M. Nicholas Realty Corp., South 87 degrees, 20 minutes 50 seconds East 159.89 feet to a point; thence along land of same South 2 Degrees, 39 minutes, 17 seconds West 111.20 feet to a point in line of Arthur Rutt, first above mentioned, thence along land said Arthur Rutt North 85 degrees, 07 minutes, 37 seconds West 160.00 feet to the place of BEGINNING.

BEING erected thereon a residential dwelling house KNOWN AS 585 South 6th Street, Bangor, PA.

BEING THE SAME PERMISES which James A. Sayre and Margaret P. Sayre, husband and wife, by Deed dated September 20, 2004 and recorded September 22, 2004, in and for the County of Northampton, Commonwealth of Pennsylvania, in book 2004-1, page 368172, granted and conveyed unto John D. Gipp, III and Cynthia J. Gipp, husband and wife.

BEING TAX PARCEL NUMBER E9-22-14A.

BEING KNOWN AS: 585 South 6th Street, Bangor, PA 18013.

PROPERTY ID NO.: E9-22-14A 0102.

TITLE TO SAID PREMISES IS VESTED IN JOHN D GIPP III AND CYNTHIA J GIPP, H/W, AS TENANTS BY ENTIRETY BY DEED FROM JAMES A SAYRE AND MARGARET P SAYRE, H/W DATED 09/20/2004 RECORDED 09/22/2004 IN DEED BOOK 2004-1 PAGE 368172 OR AT INSTRUMENT NUMBER .

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 Cynthia J. Gipp and John D. Gipp, III.

NICOLE LABLETTA, ESQUIRE

No. 84
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2010-11125

ALL THAT CERTAIN tract or piece of land situate in the Township of East

Allen, County of Northampton and State of Pennsylvania, described as follows:

BEGINNING at a point in the middle of the public road 579.54 feet westerly from the center line of Route 512, thence along the land of the grantor and the road, North 89 degrees 52 minutes West 50.00 feet to a point and the land of Marie Liberto, thence along said land, North no degrees 8 minutes East 216.50 feet to a stake and the land of the grantor; thence along the land of the grantor of which this was a part, South 89 degrees 52 minutes East 50.00 feet to a stake and South no degrees 8 minutes West 21650 feet to the point and place of beginning

BEING KNOWN AS: 6609 JACKSONVILLE ROAD, BATH, PA 18014.

PROPERTY ID NO.: L6-2-6-0508.

TITLE TO SAID PREMISES IS VESTED IN CHRISTOPHER HOFFERT, INDIVIDUAL AND GLENN LEONARD, INDIVIDUAL AS TENANTS IN COMMON BY DEED FROM KATHRYN LIBERTO, INDIVIDUALLY AND AS ADMINISTRATIX D.B.N.C.T.A OF THE LAST WILL OF MARIE A. LIBERTO, DECEASED AND AS ADMINISTRATRIX OF THE ESTATE OF LEWIS J. LIBERTO, a/k/a LOUIS A. LIBERTO, JR. DATED 08/31/2006 RECORDED 09/05/2006 IN DEED BOOK 2006-1 PAGE 363790 .

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

SEIZED AND TAKEN into execution of the writ as the property of Christopher Hoffert and Glen W. Leonard aka Glenn Leonard.

DAVID NEEREN, ESQUIRE

No. 85
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2011-09357

ALL THAT CERTAIN tract or parcel of land, situated, lying and being in the City of Easton, County of Northampton and Commonwealth of Pennsylvania and bounded and described as follows:

BEGINNING at a point on the easterly right-of-way line of Vista Drive. Said point being common corner of Lots 57 and 195 as shown on map entitled "Amended Final Subdivision Plat Portion of Highlands Section I & II—Phase I & II, City of Easton, Northampton County, Pennsylvania", prepared by C. Douglas Cherry and Associates, P.C. and recorded in the County Courthouse, Map Book 87, Page 80 & 80A, thence;

1. Along the right-of-way of Vista Drive and the westerly lot line of Lot 57 by a curve to the left with a radius of 290.00', an arc length of 112.05', whose chord bears, North 20 degrees 54' 19" East a distance of 111.35 to a point, said point being located on the center line of a 25' wide easement, and in line of Lot 52 as shown on map of Alvin, and Rose Benjamin, dated December 1972, rev. to February 7, 1973, recorded in Map Book 30, Page 23A; thence

2. Leaving said right-of-way line and along the northerly lot line of Lot 57 and the center line of said easement, South 88 degrees 31' 35" East a distance of 33.57' to a point; thence

3. Along the division line of Lot 57 and 56 South 01 degree 28' 25" West a distance of 105.00' to a point in line of Lot 195; thence

4. Along the southerly side of a 20' wide utility and access easement and the line of Lot 195, North 88 degrees

31' 35" West a distance of 70.61' to the place of beginning.

CONTAINING an area of 5069 square feet +/-.

SUBJECT to an easement for access to Lot 195 described as follows:

BEGINNING at a point on the westerly right-of-way line of Vista Drive. Said point being a common corner to Lot 195 and 57 thence;

1. Along the right-of-way line of Vista Drive and the westerly lot line of Lot 57 by a curve to the left with a radius of 290.00', and arc length of 20.10', whose chord bears North 30 degrees 01' 33" East a distance of 20.10' to a point;

2. Leaving said right-of-way by a new easement line 20' from and parallel to the southwesterly lot line of Lot 195, South 50 degrees 23' 16" East a distance of 28.59' to a point in line of Lot 195; thence

3. Along the division line of Lots 195 and 57, North 88 degrees 31' 35" West a distance of 32.09' to the point and place of beginning.

ALSO subject to an access and utility easement described as follows:

BEGINNING at a point, the northerly common corner of Lots 56 & 57 and in line of Lot 195; thence

1. Along the southerly line of Lot 195, North 88 degrees 31' 35" West a distance of 38.52' to a point; thence

TITLE TO SAID PREMISES IS VESTED IN Joseph J. Denmark, individually by deed from Joseph J. Denmark and Jyldyz Denmark dated 03/01/2004 recorded 03/22/2004 in Deed Book 2004-1 Page 105754 or at Instrument Number.

BEING KNOWN AS 210 Vista Drive, Easton, PA 18042.

TAX PARCEL NUMBER: L10SW4C 1 30 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Joseph J. Denmark.

JORDAN DAVID, ESQUIRE

No. 86
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2013-01514

ALL THAT CERTAIN lot or piece of land known as Lot No. 23 as shown on the Final Subdivision Plan prepared by Hanover Engineering Associates, Inc., dated June 6, 1984, revised June 20, 1985 of "Westbury Gardens—P.U.D.", situated in the Fourteenth Ward, City of Bethlehem, Northampton County, in the State of Pennsylvania, Map Book Volume 85, Page 142, bounded and described as follows, to wit:

BEGINNING at a point on the Southern right-of-way line of Westbury Drive, (50 feet wide), and in line with Lot No. 22; Thence along Lot No. 22, South 18 degrees, 12' 15" West, a distance of 117.03 feet to a point, said point being in line with Lot No. 31; Thence along said Lot No. 31, North 63 degrees 00' 00" West, a distance of 24.29 feet to a point in line with Lot No. 24; Thence along said Lot No. 24, North 18 degrees 12' 15" East, a distance of 113.31 feet to a point, said point being on the southern right-of-way line of Westsbury Drive; Thence along said right-of-way line, South 71 degrees 47' 43" West, a distance of 24.00 feet to a point; the place of beginning.

CONTAINING 2764 square feet or 0.064 acres.

BEING known as 1076 Westbury Drive, Bethlehem, PA 18017.

BEING the same premises that Michael Lefkovitz and Reana J. Lefkovitz, by Deed dated January 10,

2002 and recorded January 18, 2002 in the County of Northampton (Book 2002-1 Page 18004) / (as Document No. 2002003033) granted and conveyed unto Reana J. Lefkovitz, his/her heirs and assigns, in fee.

AND BEING the same premises that Jeffrey K. Hawbecker, Sheriff of the County of Northampton, by Deed Poll dated December 12, 2008 and recorded January 2, 2009 in the County of Northampton in (Book 2009-1 Page 903) / (Document No. 2009000177) granted and conveyed unto Ferry Home Company, its successor and assigns, in fee.

Sheriff's Deed voided as per Stipulated Order Resolving Petitioner, CitiMortgage, Inc.'s Petition for Redemption of The Property Located at 1076 Westbury Drive, Bethlehem, PA filed on December 3, 2009 in (Book 2009-1 Page 301693) / (Document No. 2009042840).

TAX PARCEL NUMBER: N6NE2 2 7B-23 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 Reana J. Lefkovitz.

THOMAS M. FEDERMAN, ESQUIRE

No. 87
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2011-01261

ALL THAT CERTAIN tract of land situate in the Section No. 1, Old Forge Estates, Borough of Bath, Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly property line of Old Forge Drive (45.00 feet wide) said point also marks the northwest corner of Lot No. 59; THENCE (1) from the point of beginning and along the easterly property line of Old Forge Drive on a curve to the left having a radius of 22.20 feet an arc distance of 27.08 feet (chord bearing and distance N 16 degrees 43' 42" W 27.08 feet) to a point. THENCE (2) along Lot No. 61, N 68 degrees 28' 34" E 83.26 feet to a point; THENCE (3) along land of Bath Republic Association, on a curve to the right having a radius of 975.37 feet an arc distance of 45.55 feet (chord bearing and distance S 20 degrees 19' 10" E 45.55 feet) to a point; THENCE (4) ALONG Lot No. 59 S 80 degrees 41' 15" W 86.83 feet to the place of BEGINNING.

CONTAINING 3,073 square feet being known as Lot 60, Section 1, Old Forge Estates being all as shown on a plan of Section No. 1, Old Forge Estates, Plan #P-1213, dated April 1972 and last revised on August 18, 1972, as prepared by Fogarasi & Moyer, Inc. consulting civil engineers, Allentown, PA and said plan is recorded in the Recorder of Deeds Office of Northampton County in Plan Book Volume 30, Page 26.

TITLE TO SAID PREMISES IS VESTED IN Steven C. Morrow, as sole owner by deed from Erin Jo Hause and Charles B. Hale dated 11/18/2005 recorded 11/23/2005 in Deed Book 2005-1 Page 470372 or at Instrument Number.

BEING KNOWN AS 215 Old Forge Drive, Bath, PA 18014.

TAX PARCEL NUMBER: K6NW4B 1 22 0503.

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

SEIZED AND TAKEN into execution of the writ as the property of Steven C. Morrow.

HARRY B. REESE, ESQUIRE

No. 88
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2013-05306

ALL THAT CERTAIN lot or piece of land, lying and being in the Borough of Hellertown (formerly Township of Lower Saucon), County of Northampton and State of Pennsylvania and known on plan of lots of the Wagner Terrace Land Company as Lot No. 97, bounded and described as follows, to wit:

BEGINNING at a point ninety (90) feet, more or less, from the northeasterly corner of the intersection of Wagner Avenue and Riegel Street, measured along the easterly line of said Riegel Street, said point being the Southwest corner of said Lot No, 97; thence easterly along the dividing line of Lots Nos. 96 and 97 a distance of one hundred thirty feet (130 feet), more or less, to an alley; thence northerly along the westerly side of said alley a distance of thirty feet (30 feet), more or less, to the Southeast corner of Lot No. 98; thence westerly along the dividing line of Lots Nos. 97 and 98 a distance of one hundred thirty feet (130 feet), more or less, to Riegel Street; thence southerly along the easterly line of Riegel Street a distance of thirty feet (30 feet), more or less, to the point of BEGINNING.

BOUNDED on the southerly side by Lot No. 96, on the easterly side by an alley, on the northerly side by Lot No. 98 and on the westerly side of Riegel Street, being thirty feet (30 feet) in width and one hundred thirty feet (130 feet) in depth, more or less.

ALSO ALL THAT CERTAIN lot of piece of ground, lying and being in the Borough of Hellertown, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, 155.77 feet, from the northeasterly corner of the intersection of Riegel Street and Wagner Avenue, measured along the easterly line of said Riegel Street; thence easterly along a line at right angles to Riegel Street and along the center of the partition wall dividing properties known as No. 1621 and 1623 Riegel Street, a distance of one hundred and thirty feet (130) to an alley; thence southerly along the western line of said alley a distance of 35.77 feet, measured along the westerly line of said alley, to the Northeast corner of Lot No. 97, on plan of lots of the Wagner Terrace Land Company, which plan is recorded in the Office of the Recorder of Deeds in and for said County of Northampton, in Book of Maps #3, Page 14; thence westerly along the dividing line of Lots No. 97 and No. 98 on said plan a distance of one hundred and thirty feet (130), to Riegel Street; thence northerly along the eastern line of said Riegel Street a distance of 35.77 feet, to the point of BEGINNING.

BOUNDED on the southerly side by Lot No. 97, on the easterly side by a fifteen foot wide alley, on the northerly side by property known as No. 1623 Riegel Street, which is about to be conveyed to Clinton Clay and Clara M. Clay, his wife, and on the westerly side by Riegel Street, being 35.77 feet in width and 130 feet in depth.

TITLE TO SAID PREMISES IS VESTED IN Casey D. Swinney and Toska K. Slotter, by Deed from Ian J. Machan, dated 10/12/2007, recorded 10/23/2007 in Book 2007-1, Page 387414.

BEING KNOWN AS 1621 Riegel Street, Hellertown, PA 18055.

TAX PARCEL NUMBER: Q7NW2C 2 8 0715.

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

SEIZED AND TAKEN into execution of the writ as the property of Toska K. Slotter and Casey D. Swinney.

JONATHAN LOBB, 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

Oct. 17, 24, 31

NOTICE

NOTICE IS HEREBY GIVEN that the Northampton County Tax Claim Unit, Fiscal Affairs, Northampton County Courthouse, 669 Washington Street, Easton, PA 18042 presented to the Northampton County Court of Common Pleas, its consolidated return of the sale of properties conducted by the Northampton County Tax Claim Unit on September 24, 2013. Confirmation Nisi of the Northampton County Tax Claim Unit return was entered by the Court of Common Pleas of Northampton County on the 9th day of October, 2013 at Docket No. C48-CV-2013-9167. Section 607(b) of the Act of Assembly of July 7, 1947, P.L. 1368, provides that objections thereto may be filed by any owner or lien creditor within thirty (30) days after date of Confirmation Nisi of the consolidated return and if no objections or exceptions are filed, a Decree of Absolute Confirmation shall be entered as of course by the Prothonotary of Northampton County, Pennsylvania.

Christopher T. Spadoni, Esquire
Solicitor to the Northampton County Tax Claim Unit
1413 Easton Avenue
Bethlehem, PA 18018
Cindy M. Hoffer
Revenue/Tax Claim Supervisor
Tax Claim Unit, Fiscal Affairs
Northampton County

Oct. 17

BRIAN R. JOYCE, ESQUIRE, Administrator Pendente Lite of the Estate of SHEILA COSTOSO, ELIEL OMAR BONILLA and JENNYLIZ NEGRON-SERRANO, Plaintiffs v. STARTERS RIVERPORT, INC. d/b/a, t/a, a/k/a STARTERS RIVERPORT d/b/a, t/a, a/k/a STARTERS, GERALD REYES and PEDRO ROSARIO, Defendants

Preliminary Objections—Dram Shop Act—Common-Law Negligence—Punitive Damages—Wrongful Death.

Starters Riverport, Defendant to Dram Shop wrongful death and survival actions arising from an automobile accident, filed preliminary objections to Plaintiffs' Second Amended Complaint. The first of their preliminary objections was a demurrer to Plaintiffs' complaints of common-law negligence set forth in their Dram Shop claim. As the basis for the demurrer, Defendant asserted that the statute limits a licensee's liability to service to a visibly intoxicated person, whereas Plaintiffs asserted that service to a visibly intoxicated person, while it is deemed negligence per se, is merely a threshold to common-law liability. Noting the absence of direct authority and a split among the Common Pleas Courts, the Court overruled the demurrer and allowed the common-law claims to stand. The Court also overruled Defendant's motion to strike Plaintiffs' punitive damages claims upon a finding that they were sufficiently supported by the averments of the complaint and likewise declined to strike Plaintiffs' allegations of Defendant's reckless, willful, wanton, outrageous and grossly negligent conduct. Next, the Court overruled a motion to strike certain paragraphs from the complaint as scandalous and impertinent upon a finding that the challenged paragraphs were relevant to Plaintiffs' cause of action. Finally, on agreement of the parties, the Court struck Plaintiffs' request for punitive damages as contained in their wrongful death claim, on the basis that punitive damages are not available in such an action.

In the Court of Common Pleas of Northampton County, Pennsylvania, Civil Division—No. C-0048-CV-2011-11975.

Kevin Marciano, Esquire, for Plaintiffs.

Carol Ann Murphy, Esquire, for Defendant Starters.

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

ORDER

AND NOW, this 21st day of December 2012, upon consideration of Defendant Starters Riverport, Inc.'s Preliminary Objections to Plaintiff's [sic] Second Amended Complaint and Plaintiffs' response hereto, it is hereby ORDERED and DIRECTED that Defendant's demurrer alleging the legal insufficiency of Plaintiffs' common law [sic] negligence claims, their demurrer to Plaintiffs' punitive damages claims, their motion to strike Paragraphs Eleven (11); Twelve (12); Sixteen (16) and 34(a), (b), (d), (e) and (n) from the Second Amended Complaint as scandalous or impertinent matter, and Defendant's motion to strike all allegations of reckless, willful, wanton, outrageous and/or grossly negligent conduct from the pleading are hereby OVERRULED. Defendant's motion to strike allegations of intentional conduct is OVERRULED AS MOOT, and by agreement of the par-

ties, Defendant's demurrer to Plaintiffs' assertion of a claim for punitive damages as part of their wrongful death claim at Count III of the Second Amended Complaint is SUSTAINED and the punitive damages claim is stricken therefrom.

STATEMENT OF REASONS

Statement of Facts

This matter commenced on December 15, 2011 with the filing of a Complaint setting forth claims arising from an automobile accident. Plaintiffs allege that on or about September 11 into September 12, 2010, Defendant Gerald Reyes was a patron of Starters Riverport and was served alcohol past the point of visible intoxication. It is further alleged that he departed Starters Riverport shortly before 2:40 a.m. on the morning of September 12, 2010, driving his vehicle. Plaintiffs Jennyliz Negron-Serrano and Eliel Omar Bonilla, as well as Plaintiff's Decedent, Sheila Costoso, were passengers in his car. Plaintiffs allege that shortly after departing the bar, Defendant Reyes lost control of his car and struck a utility pole. He then fled the scene of the accident, leaving Plaintiffs Negron-Serrano and Bonilla, and Plaintiff's Decedent to suffer from their injuries. Plaintiffs aver that the accident not only caused the passing of Plaintiff's Decedent, but caused Plaintiff Jennyliz Negron-Serrano to suffer "life threatening and permanent injuries [inclusive of] traumatic brain injury, left scalp laceration, left cranial nerve VII palsy, left retinal hemorrhage, left eyelid laceration, C6 through T2 left transverse process fracture, bilateral pneumothorax, bilateral pulmonary contusions, hospital acquired pneumonia, high-grade splenic laceration, left renal laceration, low-grade liver laceration, left scapula fracture, right femur fracture, right tibia and fibula fracture, left forearm abrasion, left flank abrasion, acute blood loss anemia." Complaint, ¶28. It is further averred that Plaintiff Bonilla likewise "suffered life threatening and permanent injuries [inclusive of] 'fracture[d] T9 and Y8 ...forehead [laceration requiring stitches], shoulder [laceration requiring stitches, the loss of two] front teeth [and forehead] abrasions." Complaint, ¶29.

On January 27, 2012 Plaintiffs filed an Amended Complaint that set forth the claims outlined in the initial pleading, as well as a negligent entrustment claim against Pedro Rosario, the alleged owner of the vehicle driven by Defendant Reyes at the time of the accident. Defendant Starters filed preliminary objections thereto on March 1, 2012. Contemporaneously, Defendant Reyes filed a Motion for Stay of Proceedings, and on March 9, 2012 the Honorable President Judge F.P. Kimberly McFadden entered an Order on the agreement of the parties that stayed this action as to Defendant Reyes until the disposition of his criminal charges. On March 12, 2012 Defendant Rosario filed an Answer, New Matter and Cross claim

to the Amended Complaint. Plaintiffs answered Defendant Starters' preliminary objections on March 22, 2012 and answered Defendant Rosario's new matter on March 26, 2012. Defendant Starters' preliminary objections to the Amended Complaint came before the Honorable Edward G. Smith for disposition on the Argument Court list of April 3, 2012.[1] The stay of the action as to Defendant Reyes was lifted on July 18, 2012.

On September 19, 2012 Plaintiff filed a Second Amended Complaint. Defendants Reyes and Rosario filed answers thereto on September 25, 2012 and October 11, 2012 respectively. Starters Riverport filed the instant preliminary objections on October 5, 2012. On December 11, 2012 the objections came before the undersigned for resolution on the briefs of the parties.

Discussion

Defendant Starters raises five preliminary objections to Plaintiffs' Second Amended Complaint. The first of these objections is in the form of a demurrer alleging the legal insufficiency of Plaintiffs' common-law negligence claims. However, before addressing the substance of the objection, we shall address Plaintiffs' argument that the objection is rendered moot because it was also raised in their objections to Plaintiffs' First Amended Complaint. That set of objections was argued before the Honorable Edward G. Smith on April 3, 2012 and on September 28, 2012 Judge Smith entered an Order overruling the same. However, Defendant argues that because Plaintiffs filed a Second Amended Complaint prior to the issuance of Judge Smith's ruling, that ruling is of no consequence and the current objections are ripe for our consideration. Upon review of the record, we agree with Defendant. *See Martin v. Gerner,* 332 Pa. Super. 507, 481 A.2d 903 (1984).[2] Accordingly, we move to the substance of Defendant's first issue.

In support of their demurrer, Defendant Starters asserts that Plaintiffs' common-law negligence claims are precluded by the Dram Shop Act.[3] The Act states in pertinent part that:

> [i]t shall be unlawful for any licensee ... or any employee, servant or agent of such licensee ... to sell, furnish or give any liquor or malt or brewed beverages to be sold, furnished, or given to any person visibly intoxicated ...

47 P.S. §4-493(1).

[1] On September 28, 2012, after the filing of a Second Amended Complaint, an Order was entered overruling the preliminary objections.

[2] Even if we were to determine that Judge Smith's ruling on the first set of preliminary objections was binding on the parties, the result would be the same.

[3] Defendant Starters cites to the following cases without discussing their facts: *Hiles v. Brandywine Club,* 443 Pa. Super. 462, 662 A.2d 16 (1995); *Majors v. Brodhead Hotel,* 416 Pa. 265, 205 A.2d 873 (1965); *Johnson v. Harris,* 419 Pa. Super. 541, 615 A.2d 771 (1992); *McDonald v. Marriott Corp.,* 388 Pa. Super. 121, 564 A.2d 1296 (1989); *Peluso v. Walter,* 334 Pa. Super. 609, 483 A.2d 905 (1984); *Detwiler v. Brumbaugh,* 441 Pa. 110, 656 A.2d 944 (1995). However, upon review, the Court finds that because none of the cited cases address common-law causes of action, they are of no consequence to the resolution of the instant motion.

> The statute further 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.

While Defendant argues that the language of the statute limits a plaintiff's cause of action against a licensee to a violation of the prohibition on service to a visibly intoxicated person, Plaintiffs assert that the statute does not shield licensees from common-law liability on other negligence grounds, but that rather, that service to a visibly intoxicated person is merely a gateway to such liability.

What is clear and consistent with the positions of both parties, is that liability will not be imposed against a licensee absent service to a visibly intoxicated person in violation of §4-493(1) of the Act, and that a violation thereof is negligence per se. *See Majors v. Brodhead Hotel,* 416 Pa. 265, 205 A.2d 873 (1965); *Conner v. Duffy,* 438 Pa. Super. 277, 652 A.2d 372 (1994); *Peluso v. Walter,* 334 Pa. Super. 609, 483 A.2d 905 (1984); *Couts v. Ghion,* 281 Pa. Super. 135, 421 A.2d 1184 (1980); *Detweiler v. Brumbaugh,* 441 Pa. 110, 656 A.2d 944 (1995). The question is thus whether service to a visibly intoxicated person is the sole basis upon which a licensee can be held negligent, or whether the licensee can be held negligent on other bases upon the establishment of service to someone in a state of visible intoxication.

Notably, there does not appear to be any authoritative case law directly on point, and the non-precedential opinions of the common pleas and federal courts are split on the issue. In furtherance of their position that "[t]he Dram Shop Statue provides [it], as a liquor licensee, with immunity from all claims other than those of service to a visibly intoxicated customer of legal age." Moving Defendant relies on an unreported decision of the United States District Court for the Eastern District of Pennsylvania. Defendant's Brief at 11, citing *Druffner v. O'Neil,* 2011 WL 1103647 (E.D. Pa. 2011). In *Druffner,* the court addressed a motion to dismiss for failure to state a claim under Fed. R.C.P. 12(b)(6), seeking in pertinent part the dismissal of a plaintiff's common-law negligence claims against a licensee, which plaintiff had asserted in reliance on §315[4] and §323[5] of the Restate-

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[4] There is no duty so to control the conduct of a third person as to prevent him from causing physical harm to another unless (a) a special relation exists between the actor and the third person which imposes a duty upon the actor to control the third person's conduct, or (b) a special relation exists between the actor and the other which gives to the other a right to protection.

Restatement (Second) of Torts §315 (1965).

[5] One who undertakes, gratuitously or for consideration, to render services to another which he should recognize as necessary for the protection

ment (Second) of Torts. Pursuant to the allegations of the Complaint, one of the defendants had been drinking at Defendant Brownie's 23 East ("licensee") on September 11 into the 12th, 2008 when she exited the bar and was denied re-entry by a bouncer on the basis that she appeared visibly intoxicated. *Id.* at *3. Upon leaving the bar, she was driving her car on Route 476 in Plymouth Township when she lost control, striking and killing plaintiff's decedent. *Id.* Plaintiff then brought an action that in part levied negligence claims against the licensee for the bouncer's alleged failure to: ensure that the defendant driver did not operate a vehicle, to notify her friends of her condition or to notify the police of the danger she posed. *Id.*

In resolving the motion, the court, as this Court has, began by noting the absence of any authoritative case law and the split among the Common Pleas courts. *Id.* at *4. It then determined that it "need not confront [the] issue," because plaintiff had failed to state a claim under either §§315 or 323 of the Restatement. *Id.* Noting the "special relationship" requirement of §315, the Court examined plaintiffs averments and found them insufficient to establish such a relationship between the parties. *Id.* at *4-5. Moreover, the Court found that the plaintiff had failed "to cite a single case from any jurisdiction extending a duty of care to an alcohol licensee to prevent an intoxicated person from driving" and further stated that its "survey of the law [from] other jurisdictions suggests that no such duty exists." *Id.* at *5.

Our survey of the law, and indeed the briefs of the parties, leads us to the opposite conclusion. While a number of cases have determined that a licensee has no common-law duties to an injured third party, there have also been cases in this jurisdiction, and in others, recognizing the imposition of common-law duties on licensees. *See Rivero v. Timblin,* 12 D. & C.5th 233 (Pa. Com. Pl. Lancaster Co. 2010); *Cipriani v. Szopo,* No. 10006, slip op. (Pa. Com. Pl. Beaver Co. 2003); *Schaub v. Trainer's Inn, Inc.,* No. 06-2257, slip op. (Pa. Com. Pl. Carbon Co. 2009); *Yeager v. Younker,* No. 2004-1822, slip op. (Pa. Com. Pl. Centre Co. 2006); *Currie v. Phillips,* No. 2003 Civil 378, slip op. (Pa. Com. Pl. Lackawanna Co. 2003). *Cf. Kortum v. IK Second Street Assoc.,* 123 Dauphin Rep. 463 (Pa. Com. Pl. Dauphin Co. 2008); *Clark v. Thompson,* No. 2002-0260 (Pa. Com. Pl. Armstrong Co. 2003).

In determining which line of cases to follow, the Court turns first to the statute itself, and Plaintiffs' argument that absent an exclusivity provision, the statute should not be read so as to foreclose common-law causes

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> of the other's person or things, is subject to liability to the other for physical harm resulting from his failure to exercise reasonable care to perform his undertaking, if
>
> (a) his failure to exercise such care increases the risk of such harm, or
>
> (b) the harm is suffered because of the other's reliance upon the undertaking.

Restatement (Second) of Torts §323 (1965).

of action. In what Plaintiffs cite to as a "well-reasoned" and "comprehensive" opinion analyzing the current state of the law on the issue of common-law liability of licensees, the Court of Common Pleas of Lancaster County found the absence of an exclusivity provision in the statute to be persuasive evidence of the legislature's intent to permit common-law causes of action upon the threshold establishment of service to a visibly intoxicated person. *Rivero v. Timblin,* supra.

In pertinent part, the *Rivero* court compared the Dram Shop and Workers' Compensation statutes and noted that while the latter contains an exclusivity provision making it the sole remedy available to litigants and foreclosing common-law tort actions, the Dram Shop statute has no such provision. Thus, because "[t]he legislature must affirmatively repeal existing law or *specifically preempt accepted common law* for prior law to be disregarded," the court determined that the statute is not the sole means of redress for a plaintiff against a licensee. *Id.* at 258-59 (emphasis in the original). As to the statute, we further note that:

> Section 4-493 of the Liquor Code does not create a private statutory cause of action. Rather, the Liquor Code is a penal statute which contains a legislative standard of conduct for which civil liability may be imposed, by way of a common law [sic] tort action ... .

Schuenemann v. Dreemz, LLC, 34 A.3d 94, 98 n.1 (Pa. Super. 2011) citing *Alfred M. Lutheran Distributors, Inc. v. A.P. Weilersbacher, Inc.,* 437 Pa. Super. 391, 650 A.2d 83, 90-91 (1994).

Schuenemann is important to our inquiry. Therein, the court addressed the admissibility of certain evidence in a Dram Shop action and found that evidence of a licensee's certification status and internal policies were properly admissible to establish causation. *Id.* at 101. In so holding, the court rejected the licensee's argument that the challenged evidence was irrelevant because it could not trigger a cause of action under the statute. Thus, while the Superior Court was not called upon to squarely address the viability of common-law causes of action against licensees in *Schuenemann,* it established that compliance with §4-493 of the Act was not the sole factor relevant to a licensee's liability.

While *Schuenemann* is helpful to our determination, the Court is, as Plaintiffs urge, particularly aided by the persuasive value of the *Rivero* decision. *Rivero* addressed some of the very same assertions of common-law duty raised in the instant case; specifically, the licensee's failure to prevent a visibly intoxicated patron from leaving the establishment and driving her car therefrom. In allowing the common-law claims to stand, the *Rivero* court noted, as previously discussed, that the Dram Shop Act portion of the Liquor Code is a penal statute "which contains a legislative standard of conduct for which civil liability may be imposed by way of a common-law tort action upon a defendant who violates it ... [and that] the Liquor

Code does not create [the] cause of action[;] ... the ordinary principles of negligence do that." Supra at 252 (citation omitted). It also noted, as discussed supra, the statute's lack of an exclusivity provision. Accordingly, it found that because the statute merely permits the imposition of common-law liability, a licensee can be held liable for the failure of any common-law duty owed to a plaintiff once it has been demonstrated that the licensee served alcohol to a visibly intoxicated person and that the service was a proximate cause of the plaintiff's harm.

As *Rivero* discussed, prior to the adoption of the dram shop doctrine, a liquor vendor had no common-law liability, but the statute changed that, permitting liability in accordance with the "ordinary principles of negligence." *Id.* at 249, 252.

> The basic elements of a cause of action founded on negligence are: (1) a duty on the part of the defendant to conform to a certain standard of conduct with respect to the plaintiff; (2) a breach of that duty by the defendant; (3) a reasonably close causal connection between the conduct of the defendant and the resulting injury to the plaintiff; and (4) actual loss or damage to the plaintiffs interests. Casey v. Geiger, 346 Pa. Super. 279, 499 A.2d 606, 612 (1985); Cummins v. Firestone Tire and Rubber Co., 344 Pa. Super. 9, 495 A.2d 963, 967 (1985); Prosser, Law of Torts, § 30 at 143 (4th Ed. 1971).
>
> Duty, in any given situation, is predicated upon the relationship existing between the parties at the relevant time. Zanine v. Gallagher, 345 Pa. Super. 119, 497 A.2d 1332, 1334 (1985). Where the parties are strangers to each other, such a relationship may be inferred from the general duty imposed on all persons not to place others at risk of harm through their actions. *Id.* The scope of this duty is limited, however, to those risks which are reasonably foreseeable by the actor in the circumstances of the case. *Id.*

Alumni Association, Delta Zeta Zeta of Lambda Chi Alpha Fraternity v. Sullivan, 369 Pa. Super. 596, 601, 535 A.2d 1095, 1098 (1987), *aff'd sub nom., Alumni Association v. Sullivan,* 524 Pa. 356, 572 A.2d 1209 (1990).

With these principles in mind, we find that the harm sought to be addressed by the Dram Shop Act is not itself the service of alcohol to one who is already visibly intoxicated. Rather, it is the risk of harm presented by that scenario. The law is not purposed on the prevention of alcohol service to visibly intoxicated patrons of licensees for the sake of preventing service, but for the potential for harm that arises therefrom. It is the societal recognition that a person who has consumed alcohol to the point of visible intoxication has so impaired his or her motor skills and judgment so as to present an appreciable risk to him or herself, and to society at large, and the desire to reduce the threat of the risk and hold parties responsible for their role in creating or enlarging the risk, at which the law is aimed.

This notion was perhaps best expressed by the Supreme Court of this Commonwealth in a decision issued shortly before the adoption of the current version of the Dram Shop Act. *Jardine v. Upper Darby Lodge No. 1973, Inc.,* 413 Pa. 626, 198 A.2d 550 (1964). Addressing the question of whether the evidence presented at trial in a dram shop action was sufficient to prove visible intoxication and proximate cause, the court stated that:

> [t]he *first prime requisite* to de-toxicate one who has, because of alcohol, lost control over his reflexes, ... is to stop pouring alcohol into him. *This is a duty which everyone owes to society and to law entirely apart from any statute.* The person who would put into the hand of an obviously demented individual a firearm with which he shot an innocent third person would be amenable in damages to that third person for unlawful negligence. An intoxicated person *behind the wheel of an automobile* can be as dangerous as an insane person with a firearm. He is as much a hazard to the safety of the community as a stick of dynamite that must be de-fused in order to be rendered harmless. To serve an intoxicated person more liquor is to light the fuse.

Id. at 631-32, 198 A.2d at 553 (emphasis added).

Negligence turns on foreseeable harm. Thus, because the foreseeable harm in serving a visibly intoxicated person is not that he will drink more, but that he will present a greater risk to himself and/or society at large, it stands to reason that the negligence of a licensee would arise from failing to take reasonable steps to prevent that harm, whether by training personnel to detect the signs of visible intoxication, refusal of service to visibly intoxicated persons or the taking of steps to prevent the visibly intoxicated person from causing some foreseeable harm. Thus, while the statute declares a licensee's service of alcohol to a visibly intoxicated person to be per se negligence, it does not follow, either under the plain language of the statute or the principles of negligence, that liability be limited to the act of service to a visibly intoxicated person. Rather, we find that it is the gateway to liability, the act that puts a licensee on notice of the potential for foreseeable harm. In light of the foregoing, Defendant's demurrer to Plaintiffs' common-law negligence claims is hereby OVERRULED.

Defendant's next preliminary objection is a demurrer to Plaintiffs' punitive damages claims. 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:

> Punitive 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 (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 with reckless indifference 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).

While Objecting Defendant argues that the facts as pled in Plaintiffs' Second Amended Complaint are insufficient as a matter of law to warrant the imposition of punitive damages, we note, consistent with Plaintiffs' argument, that "[t]he determination of whether a defendant's actions constitute outrageous or reckless conduct lies within the sound discretion of the fact-finder ... [thus,] the court should decide the viability of a punitive damages claim only when no reasonable inference from the facts alleged supports a punitive award." *Rivero* supra at 237-38 (citation and quotation omitted).

In furtherance of their position that their averments are sufficient to withstand preliminary objection and bring the issue of punitive damages before a jury, Plaintiffs cite to case law approving the grant of punitive damages in like circumstances. *Tuski v. Ivyland Café, Ltd.,* 2004 WL 4962363 (Pa. Com. Pl. 2004). In *Tuski,* a trial court considering Ivyland Café's post-trial motions, noted that punitive damages are appropriate in the face of reckless conduct, which "occurs where an action knows or has reason to know of facts which create a high degree of risk of physical harm to another, and deliberately proceeds to act or fails to act, in conscious disregard of that risk," and found the facts of the case sufficient to demonstrate the same. In the instant case, where the parties are at the pleading stage, Plaintiffs' averments of Objecting Defendant's reckless disregard for Defendant Reyes' state of intoxication and their continued service of alcohol to him are certainly sufficient to sustain their punitive damages claim at this juncture in the proceedings. Accordingly, Objecting Defendant's demurrer to the same is hereby OVERRULED.

The next issue is Defendant's objection to Plaintiffs' assertion of a punitive damages claim as part of their wrongful death action. The right to bring a wrongful death action is available to the spouse, parents or children

of a deceased person for the damages arising out of their death, such as medical and funeral expenses. The statute is express as to the availability of damages and does not permit the recovery of punitive damages. In recognition of the same, Plaintiffs have consented to withdrawing their punitive damages claim from their wrongful death action. Accordingly, Defendant's objection seeking the same is SUSTAINED and Plaintiffs' claim for punitive damages contained in their wrongful death claim at Count III of their Second Amended Complaint is hereby STRICKEN therefrom.

Defendant's next preliminary objection is a motion to strike certain averments from the Second Amended Complaint as scandalous or impertinent pursuant to Pa. R.C.P. 1028(a)(2). The objection is addressed to averments set forth at Paragraphs Eleven (11); Twelve (12); Sixteen (16) and Thirty-Four (34) of the pleading, which state:

> 11. At all times material hereto, Defendant Starters, its agents, servants and/or employees, had a duty to obey the requirements of the Pennsylvania Liquor Code prohibiting the service of alcoholic beverages to minors, persons incapable of handling alcohol, and/or persons visibly intoxicated.
>
> 12. At all times material hereto, Defendant Starters, its agents, servants and/or employees, had a duty to exercise proper care in the sale, supply, furnishing and/or providing of alcoholic beverages so as to protect the members of the public generally and Plaintiffs in particular, from the dangers and hazards posed by intoxicated persons and/or persons incompetent to handle alcohol.
>
> 16. On information and belief, at the aforesaid time and place, Defendant Starters, through its agents, officers, servants, workers, independent contractors and/or employees sold, supplied, furnished and/or provided alcoholic beverages to Defendant Gerald Reyes, who was known to be a ... habitual drunkard.
>
> 34. The negligence, carelessness, recklessness, and wrongful and liability producing conduct of the Defendant Starters consisted of the following:
>
> (a) providing, supplying, furnishing, serving and/or selling alcoholic beverages to persons incompetent to handle alcohol;
>
> (b) permitting others to provide, supply, furnish, serve and/or sell alcoholic beverages to persons incompetent to handle alcohol ...
>
> (d) providing, supplying, furnishing, serving and/or selling alcoholic beverages to Defendant Gerald Reyes, who was a known drunkard;
>
> (e) permitting others to provide, supply, furnish, serve and/or sell alcoholic beverages to persons while visibly intoxicated and/or known as a habitual drunkard ... [and]

> (n) fostering an atmosphere conducive to drinking to excess and drinking of alcoholic beverages and/or serving known habitual drunkards, thereby creating a foreseeable risk of severe injury, or death as a result of Defendant Gerald Reyes driving while intoxicated.

Plaintiffs' Second Amended Complaint, §34(a), (b), (d), (e) and (n).

These averments, Defendant contends, "bear no rational relationship to any theory of liability or damages, and therefore, are completely immaterial" to the cause of action, and therefore should be stricken. Defendant's Brief at 21.

Whereas, Plaintiffs contend that the challenged averments explain the circumstances leading to the accident, and go to the issue of whether or not Defendant Reyes was served while in a state of visible intoxication. *See Tuski v. Ivyland Café, Ltd.,* supra at *8 (noting that evidence of a defendant's drinking habits and tolerance were relevant to determining whether he was visibly intoxicated at the time of service). Further, Plaintiff asserts Defendant's failure to make a threshold showing of prejudice necessary to the grant of a motion to strike on the asserted basis. *See Commonwealth of Pennsylvania, Department of Environmental Resources v. Hartford Accident and Indemnity Company,* 40 Pa. Commonwealth Ct. 133, 137, 396 A.2d 885, 888 (1979).

Upon consideration, the Court agrees with Plaintiffs as to the relevance of the allegations set forth at 11, 12, 16 and 34(a), (b), (d) and (e) to the issue of whether or not Defendant served Defendant Reyes while he was in a state of visible intoxication. As such, Defendant's motion to strike is OVERRULED as to the same. As to the challenged allegation at Paragraph 34(n) alleging that Defendant fostered an atmosphere of excess drinking and service to habitual drunkards, the Court likewise finds that these averments are relevant to the issue of Defendant's compliance with the Liquor Code. Accordingly, Defendant's motion to strike that portion of the pleading is likewise OVERRULED.

Defendant's final preliminary objection is a motion to strike all allegations of and references to their intentional, reckless, willful, wanton, outrageous and/or grossly negligent conduct from the pleading, pursuant to Pa. R.C.P. 1019 and 1028(a)(3). As Defendant notes in its brief, recklessness or wantonness requires a showing that the "actor know[s] or ha[s] reason to know of facts which created a high degree of risk of physical harm to another and [that the actor] deliberately proceed[s] to act, or [to] fail[ed] to act, in conscious disregard of, or indifference to, that risk." Defendant's Brief at 23, citing *SHV Coal, Inc. v. Continental Grain Co.,* 526 Pa. 489, 494, 587 A.2d 702, 704 (1991). Defendant contends that the allegations of the Second Amended Complaint not only are insufficient to support the challenged allegations, but they likewise fail to give them notice

of the specific wrongs alleged against them, leaving them to "defend against countless unspecified theories of wrongdoing." Defendant's Brief at 25.

Upon examination of the pleading, the Court finds that it sufficiently and specifically alleges that Defendant acted knowingly or with reason to know that they were serving alcohol to a visibly intoxicated patron, and that they failed to stop serving him or stop him from leaving the premises while in a state of visible intoxication, in conscious disregard or indifference to the risk that their actions and omissions posed to others. Accordingly, Defendant's motion to strike the same is hereby OVERRULED with regard to Plaintiffs' allegations of reckless, willful, wanton, outrageous and/or grossly negligent conduct.

As to Defendant's motion to strike allegations of their intentional behavior, the Court would agree to strike the same on the insufficiency of the facts as pled if in fact there were any such allegations set forth in the pleading. However, upon careful examination, the Court finds it devoid of any allegations of intentionality. Accordingly, to the extent that Defendant seeks a motion to strike any allegations of intentional conduct, it is OVERRULED AS MOOT.

GIANA HERB, Plaintiff v. ALEX SPAKOVICH, ASHLEY McCARRICK and MICHAEL McCARRICK, Defendants

Motor Vehicle Accident—Signaling Motorist.

Summary judgment in favor of Defendant Spakovich was denied where there was a discrepancy between the parties with regard to their versions of events just prior to a pedestrian-vehicle accident, and therefore a genuine issue of material fact remained for determination by a jury. The Court further found that reasonable minds could differ with regard to the meaning of a hand signal by a driver, if the jury found that such a signal was in fact given.

In the Court of Common Pleas of Northampton County, Civil Division—No. C-48-CV-2011-8817.

Mark R. Strauss, Esquire, for Plaintiff.

Theresa M. LoStracco, Esquire, for Defendant Spakovich.

Sharon F. Harvey, Esquire, for Defendants McCarrick.

Order of the Court entered on February 1, 2013 by Roscioli, J.

OPINION

This matter is before the Court on the Motion for Summary Judgment of Defendant Alex Spakovich (Moving Defendant), in which Moving Defendant argues that the evidence of record can lead only to the conclusion that no fault or negligence can be attributed to him in this case, and that summary judgment must be entered in his favor accordingly. Plaintiff opposes the motion, asserting that there are genuine issues of material fact which remain for determination, requiring that the motion be dismissed.

In considering Moving Defendant's Motion for Summary Judgment, we must view the record in the light most favorable to Plaintiff as the nonmoving party, and we must resolve all doubts as to the existence of a genuine issue of material fact against Moving Defendant. *Pennsylvania State University v. County of Centre,* 532 Pa. 142, 615 A.2d 303 (1992). We may grant summary judgment only if the pleadings, depositions, answers to interrogatories, and admissions on file, together with affidavits, if any, show that there is no genuine issue of material fact and that Moving Defendant is entitled to judgment as a matter of law. *Coleman v. Coleman,* 444 Pa. Super. 196, 663 A.2d 741 (1995). To defeat a motion in which it is alleged that a party has failed to produce evidence of facts essential to its cause of action or defense, "the adverse party must come forth with evidence showing the existence of the facts essential to the cause of action." Pa. R.C.P. 1035.2, *Note.* She may not rest solely upon unsupported allegations in the pleadings. *Oatess v. Norris,* 431 Pa. Super. 599, 637 A.2d 627 (1994). However, summary judgment must only be granted in those cases which

are clear and free from doubt. *Marks v. Tasman,* 527 Pa. 132, 589 A.2d 205 (1991). Upon a review of the record in this case, we find that there are genuine issues of material fact which remain, rendering this case inappropriate for summary judgment, and we shall deny the motion for the reasons stated herein.

This case concerns a pedestrian-motor vehicle accident that took place on September 7, 2010 in Stroudsburg, Monroe County, Pennsylvania. It is undisputed that on that date, Plaintiff Giana Herb (Plaintiff) was struck by a vehicle driven by Defendant Ashley McCarrick as Plaintiff attempted to cross Main Street, a four-lane road, near 6th Street at a point at which there was no crosswalk. Plaintiff was struck in the eastbound lanes of Main Street, coming into contact with the right front quarter of Defendant Ashley McCarrick's vehicle. It is further undisputed that Moving Defendant was at a complete stop in the right-hand eastbound lane when Plaintiff attempted to cross the street and that she was struck by Defendant Ashley McCarrick, who was travelling in the left-hand eastbound lane, having changed lanes to proceed around Moving Defendant's stopped vehicle.

The facts regarding what took place just before Plaintiff was struck are in dispute, however. Specifically, it is disputed whether Plaintiff was standing on the sidewalk or the street when she and Moving Defendant first made visual contact, whether or not Moving Defendant waved to Plaintiff as a means of communication, and what meaning that communication had if in fact it was made. In her deposition, Plaintiff testified that she was on the sidewalk when she first saw Moving Defendant and that she remained on the sidewalk after she saw him come to a stop, believing that he intended to park his vehicle in the parallel parking space near where she was standing. (Herb Deposition, 8/23/12, p.17.) Plaintiff further testified that Moving Defendant waved to her while she was still standing on the sidewalk, to indicate that she should cross the street, and that he was "insistent" on her crossing. (Herb Deposition, 8/23/12, pp.14, 50, 51, 56, 57.) Plaintiff also communicated this version of events to Corporal Keith Strunk, Jr., the Stroud Regional Police Officer who responded to the scene of the accident. (Strunk Deposition, 11/5/12, pp.13, 22.) Moving Defendant passed away on August 3, 2012, and accordingly his deposition was not taken in this matter. However, evidence of his testimony has been proffered in the form of a transcript of a recorded statement given to the insurance company of Defendant Ashley McCarrick. In that recorded statement, Moving Defendant stated that he stopped in the right-hand eastbound lane of Main Street because he saw Plaintiff, out of the corner of his eye, stepping off the sidewalk into the street while walking in such a manner that it appeared that she was not intending to stop. (Spakovich Interview, 9/7/10, pp. 3, 5, 8.) Moving Defendant further stated that he did not make any communication to Plaintiff while he was stopped to indicate to her that she should cross the street. (Spakovich Interview, 9/7/10, pp. 4, 6.) In his deposition, Corporal Strunk

testified that Moving Defendant never indicated that he had made any type of communication to Plaintiff. (Strunk Deposition, 11/5/12, pp.13, 21.)

This discrepancy in the parties' version of events shows that there is clearly a genuine issue of material fact with regard to what took place just before Defendant Ashley McCarrick's vehicle struck Plaintiff and what level of involvement Moving Defendant had in the accident. While Moving Defendant argues that Plaintiff's volitional act of crossing the street at a point at which there was no crosswalk, combined with the fact that it was Defendant Ashley McCarrick's vehicle that struck Plaintiff while Moving Defendant was at a complete stop in another lane renders Moving Defendant free of any liability in this case, the law in fact points to a different conclusion. Given the dispute as to whether or not Moving Defendant signaled Plaintiff in some manner after he had stopped his vehicle, a jury must determine which version of events is true. If a jury were to evaluate the credibility of the witnesses such that it found that Moving Defendant did signal to Plaintiff in some manner, it would then be necessary for the jury to determine the meaning attributable to that signal.

> In order to determine if the signaling motorist's action was something other than a mere courtesy or a yielding of the right of way, [sic] it is necessary for the trier of fact to examine the circumstances surrounding the signaler's act. The trier of fact must assess factual issues such as the type of signal the motorist made, what reasonable interpretation the other driver could have given the signal, whether the signaler's act was negligent and whether the signaler's act was the legal cause of the accident. These are the kinds of inquiries the jury must address.

Askew v. Zeller, 361 Pa. Super. 35, 41, 521 A.2d 459, 462 (1987). If the jury were to find that Moving Defendant did give a signal and that that signal meant that it was safe to cross the road, Moving Defendant could then possibly be found to have some measure of liability in this case. For all of these reasons, summary judgment must be denied in this case.

WHEREFORE, we enter the following:

ORDER

AND NOW, this 1st day of February 2013, upon consideration of Defendant Alex Spakovich's Motion for Summary Judgment and Plaintiff's response thereto, it is hereby ORDERED that the motion is DENIED.

SHAUN M. ERVIN, Plaintiff v. JAMIE ANN ERVIN, Defendant

Postnuptial Agreement—Petition for Special Relief—Modification—Silence of Agreement—Divorce Code.

Plaintiff filed a motion for special relief relative to the parties' postnuptial agreement, seeking entry of an Order directing certain actions be taken with former marital property awarded to Defendant. Preliminarily, the matter came before the Court to determine Plaintiff's right to the requested relief. In opposition to the petition, Defendant argued that the Court could not grant the requested relief without impermissibly modifying the terms of the parties' agreement. While the Court concurred with Defendant that modification was impermissible, it found that the subjects of Plaintiff's petition were not contemplated by the agreement and therefore the Court retained jurisdiction to act pursuant to its authority under the Divorce Code.

In the Court of Common Pleas of Northampton County, Pennsylvania, Civil Division—No. C-0048-CV-2012-2510.

Douglas J. Tkacik, Esquire for Plaintiff.

Thomas J. Lightner, Esquire for Defendant.

Order of the Court entered on September 7, 2012 by Dally, J.

ORDER

AND NOW, this 7th day of October 2012, upon review of the Post-Nuptial [sic] Agreement executed by the parties on December 30, 2011, and consideration of the parties' arguments as to the same, the Court hereby finds that the Post-Nuptial [sic] Agreement is valid and enforceable. However, the Agreement does not bar the relief requested by Plaintiff in his Petition for Special Relief, filed August 20, 2012. These findings are further explicated in the attached Statement of Reasons.

STATEMENT OF REASONS

This is an action in divorce, commenced by a Complaint filed on March 14, 2012 and served on May 29, 2012. On August 20, 2012, Plaintiff filed a Petition for Special Relief ("Petition") under Pa. R.C.P. 1920.43, setting forth requests relative to the parties' marital residence; a vehicle in the possession of Defendant; marital credit card debt; the distribution of marital property; and fees for service of process. Contemporaneously with the filing of the petition, a Rule to Show Cause issued, returnable via the Miscellaneous Court list of August 14, 2012. On August 14, 2012 the matter came before the undersigned, at which time a conference was held. At the conference, Plaintiff withdrew his request for relief as to the parties' credit card debt. With regard to the remaining issues, the parties agreed that initially, the only matter for the Court's consideration was the validity of the parties' postnuptial agreement ("Agreement"). The Agreement, execut-

ed on December 30, 2011 prior to the divorce filing, serves as the basis for Plaintiff's requests for special relief relative to the marital home and the vehicle. At the conclusion of the conference, the Court directed the parties to file letter briefs on the issue. Letter briefs having been received, the matter is now ready for disposition.

Standard of Law

> The determination of marital property rights through prenuptial, post-nuptial [sic] and settlement agreements has long been permitted, and even encouraged. ... In Simeone v. Simeone, ... the Supreme Court recognized that prenuptial agreements are contracts, and as such, are governed by contract law.[1] Similarly, contract principles apply to antenuptial and post-nuptial agreements. [sic] ... It has [long] been held that absent fraud, misrepresentation, or duress, spouses should be bound [to] the terms of their agreements.

Laudig v. Laudig, 425 Pa. Super. 228, 232, 624 A.2d 651, 653 (1993) (internal citations and quotation omitted). In accordance with these principles, the courts "are not permitted to review the *reasonableness* of a marital settlement agreement to determine its validity, and [further], the fact that ... parties [do] not have separate representation is [likewise] not relevant" to the validity of an agreement. *Paroly v. Paroly,* 876 A.2d 1061, 1065 (Pa. Super. 2005) (emphasis added).

Discussion

The Agreement at issue in this case was crafted by Defendant's counsel and executed by both parties before a notary public on December 30, 2011. At that time, Plaintiff was unrepresented and he did not seek legal advice relative to the Agreement. In pertinent part, the Agreement directed that Defendant be awarded sole ownership of the marital home located at 116 Fourth Street in Slatington, Pennsylvania, as well as sole ownership of a 2011 Hyundai Santa Fe vehicle. By the present petition, Plaintiff avers that the home is subject to two mortgages totaling approximately $145,000.00 and the 2011 Santa Fe is also subject to a loan. *Petition,* ¶¶14-15, 20. He further avers that to date, despite the transfer of these items of property to Defendant's sole ownership, he and Defendant remain jointly liable for the full amount of the loans on both the house and the vehicle. *Petition,* ¶¶16, 21. Accordingly, he seeks entry of an Order which either directs Defendant to list the marital home for sale at a price set by the Court,

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[1] Additionally, the parties to a marital settlement agreement must engage in full and fair disclosure of the assets. *Colonna v. Colonna,* 791 A.2d 353, 355 (Pa. Super. 2001). While affirmative disclosure is generally required, it is obviated by a showing that the parties to an agreement understand one another's financial information. *Paroly v. Paroly,* 876 A.2d 1061, 1066 (Pa. Super. 2005).

or to refinance all debts associated therewith so as to eradicate his financial responsibility for the same; and which requires Defendant to satisfy the debt on the vehicle to likewise eradicate his financial responsibility in that regard.

In support of the instant petition, Plaintiff asserts that the parties' marital settlement agreement fails to address the subject of the parties' outstanding debt on the home and the vehicle. Accordingly, Plaintiff contends that the Court retains jurisdiction over these items of marital property under Pa. R.C.P. 1920.43.

Alternatively, if the Court concludes that the loans are within the purview of the Agreement, Plaintiff argues that the Agreement is completely one-sided and therefore unfair, requiring modification pursuant to equity principles. While Plaintiff does not dispute that where parties to a marital settlement agreement have engaged in full and fair disclosure of their financial information, a marital settlement agreement is deemed valid and enforceable absent fraud, misrepresentation or duress; he contends (1) that Defendant "took advantage" of that fact that he did not have the assistance of counsel for purposes of reviewing the Agreement, and (2) that he did not have the benefit of full and fair disclosure relative to the implications of the agreement (*i.e.,* Plaintiff's continued responsibility for the debts associated with property vested to the sole ownership of Defendant). In opposition to the petition, Defendant contends that the requested relief is barred by the parties' valid and binding execution of the Agreement.

Initially, the Court observes that the parties' Agreement contains an integration clause, stating that "[t]his agreement constitutes the entire understanding of the Parties and supersede any and all prior agreements and negotiations between them. There are no representations or warranties other than those expressly set forth herein."

> An integration clause which states that a writing is meant to represent the parties' entire agreement is also a clear sign that the writing is meant to be just that and thereby expresses all of the parties' negotiations, conversations, and agreements made prior to its execution. ... Once a writing is determined to be the parties' entire contract, the parol evidence rule applies and evidence of any previous oral or written negotiations or agreements involving the same subject matter as the contract is almost always inadmissible to explain or vary the terms of the contract. ... One exception to this general rule is that parol evidence may be introduced to vary a writing meant to be the parties' entire contract where a party avers that a term was omitted from the contract because of fraud, accident, or mistake. ... In addition, where a term in the parties' contract is ambiguous, parol evidence is admissible to explain or clarify or resolve the ambiguity, irrespective of whether the ambiguity is created

> by the language of the instrument or by extrinsic or collateral circumstances.

Yocca v. Pittsburgh Steelers Sports, Inc., 578 Pa. 479, 498, 854 A.2d 425, 436-37 (2004) (citations omitted).

The agreement also contains a clause on the subject of modification, stating in pertinent part that "[n]o modification or waiver of any of the terms hereof shall be valid unless in writing and signed by both Parties ... ." We further note that absent a specific provision to the contrary, a court may not modify the terms of a marital settlement agreement. *Stamerro v. Stamerro,* 889 A.2d 1251, 1258 (Pa. Super. 2005). With these tenets in mind, the Court moves to further review of the parties' Agreement.

Upon examination, we note that the Agreement states that the parties have engaged in full disclosure as to the "property, assets, liabilities and expectations of the other" prior to the execution of the agreement. Under the law, this statement is sufficient to evidence full and fair disclosure of the parties' financial information. For that reason, and because Plaintiff's argument with regard to full and fair disclosure does not allege the failure of the parties to exchange financial information, but rather, the absence of full and fair disclosure as to the ramifications of entering the agreement, which the law does not require, the Court hereby rejects Plaintiff's contention as to the invalidity of the Agreement for want of full and fair disclosure.

As to Plaintiff's argument that Defendant took unfair advantage of his pro se status, the Agreement further provides that:

> Husband and Wife received or have had the opportunity to receive independent legal advice and counsel of his or her selection and has either done so or waives the right to do so. Wife has received legal advice and counsel from Thomas L. Lightner Esquire, Allentown, Pennsylvania, and Husband acknowledges that he had been given the opportunity to obtain independent legal advice from counsel of his choice prior to the signing of this agreement.

Thus, while Plaintiff asserts that Defendant took advantage of the fact that he was not counseled relative to the marital settlement agreement, the terms of the agreement are clear as to his waiver of counsel and only a showing of fraud, duress or misrepresentation can overcome that. Yet, all that Plaintiff offers in that regard is the bare statement that Defendant took advantage of him and the terms of the agreement itself. Consequently, the Court rejects Plaintiff's assertion that the terms of the agreement are unfairly slanted in Defendant's favor and therefore require modification.

Having rejected Plaintiff's grounds for modification of the Agreement, the Court moves to further examination of its terms. As to Plaintiff's request for relief relative to the 2011 Santa Fe, the Court finds that the agreement provides for the same. Under the heading "Vehicle Ownership," the Agreement reads as follows:

> The parties currently are in possession of two vehicles and agree as follow[s]:
>
> Wife shall retain full ownership rights of the 2011 Hyundai Santa Fe and Husband shall retain full ownership rights to the 2003 Hyundai Accent. *Each party shall remain fully responsible for all costs associated with their respective vehicle, including any loan balance on the specific vehicle of which they retain ownership[] rights thereof. The parties shall cooperate with one another causing each vehicle to be transferred to the other* in accordance with the terms set forth herein.

Accordingly, to the extent that Plaintiff's name remains on the title and debt relative to the vehicle, as averred at Paragraph 20 of the petition, the Court may order the parties' compliance with the terms of the Agreement.

> As to the marital home, the Agreement provides that:
>
> [t]he parties are the owners of real estate which is located at 116 Fourth Street, Slatington, Commonwealth of Pennsylvania, 18080. The parties agree that wife shall retain full ownership rights to the marital home and husband agrees that he will sign the deed to the home upon presentation by wife. Husband further agrees that he will vacate the marital home within 45 days from the execution of this agreement at which time wife shall [then] retain sole possession of the residence.
>
> As to debts, the Agreement provides that:
>
> The parties acknowledge the existence of various credit card and/or other unsecured debt that was accumulated during the marriage. The parties agree that the credit card and/or unsecured debt shall be paid by the party who obtained the card and the responsible named part [to] whom the monthly statement is sent.

However, the Agreement is silent as to the disposition of any secured debt. Thus, to the extent that the mortgage and the home equity loan are secured debt, the Court finds that they are not contemplated by the Agreement. Where an agreement is silent on an issue, it is impermissible for a court to read terms into the agreement relative to the issue. *Seven Springs Farm, Inc. v. Croker,* 748 A.2d 740, 744 (Pa. Super. 2000). "It is not the province of the court to alter a contract by construction or to make a new contract for the parties; its duty is confined to the interpretation of the one which they have made for themselves, without regard to wisdom or folly." *Id.* (Internal citation omitted.) Thus, given the absence of any reference therein to disposition of the encumbrances on the former marital home or the disposition of the secured debt incurred by the parties during the course of their marriage, we reject Defendant's argument that the relief requested by Plaintiff relative to the former marital residence is precluded by the terms of the parties' postnuptial agreement.

In light of the foregoing, we hereby rule that while the parties' post-nuptial agreement is valid and enforceable, it is silent on the issue of the debt incurred by the parties relative to the former marital residence and therefore, has no bearing thereon. Accordingly, Plaintiff is free to seek judicial resolution of the parties' rights and responsibilities attendant therewith pursuant to 23 Pa. C.S.A. §3502 regarding equitable distribution.

DELIVER TO:

PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, October 21, 2013**