

# Northampton County Reporter

(USPS 395-280)

VOL. LVII

EASTON, PA May 2, 2013

NO. 70

**Janice M. Scanlon, Plaintiff v. Marketing Partners, Inc., Defendant v.  
William McKenna, Additional Defendant**

**LT Apartments, LLC, Plaintiff v. Estate of Shirley Warner, Defendant**

**Kaitlyn Phelan, Plaintiff v. James John Martin, Defendant**

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### INSERT: Pink: 1. NCBA Directory

2. 2013 Calendar
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4. PBI/CLE Seminars – NCBA Office – May-August, 2013
- Cream: 1. Quarterly Association Meeting
2. "Criminal Practice in the Magisterial District Courts"
3. "Estate Planning for Digital Assets"
4. "Put on Your Investigative Hat: Discovery Pointers for New Attorneys Handling Personal Injury Cases"

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

**Please note that the Arraignment date originally scheduled on the Court Calendar for June 6, 2013 has been changed to May 30, 2013.**

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

**NORTHAMPTON COUNTY BAR ASSOCIATION  
2013 BAR ASSOCIATION OFFICERS**

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*Northampton County Reporter*

**Attorney Referral & Information Service**

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

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

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

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

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Patricia A. Gober ..... Accounting  
Heather Rizzotto-Stefanik ..... Legal Journal  
Gloria A. Robison ..... Attorney Referral  
Deborah J. Flanagan ..... Attorney Referral

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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**

### **Job Announcements**

Workers' Compensation Judge – PA Department of Labor & Industry  
Application should be made as soon as possible.

Application is made through the PA State Civil Service Commission by applying online at [www.scs.state.pa.us](http://www.scs.state.pa.us) or submitting a completed paper application found on the PA State Civil Service Commission's website.

For the Job Announcement contact the NCBA Office.

Federal Public Defender in the District of the Virgin Islands

For the Vacancy Announcement contact the NCBA Office.

For information or to apply: [www.ca3.uscourts.gov](http://www.ca3.uscourts.gov) or call the Circuit Executive's Office at (215) 597-0718.

### **Quarterly Association Meeting and Malpractice Avoidance Seminar – May 16, 2013**

Registration form inside.

### **Save the Date – Saturday, June 22, 2013**

#### **Zone 2 Day at the Zoo**

A day at the Lehigh Valley Zoo is planned with lunch, fun family activities and animal programs. Details and registration will follow within the next few weeks.

### **NCBA at the Iron Pigs – Tuesday, July 9, 2013**

NCBA members will be taking over Coca Cola Park again! We rented the four dugout suites. It's a fun night at the ballpark. Registration form inside.

### **Law Library – New Copy Machine**

The NCBA installed a new copy machine in the Law Library at the Courthouse. "Copy cards" are available for members only and may be picked up at the NCBA office. Members save 20% if using the "copy card." Inquire at the NCBA office for details.

Whenever men take the law into their own hands, the loser is the law. And when the law loses, freedom languishes. ~ Robert F. Kennedy

**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****CLAUSE, JAMES HENRY a/k/a**

**JAMES H. CLAUSE**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Co-Executors: James Harry Clause and Robert H. Littner, Esquire c/o Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018

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

**COUGHLIN, FRED A. S.**, dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Susan Bowlby, 637 Arndt Road, Easton, PA 18040

Attorney: Louis S. Minotti, Jr., Esquire, 44 N. Second Street, P.O. Box 468, Easton, PA 18044

**HINEY, MURIEL A.**, dec'd.

Late of Palmer Township, Northampton County, PA

Executrix: Jane C. Young, 15 Marywood Lane, Easton, PA 18042

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

**HOWER, OLIVE M.**, dec'd.

Late of the Borough of Wilson, Northampton County, PA

Executor: Douglas C. Hower c/o Karl H. Kline, Esquire, Karl Kline P.C., 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

Attorneys: Karl H. Kline, Esquire, Karl Kline P.C., 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

**JOYCE, ROBERT J.**, dec'd.

Late of 549 Magnolia Road, Hellertown, Northampton County, PA

Executor: Brian R. Joyce, Esquire, 5907 Helen Drive, Allentown, PA 18104

Attorney: Brian R. Joyce, Esquire, 5907 Helen Drive, Allentown, PA 18104

**MEYERS, WALTER F. a/k/a**

**WALTER MEYERS**, dec'd.

Late of Northampton Borough, Northampton County, PA

Executor: Ronald F. Klipple c/o Frank M. Skrapits, Esquire, Affiliated with Steckel and Stopp, 2152 Main Street, Northampton, PA 18067-1211.

**PRITULSKY, SHIRLEY a/k/a**

**SHIRLEY M. PRITULSKY**, dec'd.

Late of the Township of Hanover, Northampton County, PA

Executrix: Pamela M. Norris c/o Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

Attorney: Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

**PRITULSKY, SHIRLEY a/k/a  
SHIRLEY M. PRITULSKY,**  
dec'd.

Late of Hanover Township,  
Northampton County, PA

Trustee: Pamela M. Norris, 6666  
Gun Club Road, Coopersburg,  
PA 18036

Attorney: Vaughn A. Terrinoni,  
Esquire, 3976 Township Line  
Road, Bethlehem, PA 18020

**SIMMERS, BEATRICE E.,** dec'd.

Late of the Borough of North  
Catasauqua, Northampton  
County, PA

Executors: Ted Simmers and  
Barry Simmers c/o Victor F.  
Cavacini, Esquire, Gross  
McGinley, LLP, 33 South 7th St.,  
P.O. Box 4060, Allentown, PA  
18105

Attorneys: Victor F. Cavacini,  
Esquire, Gross McGinley, LLP,  
33 South 7th St., P.O. Box 4060,  
Allentown, PA 18105

**SNYDER, CHARLES F., JR.,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executor: Charles F. Snyder, III  
c/o Karl F. Longenbach, Esquire,  
425 West Broad St., P.O. Box  
1920, Bethlehem, PA 18016-  
1920

Attorney: Karl F. Longenbach,  
Esquire, 425 West Broad St.,  
P.O. Box 1920, Bethlehem, PA  
18016-1920

**STALEY, THOMAS F. a/k/a  
THOMAS F. STALEY, JR.,**  
dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executrices: Catherine T. Staley  
and Diane S. Bernard c/o  
Timothy J. Duckworth, Esquire,  
Mosebach, Funt, Dayton &

Duckworth, P.C., P.O. Box  
20770, Lehigh Valley, PA 18002-  
0770

Attorneys: Timothy J.  
Duckworth, Esquire, Mosebach,  
Funt, Dayton & Duckworth,  
P.C., P.O. Box 20770, Lehigh  
Valley, PA 18002-0770

**STEIDINGER, MARY E.,** dec'd.

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

Executor: Raymond J. Steiding-  
er c/o Karl H. Kline, Esquire,  
Karl Kline P.C., 2925 William  
Penn Highway, Suite 301,  
Easton, PA 18045-5283

Attorneys: Karl H. Kline, Esquire,  
Karl Kline P.C., 2925 William  
Penn Highway, Suite 301,  
Easton, PA 18045-5283

**TALLARICO, MARY LOU a/k/a  
MARY LOU HART TALLARICO,**  
dec'd.

Late of the Township of Hanover,  
Northampton County, PA

Administrators: Jennifer H.  
Tallarico, 255 E. Goepf Street,  
Bethlehem, PA 18018 and  
Vincent J. Tallarico, Jr., 4640  
Kathi Drive, Bethlehem, PA  
18017

Attorneys: James J. Holzinger,  
Esquire, Boyer, Holzinger, Harak  
& Scomillio, 1216 Linden Street,  
P.O. Box 1409, Bethlehem, PA  
18016

**SECOND PUBLICATION****BILLETTS, MARY,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executor: Glen Grady c/o Mark  
S. Sigmon, Esquire, Sigmon and  
Sigmon, P.C., 146 East Broad  
Street, P.O. Box 1365,  
Bethlehem, PA 18016-1365

Attorneys: Mark S. Sigmon, Esquire, Sigmon and Sigmon, P.C., 146 East Broad Street, P.O. Box 1365, Bethlehem, PA 18016-1365

**CARROLL, ELIZABETH a/k/a ELIZABETH C. CARROLL,** dec'd.

Late of the Township of Moore, Northampton County, PA

Executrix: Margaret A. Scott c/o Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018

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

**COGOSSI, PAULINE J. a/k/a PAULINE COGOSSI,** dec'd.

Late of 2910 Cherryville Road, Northampton, Northampton County, PA

Executrix: Diane Weiss, 1855 Klines Mill Road, Breinigsville, PA 18031

Attorneys: Joshua D. Shulman, Esquire, Shulman & Shabbick, 1935 Center Street, Northampton, PA 18067

**FALKLER, ELENORA M. a/k/a ELEANOR M. FALKLER a/k/a ELENORA MADDOCK FALKLER,** dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Margaret L. Kane c/o Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042  
Attorney: Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

**HRICHAK, CHARLES,** dec'd.

Late of the Borough of Freemansburg, Northampton County, PA

Executrix: Maryann Hrichak c/o Richard P. Kovacs, Esquire, Noel, Kovacs & McGuire, P.C., 2505 Newburg Road, Easton, PA 18045-1963

Attorneys: Richard P. Kovacs, Esquire, Noel, Kovacs & McGuire, P.C., 2505 Newburg Road, Easton, PA 18045-1963

**LA ROSA, SALVATORE J. a/k/a SALVATORE LA ROSA,** dec'd.

Late of Northampton County, PA

Executrix: Ann Marie Farina c/o William K. Murphy, Esquire, Herster, Newton & Murphy, 127 N. 4th St., P.O. Box 1087, Easton, PA 18044-1087

Attorneys: William K. Murphy, Esquire, Herster, Newton & Murphy, 127 N. 4th St., P.O. Box 1087, Easton, PA 18044-1087

**LATA, WALTER J. a/k/a WALTER LATA,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: George Horwath c/o Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018

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

**MacRAE, DONALD R.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administrators: Alley-Cade MacRae c/o Brian M. Monahan, Esquire, 701 Washington Street, Easton, PA 18042

Attorney: Brian M. Monahan, Esquire, 701 Washington Street, Easton, PA 18042

**McKEOWN, LENA G.,** dec'd.

Late of the Township of Washington, Northampton County, PA

Executrix: Andrea Hockin LaBar  
c/o David J. Ceraul, Esquire, 22  
Market Street, P.O. Box 19,  
Bangor, PA 18013-0019  
Attorney: David J. Ceraul,  
Esquire, 22 Market Street, P.O.  
Box 19, Bangor, PA 18013-0019

**MELE, LORETTA M.,** dec'd.

Late of the Township of Palmer,  
Northampton County, PA  
Executrix: Marianne Anderson,  
1701 Mine Lane Road, Easton,  
PA 18045  
Attorneys: Paul J. Harak,  
Esquire, Boyer, Holzinger, Harak  
& Scmillio, 1216 Linden Street,  
P.O. Box 1409, Bethlehem, PA  
18016

**NOE, WILLIAM B.,** dec'd.

Late of the Township of  
Bethlehem, Northampton  
County, PA  
Executrix: Lea Ann Noe c/o Mark  
S. Sigmon, Esquire, Sigmon and  
Sigmon, P.C., 146 East Broad  
Street, P.O. Box 1365,  
Bethlehem, PA 18016-1365  
Attorneys: Mark S. Sigmon,  
Esquire, Sigmon and Sigmon,  
P.C., 146 East Broad Street, P.O.  
Box 1365, Bethlehem, PA 18016-  
1365

**PEPAS, ELIZABETH T.,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA  
Co-Executors: Nancy Bartek and  
Gregory Pepas c/o Kevin F.  
Danyi, JD, LLM, Esquire, Danyi  
Law Offices, P.C., 133 East  
Broad Street, Bethlehem, PA  
18018  
Attorneys: Kevin F. Danyi, JD,  
LLM, Esquire, Danyi Law Offices,  
P.C., 133 East Broad Street,  
Bethlehem, PA 18018

**PETROV, LEDA ELIZABETH**

**a/k/a LEDA E. PETROV,** dec'd.  
Late of the Borough of Wind Gap,  
Northampton County, PA  
Administratrix: Maria Petrov, 24  
Darien Village II, New Hope, PA  
18938

Attorney: Brian R. Keyes,  
Esquire, 31 N. Sугan Road, P.O.  
Box 727, New Hope, PA 18938

**RUTH, MARY L.,** dec'd.

Late of the Borough of Bangor,  
Northampton County, PA  
Executrix: Carol Ann Hummel  
c/o David J. Ceraul, Esquire, 22  
Market Street, P.O. Box 19,  
Bangor, PA 18013-0019  
Attorney: David J. Ceraul,  
Esquire, 22 Market Street, P.O.  
Box 19, Bangor, PA 18013-0019

**SILVIUS, PAUL H.,** dec'd.

Late of the Borough of Bath,  
Northampton County, PA  
Executors: Barbara A. Moran,  
5545 Colony Drive, Bethlehem,  
PA 18017-9257 and Richard A.  
Silvius, 2587 Williams Road,  
Bath, PA 18014-9516  
Attorney: Daniel G. Spengler,  
Esquire, 110 East Main Street,  
Bath, PA 18014

**SNYDER, THOMAS J., SR.,** dec'd.

Late of the Borough of Heller-  
town, Northampton County, PA  
Executor: Thomas J. Snyder, Jr.  
Attorneys: Dennis E. Benner,  
Esquire, Benner & Piperato,  
2005 City Line Road, Suite 106,  
Bethlehem, PA 18017

**YONAK, SHARON C. a/k/a**  
**SHARON YONAK,** dec'd.

Late of the Township of Hanover,  
Northampton County, PA  
Executors: Lori Henninger and  
Nicholas Yonak c/o Richard  
Eugene Santee, Esquire, Shay,



Santee & Kelhart, 44 E. Broad Street, Suite 210, Bethlehem, PA 18018

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

### THIRD PUBLICATION

**COGOSSI, LOUIS, JR. a/k/a LOUIS A. COGOSSI, JR.,** dec'd.

Late of 308 W. 27th Street, Northampton, Northampton County, PA

Executrix: Diane Weiss, 1855 Klines Mill Road, Breinigsville, PA 18031

Attorneys: Joshua D. Shulman, Esquire, Shulman & Shabbick, 1935 Center Street, Northampton, PA 18067

**GERGAR, ANN F. a/k/a ANN GERGAR,** dec'd.

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

Executor: Richard D. Gergar, 2272 Westminster Drive, Emmaus, PA 18049

Attorneys: James J. Holzinger, Esquire, Boyer, Holzinger, Harak & Scmillio, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016

**HUTCHENS, WILLIAM B.,** dec'd.

Late of Palmer Township, Northampton County, PA

Executor: Nazareth National Bank and Trust a/k/a National Penn Investors Trust Co., 1620 Pond Road, Allentown, PA 18104-2255

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

**KRAM, RICHARD L.,** dec'd.

Late of the City of Easton, Northampton County, PA

Executrix: Marion E. Kram c/o John E. Kotsatos, Esquire, Law Offices of Peter G. Angelos, P.C., 60 W. Broad St., Suite 200, Bethlehem, PA 18018

Attorneys: John E. Kotsatos, Esquire, Law Offices of Peter G. Angelos, P.C., 60 W. Broad St., Suite 200, Bethlehem, PA 18018

**OSMAN, ELWOOD C.,** dec'd.

Late of 573 Cherryville Road, Cherryville, Northampton County, PA

Executrix: Linda S. Mullin c/o Sandor Engel, Esquire, 825 N. Twelfth Street, Allentown, PA 18102

Attorney: Sandor Engel, Esquire, 825 N. Twelfth Street, Allentown, PA 18102

**ROMANO, HELEN M.,** dec'd.

Late of the Township of Lehigh, Northampton County, PA

Executrix: Sheila Romano Silfies, 1300 N. Cottonwood Road, P.O. Box 274, Danielsville, PA 18038

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

**SEIGLER, RAYMOND J., SR.,** dec'd.

Late of the Borough of Moore Township, Northampton County, PA

Executrix: Patricia Sidorski, 7 Radnor Court, Hillsborough, NJ 08844

**STEAGER, RAYMOND a/k/a RAYMOND W. STEAGER,** dec'd.

Late of Bethlehem, Northampton County, PA



Executrix: Carol L. Steager 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

**TETTEMER, FRANK H. a/k/a FRANK TETTEMER**, dec'd.

Late of the Township of Bushkill, Northampton County, PA

Executrix: Mrs. Margaret M. Tettemer c/o Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 West Lafayette Street, Suite 100, Easton, PA 18042-1412

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

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**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 April 11, 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:

**GutenMarkt, Inc.**

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

May 2

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**FICTITIOUS NAME  
REGISTRATION NOTICES**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act No.

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

**ALTERED GOODS**

with its principal place of business at: 1669 Newport Avenue, Northampton, PA 18067. The name and address of the person owning or interested in said business is: Craig Millroy, 1669 Newport Avenue, Northampton, PA 18067.

The certificate was filed on April 9, 2013.

May 2

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NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Name Act, No. 295 of 1982, P.L. 1309, of the intention to file, or the filling of, in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, a certificate for the conduct of a business in Pennsylvania, under the assumed or fictitious name, style or designation of:

**P.F. DONATO**

with its principal place of business at: 3017 Kennedy Drive, Northampton, PA 18067.

The name and address of the person owning or interested in said business is: Pamela Flegler, 3017 Kennedy Drive, Northampton, PA 18067.

The certificate will be filed on or after April 30, 2013.

May 2

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**LIMITED LIABILITY COMPANY  
NOTICES**

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of

Pennsylvania, at Harrisburg, Pennsylvania, on or about April 19, 2013, for the purpose of creating a Limited Liability Company under the Limited Liability Company Law of 1994, P.L. 703, No. 106.

The name of the Limited Liability Company is:

**BLJT, LLC**

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

May 2

NOTICE IS HEREBY GIVEN that on February 25, 2013, a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania for:

**TERRA FAUNA FARM**

in accordance with the Limited Liability Act of 1994.

BETH A. DOBIS BEERS, ESQUIRE

Attorney at Law

315 E. Main Street  
Bath, PA 18014

May 2

**ARTICLES OF DISSOLUTION  
NOTICE**

NOTICE IS HEREBY GIVEN that the Members and Directors of Eric Schoeppner, MD PC, a Pennsylvania Corporation, formerly having its principal place of business at 1723 Northampton Street, Easton, Pennsylvania, have approved a proposal that the Corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the Corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Stephen J. Haffner, CPA  
Haffner & Associates,  
CPA'S, LLC

128 E. Main St.  
Macungie, PA 18062

May 2

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

City of Bethlehem

vs.

Richard A. Kroope

**NO. C48CV-2007-7178**

NOTICE IS HEREBY GIVEN that the above was named as Defendant in a civil action instituted by plaintiff. This is an action to recover delinquent real estate taxes for the year 2006, for the property located at 1036 Linden Street, Bethlehem, Pennsylvania, Tax Parcel N6SE4C 12 3. A tax claim in the amount of \$982.33 was filed on or about August 22, 2007 for this claim and a Writ of Scire Facias was filed.

You are hereby notified to plead to the writ in this case, on or before 20 days from the date of this publication or a Judgment will 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 without further notice for the relief requested by the plaintiff. You may lose 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.

Northampton County  
Lawyer Referral Service  
155 S. Ninth Street  
Easton, PA 18042  
(610) 258-6333

PORTNOFF LAW  
ASSOCIATES, LTD.

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

Apr. 25; May 2, 9

**PUBLIC NOTICE**

Petition of Easton Area School District for Private Sale of Unused and Unnecessary Lands—

Northampton County Court of Common Pleas No. 3278 of 2013

All parties interested are notified that the Easton Area School District desires to sell one parcel of improved real property consisting of .70 total acres and located at 811 Northampton, Easton, Northampton County, Pennsylvania 18042 by private sale for the purchase price of \$142,000.00 and has filed a Petition for Approval of the private sale in the Court of Common Pleas of Northampton County. All parties interested are notified that the Petition for Approval of the Private Sale will be presented to the Court of Common Pleas of Northampton County located at 669 Washington Street, Easton, PA on May 10, 2013 at 9:00 a.m. in Courtroom No. 1. Any party interested shall appear to be heard.

Apr. 18, 25; May 2

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on MAY 10, 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. 2  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-08546**

ALL THAT CERTAIN PARCEL, messuage, or lot of land situated in

the Borough of Bangor, Northampton County, and State of Pennsylvania, and known as No. 432 Pennsylvania Avenue, bounded and described as follows, to wit:

BEGINNING at a corner of Lot No. 91; thence along Pennsylvania Avenue North Eighty-Four (84) Degrees West Thirty (30) Feet to a corner; thence along the division line of Lot No. 93, South Eight and One Degree West One Hundred and Forty (140) Feet to a twelve foot wide alley; thence along said alley South Eighty-Four (84) Degrees East Thirty (30) Feet to a corner; thence on the division line of Lots No. 91 and 92 North Eight and One-Half (8 1/2) Degrees East One Hundred and Forty (140) Feet to the place of Beginning.

THE SAME BEING one lot fronting on Pennsylvania Avenue Thirty (30) Feet and being Thirty (30) Feet in the rear along said alley, and being One Hundred Forty Foot in depth and known as Lot No. 92 on draft or plan of lots made for John Lobb.

BEING the same premises which The Estate of Lucy Caracio, by Deed dated July 27, 2005, and recorded August 10, 2005, in the Office of the Recorder of Deeds in and for the County of Northampton, Pennsylvania, in Book 2005-1, Page 303823, as Instrument No. 2005041514, granted and conveyed unto Kenneth C. Ellis & Diann Purguy, in fee.

BEING KNOWN AS 432 Pennsylvania Avenue, Bangor, PA 18013.

TAX PARCEL NUMBER: E9NE1B 14 2 0102.

SEIZED AND TAKEN into execution of the writ as the property of Diann Purguy-Ellis and Kenneth C. Ellis, Deceased.

CRAIG OPPENHEIMER, ESQUIRE

**No. 3**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-08608**

ALL THAT CERTAIN Tract of land located in the Borough of Freemansburg, County of Northampton and Commonwealth of Pennsylvania, as shown on the "Development Plan Final" of Eastgate Townehomes, Sheet 1 of 8, Project No. 460-01 dated August 30, 1988, last revised March 13, 1989, prepared by F&M Associates, Inc., as recorded in the Office of the Recorder of Deeds in the Northampton County Courthouse, Map Book Volume 89 Page 206 on June 9, 1989, being more particularly described as follows, to wit:

BEGINNING at an iron pin to be set on the Western right-of-way line of Ramblewood Lane (50 feet wide) and of said Eastgate Townehomes, also being the common corner of Lot No. 57 and Lot No. 58 on said Plan; thence along the said right-of-way, South 00 degrees 28 minutes 55 seconds East a distance of 70.00 feet to a point, being a common corner of Lot No. 55 and Lot No. 56, said point being the true point of beginning; thence continuing along said right-of-way, South 00 degrees 28 minutes 55 seconds East a distance of 20.00 feet to a point, being a common corner of Lot No. 54; thence along the Northern property line of Lot No. 54, South 89 degrees 31 minutes 05 seconds West a distance of 133.30 feet to a point, being a common corner of Lot No. 74; thence along the Eastern property line of Lot No. 74 and Lot No. 73 North 02 degrees 19 minutes 07 seconds West a distance of 20.00 feet to a point, being a common corner of Lot No. 56; thence along the Southern property line of Lot No. 56, North 89 degrees 31

minutes 05 seconds East a distance of 133.94 feet to a point, said point being the true place of beginning.

BEING the same premises which Deon J. Thomas and Francine Thomas, husband and wife, by Deed dated February 19, 2004 and recorded in the Northampton County Recorder of Deeds Office on March 5, 2004 in Deed Book 2004-1, page 84442, granted and conveyed unto Emilio Cardona Rivera.

BEING KNOWN AS 966 Ramblewood Lane, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N7 2 92 0212.

THEREON BEING ERECTED a two-story townhouse style dwelling with vinyl siding and shingle roof; rear deck.

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

CHRISTOPHER A. DeNARDO,  
ESQUIRE

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**No. 4**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-02327**

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

BEGINNING at Northwest corner of Northampton Street and a sixteen (16) feet wide alley, thence along the north side of said alley North seventy-seven (77) degrees twenty-three (23) minutes West two hundred seventy-four (274.00) feet to a point in the east side of South Main Street, thence along the east side of South Main Street North nineteen (19) degrees thirty-nine (39) minutes East one hundred five and six-tenths (105.6) feet to a point and land now or formerly of William J. R. William, et al now Carrier Griffith Jones, thence

along the same South sixty-four (64) degrees twenty-one (21) minutes East one hundred forty-seven and five tenths (147.5) feet to a point, thence North twenty-six (26) degrees thirty (30) minutes East forty (40.00) feet to a point and land of Edith M. Wolfe, thence along the same South sixty-five (65) degrees thirty (30) minutes East one hundred twenty-five (125.00) feet to a point on the west side of said Northampton Street, thence along the west side of said Northampton Street south twenty-two (22) degrees West eighty-six (86) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thomas A. Iaderosa, by Deed from Allison G. Wydner, dated 07/11/2007, recorded 07/17/2007 in Book 2007-1, Page 260175.

BEING KNOWN AS 153 South Main Street, Bangor, PA 18013.

TAX PARCEL NUMBER: E9NE2D 15 13 0102.

THEREON BEING ERECTED a colonial single style dwelling with asbestos shingle siding and slate roof.

SEIZED AND TAKEN into execution of the writ as the property of Thomas A. Iaderosa.

JOHN MICHAEL KOLESNIK,  
ESQUIRE

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**No. 5**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-04431**

All that certain lot or tract of land situate along the northerly side of Franklin Street T-689 in the Township of Plainfield, County of Northampton, Commonwealth of Pennsylvania; being shown as Lot 40 of Blue Valley Acres Subdivision—Section 1 on Drawing No. 8611-2 recorded in Map Book Volume 86, Page 414A, B, C, in Recorder's Office of the Northampton County Courthouse, as prepared by Larry A. Kemmerer P.L.S. of Bath,

Pennsylvania, bounded and described as follows:

Beginning at a 3/4" steel rebar set at a point along the Northerly side of Franklin Street T-689, being 50 ft. wide, said point also being at the Southwesterly corner of Lot 39 of Blue Valley Acres Subdivision-Section 1, thence along the Westerlyside of Lot 39, lands being conveyed to Jan Snyder and James Dotta N. 32° 46' 00" W 115.00 feet to a 3/4" steel rebar marker set at a corner of Lot 38 of the aforementioned subdivision; thence along said Lot 38, lands being conveyed to John Dotta N 89° 30' 00" W 84.38 feet to a 3/4" steel rebar marker set in line of land of Slatebelt Industrial Land Development Company at the Southwesterly corner of said Lot 38; thence along lands of Slatebelt Industrial Land Development Company S 00° 30' 00" W 178.31 feet, to a concrete monument set at a point along the new Northerly R/W line of Middletown Road T-670 at 30.00 feet, East of center; thence along the Northerly side of Franklin Street, along a 25.00 foot radius curve to the left an arc distance of 25.82 feet to a 3/4" steel rebar marking set at a point along the Northerly side of Franklin Street, being 50.00 feet wide, thence along the Northerly side of Franklin Street, at 25.00 feet North of Center N 57° 14' 00" E 146.90 feet to the place of beginning.

Containing 0.4157 Acre.

Under and subject to the following conditions and restrictions:

1. No animals, livestock, or poultry of any kind shall be raised, bred, kept, stapled or pastured, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose, and provided that they shall not be permitted to run at large beyond the boundary lines of the lot hereinabove described; and provided

further that they do not become a nuisance to the neighborhood because of excessive barking other disruptive actions.

2. All utilities placed on the subject premises for the residential dwelling shall be underground. All dwellings shall be connected to central water and central sewer lines. No on lot water or sewage disposal systems shall be allowed.

3. The land herein granted shall be used for residential purposes only and no buildings or structure, of any kind whatsoever, other than a dwelling house shall be erected thereon except a private garage to be used in connection with the dwelling house.

4. No part of the premises hereby conveyed and no building or portion of any building thereon erected shall be used to carry on any trade or business whatsoever, the use of the same being hereby limited to private dwelling purposes.

5. No building or structure or any addition thereto shall be erected or placed upon the premises hereby conveyed without first obtaining the approval, in writing, of the Grantor, his heirs or assigns as to location, elevation, plan and design.

6. No mobile home, double-wide mobile homes, manufactured homes, or modular homes are to be placed on the subject premises.

7. Single story and/or ranch-style homes shall contain a minimum of one thousand two hundred (1,200) square feet of living area on the first floor. Two story homes shall contain a minimum of one thousand five hundred (1,500) square feet of living area. All residential dwellings constructed on the subject premises shall be completed within one year of the start date of construction, which

shall include all landscaping and seeding of the lawn area complete.

8. No unlicensed vehicle, trailer, tent, shack, or temporary building shall be allowed on the lot, and no basement or garage may be used as a residence, either temporarily or permanently.

9. No trees, shrubs, or hedges shall be planted or fences erected in such a manner as to obstruct sight within the clear sight triangles at each street intersection or within the street right-of-way.

10. No further subdivision of the lot shall be permitted by any of the property owners. The developer reserves the right to further resubdivide the property at his discretion so land as said subdivision shall comply with all rules and regulations of the Plainfield Township Planning Commission, the Plainfield Township Board of Supervisors and the County of Northampton.

11. Each residence shall provide at least two (2) off street parking spaces.

12. No lot shall be used or maintained as a dumping ground rubbish. All trash, garbage, or other waste, shall be kept in sanitary containers. No Nuisance or anything obnoxious or detrimental to adjoining properties shall be allowed on any lot.

13. The residential dwelling shall be erected or located no less than thirty-five (35) feet from the boundary line and no more than forty (40) feet from the front boundary line. For the purpose of this restriction, front boundary line, shall mean the boundary line adjacent to the street. In the case of corner lots, it shall be the Grantee's option as to which street Grantors shall face the residential dwelling.



14. Proper precautions shall be taken during house construction to prevent soil erosion and sedimentation.

15. Any swimming pools shall be completely enclosed with a minimum four (4) feet high security fence.

16. Unlicensed vehicles, recreations vehicles, boats, trailers, etc. may not be parked along any streets within the development.

17. No lot shall be kept in an unsightly manner. A lot will be considered unsightly when the following is kept on the property in an unsightly and dangerous manner: rubbish, trash, garbage, waste, junk cars, debris, or weeds and grass in excess in excess of twelve (12) inches high. If the lot owner refuses to comply with this covenant, the Grantor shall have the right to enter upon the premises and take such actions as are necessary to rectify the unsightly condition and further, the Grantor shall have the right to charge the Grantee a reasonable fee for these services. All buildings and structures shall be properly maintained and repaired and all yards shall be kept neat.

18. The Grantor reserves for himself, his heirs or assigns, an easement and a right to install, construct, maintain, repair or replace utilities and drainage facilities, including poles, wires, pipes, and lines within the utility easements adjacent to each and every lot line.

19. Grantors shall have the right to convey the ownership or control of streets to any individual, corporation, or property owners' association with reservations and to dedicate said street to public use. No dedication to public use is intended to be made by the covenants herein.

20. This property is being conveyed under and subject to a certain sewer extension agreement dated December 11, 1986, executed by the Pen Argyl Municipal Authority, the Borough of Pen Argyl, Plainfield Township, and Arlene Dotta. The rules and regulations now adopted and to be adopted in the future by the Authority and ordinances adopted by the Borough with respect to the operation, maintenance, and improvements to the Pen Argyl Municipal Authority sewer system, shall be deemed to be covenants and conditions running with the land and the property conveyed to the grantee herein shall be subject to all rules and regulations as may be in effect from time to time with respect to the operation and maintenance of the sewer system. Any individual occupant of the property either as owner, lessee, agent or assign, shall be deemed to be subject to the ordinances as adopted by the Borough of Pen Argyl with respect to the operation of this system.

Title to said Premises vested in Lawrence King and Carol Ann King, husband and wife by Deed from Ralph W. Koehler, Jr., and Carol A. Koehler, husband and wife dated 06/28/02 and recorded 07/01/02 in the Northampton County Recorder of Deeds in Book 2002-1, Page 169268.

BEING KNOWN AS 1077 Sundance Drive, Pen Argyl, PA 18072.

TAX PARCEL NUMBER: E9 1 34 0626.

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 Lawrence King and Carol Ann King.

PATRICK J. WESNER, ESQUIRE



**No. 6****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-08634**

The land described herein is situated in the state of Pennsylvania, County of Northampton, City of Easton, and is described as follows:

All that certain lot, parcel or piece of land, situate in the Borough of Wilson (formerly the Township of Palmer), County of Northampton and state of Pennsylvania, more particularly bounded and described as follows, to wit:

Being known as 35 North Seventeenth Street and containing in front on the east side of said Seventeenth Street twenty-five (25) feet, and extending of that width eastwardly one hundred forty (140) feet more or less to Apple Alley. Bounded on the north by lands late of Barnet F Wetzel, and lands of Frank Kreck, on the east by Apple Alley aforesaid, on the south by land of Joseph H. Uhler, and on the west by Seventeenth Street.

BEING the same premises which Frederick A. Leamon, Unmarried, by Deed dated October 15, 2008 and recorded in the Northampton County Recorder of Deeds office on October 24, 2008 in Deed Book 2008-1, Page 290045, granted and conveyed unto Ruth N. Leamon, an unmarried woman, and Frederick A. Leamon.

BEING KNOWN AS 35 North 17th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2A 17 3 0837.

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 Frederick A. Leamon.

CHRISTOPHER A. DeNARDO,  
ESQUIRE

**No. 7****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-04974**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Hanover, County of Northampton, Commonwealth of Pennsylvania, as shown on the Development of Pointe North Phase IV, prepared by Spotts, Stevens and McCoy, Inc.; Consulting Engineers, dated 8/30/1988 and recorded in the Office of the Recorder of Deeds of Northampton County, Pennsylvania, in Plan Book 88 Page 307 and being more fully bounded and described as follows to wit:

BEGINNING at a point on the Southwesterly side of Virginia Drive (50 feet wide) which point is measured on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet from a point of curve on the Southeasterly side of Susan Drive (50 feet wide); thence extending along the Southwesterly side of Virginia Drive South 13 degrees 23 minutes 30 seconds East 63.51 feet to a point or curve; thence still along the same on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 21.21 feet to a point of tangent; thence still along the same, South 20 degrees 20 minutes 06 seconds East 9.79 feet to a point; thence extending along Lot #19 on said Plan South 69 degrees 39 minutes 54 seconds West 125.00 feet to a point; thence extending along Lot #16 and 17 on said Plan, North 20 degrees 20 minutes 06 seconds West 129.08 feet to a point on the Southeasterly side of Susan Drive aforementioned; thence extending along the same North 69 degrees 39 minutes 54 seconds East 45.00 feet to a point of curve; thence still along the same on the arc of a circle curving to the right

having a radius of 125.00 feet the arc distance of 15.15 feet to a point of tangent; thence still along the same North 76 degrees 36 minutes 30 seconds East 52.44 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to the point and place of beginning.

BEING Lot #18 Block B on said Plan.

UNDER AND SUBJECT to any and all conditions, restrictions, covenants, reservations and easements as may appear in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Joseph S. Babyak, unmarried and Elizabeth J. Hahn, unmarried, by Deed from Jack E. Hahn, married and Elizabeth J. Hahn, unmarried, dated 06/04/2004, recorded 06/17/2004 in Book 2004-1, Page 234094.

BEING KNOWN AS 4645 Virginia Drive, Bethlehem, PA 18017.

TAX PARCEL NUMBER: M5NE2 5 4 0214.

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

SEIZED AND TAKEN into execution of the writ as the property of Joseph S. Babyak and Elizabeth J. Hahn.

MEREDITH WOOTERS, ESQUIRE

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**No. 8**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-02398**

ALL THAT CERTAIN message, tenement and tract or parcel of land situate along the Westerly side of Chickentown Road, also known as

Jacksonville Road, in the Township of Hanover, County of Northampton, Commonwealth of Pennsylvania, bounded and described according to a survey thereof made June 2, 1955, by Leonard W. Fraivillig Company Engineers, Bethlehem, Pennsylvania, as follows:

BEGINNING at an iron spike in the middle of Chickentown Road (Jacksonville Road), said point of beginning being distant 20.93 feet Northwardly along the said middle of the Chickentown Road from the dividing line between land now or late of Margaret S. Pharo et al. and land now or late of Charles M. Johnson and Clinton G. Koehler; thence extending North 22 degrees 56 minutes 19 seconds West along the middle of said Chickentown Road a distance of 150 feet to a point; thence extending through an across land now or late of J. Donald Pharo and Margaret S. Pharo the 3 following courses and distances, to wit: (1) South 84 degrees 14 minutes 41 seconds West 254.15 feet to a point; (2) South 22 degrees 56 minutes 19 seconds East 150 feet to an iron pipe; and (3) North 84 degrees 14 minutes 41 seconds East a distance of 254.15 feet to the iron spike in the middle of said Chickentown Road, the point and place of beginning.

**TRACT NO. 2:**

The right of ingress, egress, and regress to and from the premises now or late of W. E. Raymond Evans and Elsie Mae Evans as described in Tract No. 1 of this Deed, over and across:

ALL THAT CERTAIN 20 foot wide private road or parcel of land situate between land now or late of Clinton C. Koehler and W.E. Raymond Evans, extending Westwardly from Jacksonville Road (Chickentown Road), in the Township of Hanover, County of

Northampton, and Commonwealth of Pennsylvania, bounded and described according to a Survey thereof made by Leonard M. Fraivillig Company Engineers, Bethlehem Pennsylvania, as follows, to wit:

BEGINNING at an iron spike in the middle of the Jacksonville Road (Chickentown Road), said point of beginning being in line of land now or late of Clinton C. Koehler, thence extending North 22 degrees 56 minutes 19 seconds West along the middle of said Jacksonville Road a distance of 20.93 feet to the Southeast corner of land now or late of W.E. Raymond Evans; thence extending South 84 degrees 14 minutes 40 seconds West along land now or late of said W.E. Raymond Evans and along the Northerly side of the 20 foot wide private road, a distance of 254.15 feet to a point, the Southwest corner of land now or late of W.E. Raymond Evans; thence extending South 22 degrees 56 minutes 19 seconds East and crossing the aforesaid 20 foot wide private road, a distance of 20.93 feet to a point in line of land now or late of Clinton C. Koehler; thence extending North 84 degrees 14 minutes 41 seconds East along the Southerly side of the 20 foot wide private road and along land now or late of Clinton C. Koehler a distance of 254.15 feet to the point in the middle of the Jacksonville Road, the point the place of beginning.

TOGETHER also with the right to cross over and along said private road at any time with men, animals and vehicles such use to be by W.E. Raymond Evans and Elise Mae Evans, husband and wife, their heirs and assigns it common with Margaret S. Pharo et al.

EXCEPTING THEREFROM AND THEREOUT THE FOLLOWING:

ALLTHAT CERTAIN parcel or piece of land located in Hanover Township, Northampton County, Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a point on the common line between the property now or formerly of Leo H. and Shirley A. Werner and Martha Sharer, 30.00 feet West of the centerline of Jacksonville Road;

THENCE proceeding through the lands of the Grantor, along a line parallel to Jacksonville Road, South 22 degrees 56 minutes 19 seconds East a distance of 150.00 feet to a point on the North edge of a 20.00 foot private road and right of way; thence proceeding along said right of way North 84 degrees 14 minutes 41 seconds East a distance of 14.13 feet to a point on the former right of way line of Jacksonville Road, being 16.5 feet from the centerline of Jacksonville Road; thence proceeding along said former right of way line, on a line parallel to Jacksonville Road, North 22 degrees 56 minutes 19 seconds West, a distance of 150.00 feet to a point; thence proceeding South 84 degrees 14 minutes 41 seconds West a distance of 14.13 feet to the point and place of beginning.

BEING all that 13.5 foot wide parcel of land between the existing Western right-of-way line of Jacksonville Road and the proposed future right-of-way line of Jacksonville Road on the property of Martha Sharer, a portion of the premises described in Deed Book 198, page 491, recorded in Northampton County Court House, Office of the Recorder of Deeds.

TITLE TO SAID PREMISES IS VESTED IN Kevin J. Tulio, by Deed from Timothy J. Gale and Tammy L. Gale, h/w, dated 04/25/2006, recorded 05/09/2006 in Book 2006-1, Page 184654.

BEING KNOWN AS 3561 Jacksonville Road, Bethlehem, PA 18017.

TAX PARCEL NUMBER: M6SW1 7 17 0214.

THEREON BEING ERECTED a ranch 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 Kevin J. Tulio.

ALLISON F. ZUCKERMAN,  
ESQUIRE

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**No. 9**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-05789**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Bethlehem, County of Northampton and State of Pennsylvania, described according to a survey and plan thereof made by John McNeal, 3rd, Registered Engineer of Easton, Pennsylvania, on 12/10/1954, as follows, to wit:

BEGINNING at a point on the Northwestern side of Chetwin Terrace (50 feet wide) at the distance of 100 feet measured South 75 degrees 13 minutes West from a point on the Southwesterly side of Center Street (50 feet wide); thence extending along the said side of Chetwin Terrace along the arc of a circle curving to the left having a radius of 823.25 feet, chord bearing South 74 degrees 08 minutes West 60 feet to a point; thence extending North 18 degrees 39 minutes West 170.1 feet to a point in line of land of Central Railroad of Pennsylvania; thence extending North 64 degrees 49 minutes East 64.3 feet to a point; thence extending South 19 degrees 11 minutes East 90.2 feet to a point, a stake; thence extending South 15 degrees 35

minutes East 90.3 feet to the Northwestern side of Chetwin Terrace, the first mentioned point and place of beginning.

BEING LOT NO. 195 on said Plan, House No. 1 Chetwin Terrace.

TITLE TO SAID PREMISES IS VESTED IN Leon J. Williams, by Deed from Joseph P. Krupinski, administrator of the Estate of Robert J. Krupinski, deceased, dated 12/10/2007, recorded 12/19/2007 in Book 2007-1, Page 449613.

BEING KNOWN AS 4301 Chetwin Terrace, Easton, PA 18045.

TAX PARCEL NUMBER: M8NE4 21 3 0205.

THEREON BEING ERECTED a cape cod 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 Leon J. Williams.

ALLISON F. ZUCKERMAN,  
ESQUIRE

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**No. 10**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-08512**

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the East line of Masslich Street 60 feet North of the Northeast corner of Masslich and Ettwein Streets; thence Northwardly in and along the Eastern line of Masslich Street a frontage of 20 feet to a point, said point being the exact middle of a partition or party wall dividing the house erected on these premises from the one adjoining it on the North, and of that same width Eastwardly a distance of 50 feet more

or less, to a lot now or late of William H. Harvey.

BOUNDED on the North by premises now or late of Annie I. Fries; on the East by lot now or late of William Harvey; on the South by premises now or late of Annie I. Fries; and on the West by Masslich Street aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Michael P. Lenner, by Deed from Pedro J. Dandrades-Suero and Jennifer E. Dandrades, dated 05/29/2007, recorded 06/04/2007 in Book 2007-1, Page 204695.

BEING KNOWN AS 934 Masslich Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: N6SE4D 27 13 0204.

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

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

ALLISON F. ZUCKERMAN,  
ESQUIRE

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**No. 11**

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

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

BOUNDED on the north by Lot No. 45, on the east by Allen Street, on the south by Lot No. 42, and on the west by New Jersey Avenue.

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

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

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

TAX PARCEL NUMBER: Q7SW2C 5 9A 0715.

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

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

MEREDITH WOOTERS, ESQUIRE

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**No. 12**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-01674**

ALL THAT CERTAIN messuage or tenement and lot or piece of land situated on the East side of South Broad Street, in the Borough of Nazareth, County of Northampton and State of Pennsylvania, being the Northern half of town Lot No. 64 South Broad Street as designated on the plan or draft of said borough containing in front on said South Broad Street thirty five (35 feet) feet, and extending of that same width in depth Eastward two hundred ten (210 feet) feet to a public alley; bounded on the North by lot now or late of Asher Knecht, on the East by said alley, on the South by Land now or late of George Wagner and on the West by said South Broad Street.

TITLE TO SAID PREMISES IS VESTED IN Antoinette Hummel, by

Deed from Eric Hummel and Antoinette Hummel, dated 10/22/12, recorded 10/29/2012 in Book 2012-1, Page 261678, Instrument #2012035232.

BEING KNOWN AS 353 South Broad Street, Nazareth, PA 18064.

TAX PARCEL NUMBER: K7NE2A 3 3 0421.

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

SEIZED AND TAKEN into execution of the writ as the property of Eric J. Hummel and Antoinette S. Hummel.

ALLISON F. ZUCKERMAN,  
ESQUIRE

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**No. 13**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-08216**

ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, situate on the Southeastern side of Freemansburg Avenue, in the Borough of Wilson, County of Northampton and State of Pennsylvania.

CONTAINING in front on said Freemansburg Avenue, 20 feet, more or less, and extending of that same width in depth Southeastwardly, 125 feet to a 15 feet wide alley.

BOUNDED on the Northwest by Freemansburg Avenue; on the Northeast by the line which passes through the middle of the partition wall erected between the Dwelling No. 2262 and the Dwelling No. 2260 Freemansburg Avenue; on the Southeast by the said 15 feet wide alley; and on the southwest by other lands of the said Charles Brown.

TITLE TO SAID PREMISES IS VESTED IN Nicholas E. Fischer and

Wendy L. Fischer, his wife, by Deed from Theodore G. Polomchak, Jr. and Jodi A. Polomchak, his wife, dated 09/13/1996, recorded 09/18/1996 in Book 1996-1, Page 98228.

BEING KNOWN AS 2262 Freemansburg Avenue, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW4C 20 5 0837.

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

SEIZED AND TAKEN into execution of the writ as the property of Nicholas E. Fischer and Wendy L. Fischer.

ALLISON F. ZUCKERMAN,  
ESQUIRE

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**No. 14**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-04972**

ALL THAT CERTAIN tract of land, situate in the Township of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, being Lot #71, as shown on the Development Plan, Drawing No. D-2, prepared by Huth Engineers, Inc., Allentown, Pennsylvania for Simon's Commons Associates, dated April 15, 1988 and last revised November 7, 1988, bounded and described as follows, to wit:

BEGINNING at a point, said point being located at the Westerly right of way of Fifteenth Street (50 feet wide) with the common line between Lot #70 and #71; THENCE along said right of way, the following two (2) courses and distances: (1) S 02 degrees 01 minute 02 seconds E, a distance of 103.40 feet to a point of curvature; (2) on a curve to the right, having a radius of 20.00 feet, on a



chord bearing of S 42 degrees 52 minutes 28 seconds W and a chord length of 28.23 feet, an arc length of 31.34 feet to a point of tangency at the end of return of the Westerly Fifteenth Street right of way with the Northerly Klien Street right of way (50 feet wide); thence along said right of way S 87 degrees 45 minutes 59 seconds W, a distance of 81.78 feet to a point, a common corner of Lots #71 and #72; thence along line of Lot #72 N 02 degrees 16 minutes 56 seconds W, a distance of 123.71 feet to a point, a common corner of Lots #70 through #73; thence along line of Lot #70 N 87 degrees 58 minutes 58 seconds E, a distance of 102.28 feet to a point, said point being the place of beginning.

CONTAINING 12,512 square feet of land, more or less.

RESERVING therefrom a utility easement at a width of ten (10) feet running parallel and along the rear property line of the herein described tract.

UNDER AND SUBJECT, NEVERTHELESS, to all reservations restrictions, covenants, conditions, easements, leases and rights of way appearing of record.

TITLE TO SAID PREMISES IS VESTED IN David J. Rossi and Cynthia J. Rossi, by Deed from Prudential Residential Services, Limited Partnership, dated 04/28/2005, recorded 05/17/2005 in Book 2005-1, Page 184187.

BEING KNOWN AS 2403 15th Street, Bethlehem, PA 18020.

TAX PARCEL NUMBER: N7NE1 51 5 0205.

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

SEIZED AND TAKEN into execution of the writ as the property of David J. Rossi and Cynthia J. Rossi.

ALLISON F. ZUCKERMAN,  
ESQUIRE

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**No. 15**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-05172**

ALL THAT CERTAIN parcel of land known as Lot No. T3-58 located in Palmer Township, Northampton County, Commonwealth of Pennsylvania, as shown on a plan entitled "The Villages At Mill Race Record Plan Phase III" prepared by Harte Engineering, Inc., recorded September 17, 2004, in Northampton County Map Book Volume 2004-5, pages 613, et seq., bounded and described as follows:

BEGINNING at a point on the Easterly right-of-way line of Cobblestone Drive, said point being in line with the lands known as Lot T3-57 of The Villages At Mill Race, Phase Three; thence, along said Easterly right-of-way line, North 08 degrees 48 minutes 40 seconds West 26.00 feet to a point; thence, along the lands known as Lot T3-59, North 81 degrees 11 minutes 20 seconds East 100.00 feet to a point; thence, along the lands known as Lots T3-94 and 1-T12, South 08 degrees 48 minutes 40 seconds East 26.00 feet to a point; thence, along the aforementioned lands known as Lot T3-57, South 81 degrees 11 minutes 20 seconds West 100.00 feet to the point of beginning.

CONTAINING: 2,600 square feet or 0.0597 acres, more or less.

TITLE TO SAID PREMISES IS VESTED IN Marc A. Scorzelli and Eva Scorzelli, h/w, by Deed from CMC Development Corporation, a Pennsylvania Corporation, dated 04/06/



2005, recorded 04/22/2005 in Book 2005-1, Page 146451.

BEING KNOWN AS 11 Cobblestone Drive, Easton, PA 18045.

TAX PARCEL NUMBER: K9 1 1-58B 0324.

SEIZED AND TAKEN into execution of the writ as the property of Marc A. Scorzelli and Eva Scorzelli.

LAUREN R. TABAS, ESQUIRE

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**No. 16**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-08513**

ALL THAT CERTAIN lot or parcel of land shown as Lot No. 3 on a Subdivision Plan for Glenwood Dewalt & Carol Dewalt, being recorded in Plan Book 2002-5, page 35, bounded and described as follows:

BEGINNING at a point on the Southerly property line of Greenleaf Street a corner also in Lot No. 2 of the above-mentioned Dewalt Subdivision; thence along said Greenleaf Street North 86 degrees 15 minutes 12 seconds East 95.00 feet to a corner in Lot No. 6; thence along said Lot No. 6 South 3 degrees 44 minutes 48 seconds East 190.00 feet to a corner in said Lot No. 6; thence continuing along said Lot No. 6 South 86 degrees 15 minutes 12 seconds West 95.00 feet to a point, a corner also in Lot No. 2; thence along said Lot No. 2 North 3 degrees 44 minutes 48 seconds West 190.00 feet to the place of beginning.

CONTAINING 18,050 square feet or 0.414 acre.

TITLE TO SAID PREMISES IS VESTED IN Stacy Kenney, by Deed from Edward J. Harrington and Mary K. Harrington, h/w, dated 07/26/2006, recorded 08/08/2006 in Book 2006-1, Page 321968.

BEING KNOWN AS 1024 Greenleaf Street, Easton, PA 18040.

TAX PARCEL NUMBER: K9SW2 10 3C 0311.

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 Stacy A. Kenney.

LAUREN R. TABAS, ESQUIRE

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**No. 17**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-05950**

ALL THAT CERTAIN lot with the Eastern one-half of a double frame dwelling erected thereon, situate on the North side of and known as No. 817 Spruce 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 center line of the division wall between the property hereby conveyed and the property erected on the West, No. 819 Spruce Street, and thence continuing Eastwardly along the North side of Spruce Street 11.75 feet to property late of Carrie V. Lerch, deceased, now of George R. Schaffer and Emma E. Schaffer, his wife; thence extending Northwardly of that same width in depth 116 feet.

TITLE TO SAID PREMISES IS VESTED IN Patricia Scott, by Deed from Ryan M. Orchulli, aka Ryan Orchulli, dated 07/30/2007, recorded 08/14/2007 in Book 2007-1, Page 296950.

BEING KNOWN AS 817 Spruce Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1C 3 12 0310.

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

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

MELISSA J. CANTWELL, ESQUIRE

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**No. 18**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-06825**

ALL THAT CERTAIN house and lot or piece of land situated at the Southeast corner of Washington and Peach Streets, in the said City of Easton, and containing in front on said Washington Street 20 feet and extending Southwardly of the same width in deph along said Peach Street, 120 feet, to a 7 foot wide private alley.

BOUNDED on the North by said Washington Street, east by property now or late of Mrs. Elwood Bixler, South, by said alley, and West by said Peach Street.

TITLE TO SAID PREMISES IS VESTED IN Carlos G. Negron, Sr. and Ivette S. Negron, h/w, by Deed from Michael Hooper and Jane Arlene Hooper, dated 05/05/2004, recorded 05/21/2004 in Book 2004-1, Page 193720.

BEING KNOWN AS 1324 Washington Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2C 28 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 Ivette S. Negron and Carlos G. Negron, Sr.

ALLISON F. ZUCKERMAN,  
ESQUIRE

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**No. 19**

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

ALL THAT CERTAIN lot or piece of ground situate in the Township of

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

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

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

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

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

TAX PARCEL NUMBER: M8SE2 17 4 0324.

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

LAUREN R. TABAS, ESQUIRE

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**No. 20**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-3147**

ALL THAT CERTAIN parcel of and in the Township of Forks, County of Northampton, Commonwealth of Pennsylvania, on the south side of Sunset Drive, being all of Lot No. 527 and the northern 20 feet of Lot No. 528 on the "Plan of Chestnut Hills", surveyed by P.E. Sanot, C.E., dated April 8, 1952, recorded in the Office for the Recording of Deeds in

Northampton County in Map Book 13 at Page 2-2 & 2-4 and being more particularly bounded and described as follows:

BEGINNING at a point in the southern property line of Sunset Drive, which point is 130.0 feet westerly from the intersection of southern property line of Sunset Drive and western property line of Glen Trail, thence easterly along the southern property line of Sunset a curve to the right said curve having a radius of 50.0 feet and an arc length of 78.54 feet to a point 50.0 feet southerly from the intersection of southern property line of Sunset Drive and western property line of Glen Trail; thence southerly along the western property line of Glen Trail South 1 degree 18 minutes West 50.0 feet to a point 20.0 feet southerly from the dividing line between Lots Nos. 527 and 528; thence westerly in a line parallel to the dividing line between Lots Nos. 527 and 528 and 20.0 feet southerly from said dividing line North 88 degrees 42 minutes West 130 feet to a point in the eastern property line of Lot No. 537; thence northerly along the eastern property line of Lots Nos. 537 and 538 North 1 degree 18 minutes East 100.0 feet to a point, the place of beginning

UNDER AND SUBJECT to certain restrictions as set forth in aforesaid Deed.

TRACT NO. 2:

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

BEGINNING at a point marking the intersection of the southerly right-of-way line of Arndt Road and the centerline of Glen Trail; and running

thence (1) along said centerline of Glen Trail, South 01° - 18' 20" West 100.00' to a point in the same line to land of Easton Area Joint School Authority (UPIN LNW2-2-1); thence (2) along said land of Easton Area Joint School Authority North 88° -42' -00" West 25.00' to a point in line of the same in the existing westerly right-of-way line of Glen Trail and marking the southeasterly corner of land now or formerly of John S. Pleiss and Frances C. Pleiss (UPIN K9SW3-4-2); thence (3) along said land Pleiss, North 01° -18' -00" East 50.00' to a point of curvature to the same; thence (4) along the same along a curve to the left, having a radius of 50.00', a central angle of 90° -00' 00", an arch length of 78.54' and a chord bearing and distance of North 43° -42' -00" West 70.71' to a point in the aforementioned southerly right-of-way line of Arndt Road; thence (5) along said right-of-way line, South 88° -42' -00" East 75.00' to the place of beginning.

CONTAINING 3036.5 square feet of 0.0697 acres more or less.

Being known as: 720 Arndt Road, Easton, Pennsylvania 18040.

Title to said premises is vested in Charlene F. Pleiss by deed from MICHAEL J. PLEISS, UNMARRIED AND CHARLENE F. PLEISS a/k/a CHARLENE PLEISS dated January 24, 2002 and recorded January 30, 2002 in Deed Book 2002-1, Page 28479, Instrument #2002004883.

TAX PARCEL NUMBER: K9SW3 4 2 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Charlene F. Pleiss.

BRIAN T. LaMANNA, ESQUIRE

**No. 21**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2011-12105**

ALL THAT CERTAIN messuage or tenement and tract of land situate on the West side of Fifteenth Street, in the First Ward, of the Borough of Wilson, County of Northampton and State of Pennsylvania, known as 111 South Fifteenth Street, bounded and described as follows:

BEGINNING at a point, a corner of a ten feet wide private alley and said Fifteenth Street, thence extending Northwardly twenty (20) feet, more or less, to the middle line of a double house, line of land now or late of Sarah A. Merrill, thence extending of that width Westwardly sixty-eight (68) feet, more or less, to land now or late of Fred Meuser.

BOUNDED on the North by land late of Sarah A. Merrill, on the East by said Fifteenth Street, on the South by said ten feet wide private alley, and on the West by land late of Fred Meuser.

SUBJECT to easements, rights-of-way, restrictions and conditions of record.

TITLE TO SAID PREMISES IS VESTED IN Rodney J. Townes, by Deed from Yvonne D.J. Wolski, dated 05/05/2003, recorded 05/06/2003 in Book 2003-1, Page 162898.

BEING KNOWN AS 111 South 15th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2C 9 14 0837.

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

SEIZED AND TAKEN into execution of the writ as the property of Rodney J. Townes.

LAUREN R. TABAS, ESQUIRE

**No. 22**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-04073**

ALL THAT CERTAIN messuage, tenement and tract or piece of land with dwelling 822 Maple Street thereon erected, situate in the City of Bethlehem, County of Northampton, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the east line of Maple Street distant eighteen and fifty-six hundredths feet (18.56 feet) north of the point of intersection of the east line of Maple Street with the north line of Spruce Street; thence extending northwardly in and along the east line of Maple Street a front of twenty-one and forty-four hundredths feet (21.44 feet); thence extending eastwardly of said width between parallel lines drawn at right angles to the east line of Maple Street a depth of one hundred thirty feet (130 feet) to the west line of a ten foot (10 foot) wide private alley. The south line passes in part through the center of a party wall dividing the premises herein conveyed from the premises 820 Maple Street adjoining on the south.

TITLE TO SAID PREMISES IS VESTED IN Damarie Lugo, by Deed from Robert F. Wilt and Diane B. Wilt, h/w, dated 06/14/2001, recorded 07/09/2001 in Book 2001-1, Page 131247.

BEING KNOWN AS 822 Maple Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: P6NE2A 8 11 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Damarie Lugo.

MEREDITH WOOTERS, ESQUIRE

**No. 23**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-02139**

ALL THAT CERTAIN parcel or piece of land situate in the Borough of Wind Gap, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a notch in the concrete curb on the east side of Broadway a corner of land now or late of Harry Oaten and Verna Oaten, his wife, thence along said land of Harry Oaten and Verna Oaten, his wife, south 88 degrees 30 minutes east 261.5 feet to an iron pin on line of land now or late of Gordon Ross; thence along said Ross' land south 38 degrees 10 minutes east 25.4 feet to an iron pin; thence along said land of Ross South 88 degrees 30 minutes east 27.5 feet to an iron pin; thence south 4 degrees 42 minutes west along land now or late of Albanese 56 feet to an iron pin; thence south 88 degrees 30 minutes west along land nor or late of John P. Nichols and Mary Nichols, his wife, 306.5 feet to a pin in the east curb line of Broadway, first above mentioned; thence along said curb line north 4 degrees 42 minutes east 76 feet to the notch in the concrete curb on the east side of Broadway the point of beginning.

Title to said premises is vested in Nadine Williams aka Nadine R. Williams and Marc O. Williams, husband and wife, by deed from Marc O. Williams, married and Nadine Williams, his wife and Don B. Ehle, married and Ida May Ehle, his wife, as joint tenants with the right of survivorship dated May 24, 2006 and recorded August 25, 2006 in Deed Book 2006-1, Page 350839, Instrument #2006049925.

BEING KNOWN AS 375 North Broadway, Wind Gap, PA 18091.

TAX PARCEL NUMBER: E8SW1C 1 9 0638.

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 Nadine R. Williams and Marc O. Williams.

TERRENCE J. McCABE, ESQUIRE

**No. 24**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2008-13440**

ALL THAT CERTAIN lot and piece of land and premises situate on the South side of Northampton Street in the City of Easton, Pennsylvania, containing in front on said Northampton Street fifteen (15) feet and extending of that width in depth Southwardly sixty-seven feet and nine inches (67 feet and 9 inches) to lot now or late of Simon Rice.

BOUNDED on the North by Northampton Street, on the West and South by lot now or late of Henry Laux, and on the East by lot now or late of Diana Carey.

BEING KNOWN AS 614 Northampton Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1B 25 16 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Joseph Basso and Joseph V. Scorese.

MICHAEL T. McKEEVER, ESQUIRE

**No. 25**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-08979**

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

of Forks, County of Northampton, Commonwealth of Pennsylvania, known as Lot No. 38 of Sycamore Hills II, Section I, as recorded in Map Book 86, at Page 191, in the Office of the Recorder of Deeds for Northampton County, at Easton, Pennsylvania, and being further bounded and described as follows:

BEGINNING at an iron pin on the easterly right-of-way line of Maple Avenue (50 feet wide), said iron pin being a corner of the lands of Lot No. 37 of Sycamore Hills II; thence along said easterly right-of-way line of Maple Avenue, North 31° 04' 27" East 90.00 feet to an iron pin on a corner of the lands of Lot No. 39 of Sycamore Hills II; thence along said lands of Lot No. 39 of Sycamore Hills II, South 58° 55' 33" East 135.00 feet to an iron pin on line of the lands of Lot No. 2 of Sycamore Hills H; thence along said lands of Lot No. 2 of Sycamore Hills II, South 31° 04' 27" West 90.00 feet to an iron pin on a corner of the lands of Lot No. 37 of Sycamore Hills II; thence along said lands of Lot No. 37 of Sycamore Hills II, North 58° 55' 33" West 135.00 feet to an iron pin, the place of Beginning.

Containing 12,150.00 square feet or 0.279 acre.

UNDER AND SUBJECT to the following covenants and restrictions which are to run with the land:

1. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot excepting that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.

2. All lots are subject to drainage and utility easement, setback restrictions, and all other requirements as shown on the aforesaid recorded subdivision.

3. No building or structure shall be erected upon the hereinafter described premises until plans and location thereof have been approved by Grantor, or its successors or assigns. Structures include but not limited to tool sheds, animal shelters, and accessory buildings of all types.

4. Yard fences shall not exceed four (4) feet in height and are not permitted to extend into the front yard.

5. Pool fences shall not exceed six (6) feet in height and are not permitted to extend into the front yard.

6. All pools must be "in ground" type constructed such that they do not extend above grade by more than (2) feet.

BEING KNOWN AS 1909 Maple Avenue, Easton, PA 18040.

TAX PARCEL NUMBER: K9 24 12 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Rebecca Cordeiro and James Mornick.

MICHAEL T. McKEEVER, ESQUIRE

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**No. 26****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-07105**

ALL THAT CERTAIN messuage or tenement and lot or piece of ground situate on the East side of Willow Street, now Vernon Street, in the City of Bethlehem, County of Northampton, State of Pennsylvania, designated on a plan of South Bethlehem as Lot No. 90 Willow Street, and as shown on a survey plan by Kenneth R. Hahn, R. S. drawing No. 78-172 dated October 17, 1978 bounded and described as follows:



BEGINNING at a point on the East side of Vernon Street, (50 feet wide), said point being located 50.00 feet South of the South right of way line of W. Eighth Street, THENCE along house No. 803 Vernon Street, in and along a concrete wall, South 82 degrees 30 minutes 00 seconds East, 144.00 feet to a point on the West side of Hess Street (20 feet wide);

THENCE along the West right of way line of Hess Street, South 7 degrees 30 minutes 00 seconds West, 40.00 feet to a point; THENCE along house No. 809 Vernon Street, in and along concrete wall, North 82 degrees 30 minutes 00 seconds West, 144.00 feet to a point on the East right of way line of Vernon Street; THENCE along the East right of way line of Vernon Street, North 7 degrees 30 minutes 00 seconds East, 40.00 feet to the place of beginning.

CONTAINING 5,760.00 square feet.

Being the same property acquired by Larry E. Anders, by Deed recorded 04/15/1980, of record in Deed Book 613, Page 511, in the Office of the Recorder of Northampton County, Pennsylvania.

BEING KNOWN AS 805 Vernon Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SW3B 17 8 0204.

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 Larry E. Anders.

BRIAN T. LaMANNA, ESQUIRE

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**No. 27**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-05755**

PARCEL #1

ALL THAT CERTAIN piece or parcel of land situate on the South side of St. Joseph Street, in the City

of Easton, County of Northampton, and State of Pennsylvania, and known as #260 W. St. Joseph Street. Containing in front on St. Joseph Street eighteen (18) feet and extending of that width in depth one hundred and twenty-five feet to Holt Street, bounded on the east by property of William Mauer Estate of which this was a part, on the South by Holt Street, on the West by property of Henry C. Schultz and on the north by St. Joseph Street, the partition wall between #256 and #260 St. Joseph Street being the eastern boundary line.

**PARCEL # 2**

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

BEGINNING at a point, said point being the intersection of the Southern right-of-way line of West St. Joseph Street and the Western property line of lands now or formerly of Joseph Sottolano; thence 1) Southerly along said Western property line of lands now or formerly of Joseph Sottolano, south 00 degrees, 49 minutes, 10 seconds East, 125.32 feet to a point, said point being the intersection of said Western property line of lands now or formerly of Joseph Sottolano and the Northern right-of-way line of Holt Street; thence 2) Westerly along said Northern right-of-way line of Holt Street, South 90 degrees, 00 minutes, 00 seconds West, 21.90 feet to a point, said point being the intersection of the Northern right-of-way line of Holt Street and the Eastern property line of lands known as Parcel "A", as shown on Drawing D-124, 264-266 West St. Joseph Street, prepared by Heiki K. Elo, a Registered



Professional Engineer, dated October 16, 1980; thence 3) Northerly along said Eastern property line of lands known as Parcel "A", North 00 degrees, 49 minutes, 10 seconds West, 125.32 feet to a point; said point being the intersection of said Eastern property line of lands known as Parcel "A" and the aforesaid Southern right-of-way line of West St. Joseph Street; thence 4) Easterly along said Southern right-of-way line of West St. Joseph Street, North 90 degrees, 00 minutes, 00 seconds East, 21.90 feet to a point, the place of BEGINNING.

CONTAINING 2744.23 square feet / 0.0630 acres of land.

BEING KNOWN AS 260 W. St. Joseph Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE3A 15 6 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Roger Stanley Gabriel, Jr., Administrator of the Estate of Roger S. Gabriel.

ROBERT P. DADAY, ESQUIRE

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**No. 28**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-10878**

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

BEGINNING at a point in the State Highway, leading from Klecknersville to Danielsville and in the corner of the first lot sold to Charles Deemer; thence along said highway South 77 degrees no minutes East 76.30 feet to a point and the land now or late of the grantor; thence along the land

now or late of the grantor, of which this was a part, South 7 degrees no minutes West 179.04 feet to a stake; said stake being 176.53 feet from the land now or late of Henry Hall; thence still along the land now or late of Heber Graver, North 81 degrees 15 minutes West 80.00 feet to a stake; thence still along the same, North no degrees 53 minutes East 92.58 feet to an iron pipe and the corner of the land now or late of Charles Deemer; thence along the land now or late of Charles Deemer, North 15 degrees 29 minutes East 94.40 feet to the place of Beginning.

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

BEGINNING at a point in the public road leading from Klecknersville to Danielsville and in the corner of the land now or late of John Faustner, grantee herein, thence in and along the said road, South 77 degrees no minutes East, 80.00 feet to a point in the road; thence along the land now or late of the grantor, of which this was a part, South 7 degrees no minutes West, 173.10 feet to a stake; thence along the same land, North 81 degrees 15 minutes West, 79.60 feet to a stake and the land now or late of the grantee; thence along the land now or later of the grantee, North 7 degrees no minutes East, 179.04 feet to the place of BEGINNING.

BEING KNOWN AS 2859 Mountain View Drive, Bath, PA 18014.

TAX PARCEL NUMBER: H5 22 2A 0520.

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 Kay K. Milisits.

ROBERT P. DADAY, ESQUIRE

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**No. 30**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-09774**

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

Beginning at an iron pin on the East side of North Canal Street, said point of Beginning being common with line of lands now or late of Jacob Easterday; thence North 77 degrees 30 minutes East along line of lands now or late of Jacob Easterday, 88.84 feet to an iron pin on line of lands now or late of Fred Fritzing, thence South 10 degrees 33 minutes East, along line of other lands now or late of Fred Fritzing, 80 feet to an iron pin on line of lands now or late of William Handwerk; thence South 77 degrees 37 minutes West along line of lands now or late of William Handwerk, 80.41 feet to a point on the East side of North Canal Street; thence North 16 degrees 28 minutes West along the East side of North Canal Street 80 feet to an iron pin, i.e. the Place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Deborah A. Mazur, an unmarried woman, by Deed from Deborah A. Foberg, nka, Deborah A. Mazur, an unmarried woman, dated 06/17/2004, recorded 07/13/2004 in Book 2004-1, Page 270008.

BEING KNOWN AS 14-16 North Canal Street, Walnutport, PA 18088.

TAX PARCEL NUMBER: J2SW1A 2 12 1033.

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 Deborah A. Mazur aka Deborah A. Foberg.

MEREDITH WOOTERS, ESQUIRE

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**No. 31**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-00730**

ALL THAT CERTAIN lot or piece of ground, situate in Forks Township, Northampton County, Commonwealth of Pennsylvania described according to a Final Plat of 'Independence' Section #1, 2 and 3, made by Schoor, DePalma and Gillen, Inc., Consulting and Municipal Engineers, Matawan, New Jersey, dated November 2, 1979, last revised May 1, 1980, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Concord Court being a common corner of Lots No. 14 and 13 Concord Court on said plan; thence extending from said point of beginning, North 87 degrees, 35 minutes, 22 seconds West, 105.22 feet to a point; thence extending North 02 degrees, 24 minutes, 38 seconds East, 40 feet, a corner of Lot No. 15 Concord Court; thence extending partly along same and partly along Lots No. 16, 17 and 18 Concord Court, South 87 degrees, 35 minutes, 22 seconds East, 105.22 feet to a point on the said Northwesterly side of Concord Court; thence extending South 02 degrees, 24 minutes, 38 seconds East, along the said Northwesterly side of Concord Court, 40 feet to a point, being the first mentioned point and place of BEGINNING.

CONTAINING 4,208.65 Square feet.

BEING Lot No. 14 Concord Court.

TOGETHER with a One-two hundred Seventy-fifth (1/275th), undivided interest of, in and to the common areas as shown on Final Plats of Independence Sections #1, 2 and 3 as open spaces, parking areas and recreation areas, recorded in the Office of the Recorder of Deeds of Northampton County, Pennsylvania in Plan Book 59, pages 4, 5 and 6, and as set forth in Declaration of Covenants and Restrictions recorded in Miscellaneous Book 276, page 844 on September 19, 1980.

UNDER AND SUBJECT to the burdens and with the applicable benefits, of:

1. Such Easements, Conditions and Restrictions as are contained in the aforesaid 'Final Plats of Independence, Sections #1, 2 and 3' recorded in the Office of the Recorder of Deeds of Northampton County, Pennsylvania in Plan Book 59 pages 4, 5 and 6 and recorded in Plan Book 83 Page 138.

2. The provisions of the Eastern Properties Declaration of Covenants, Conditions and Restrictions recorded in the aforesaid Office in Misc. Book 276 page 844 and the Association By-Laws as each such documents may hereafter be amended from time to time.

3. Other Easements, Conditions and Restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Frankie R. Leon, individually, by Deed from Frankie R. Leon and Mercedes Alcivar, h/w, dated 12/04/1998, recorded 12/09/1998 in Book 1998-1, Page 171152.

Premises being: 14 CONCORD COURT, EASTON, PA 18040-1035.

Tax Parcel No. L9NE1 1 2R 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Frankie R. Leon.

MEREDITH WOOTERS, ESQUIRE

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**No. 32**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-00988**

ALL THAT CERTAIN lot or tract of parcel of ground situated in the Borough of Freemansburg, County of Northampton and Commonwealth of Pennsylvania, being known and referred to as Lot #21, as shown and identified on a certain subdivision map, plat or plan entitled "Townes at Willow Bend", which Plan was recorded on November 16, 2005 in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania in Map Book 2005-5 and Pages 660 and 661.

BEING KNOWN AS: 111 Walnut Street, Freemansburg, PA 18017.

BEING THE SAME PREMISES which Nic Zawarski and Sons Builders, Inc., a Pennsylvania Corporation, by Deed dated July 31, 2008 and recorded August 18, 2008 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2008-1, Page 236516, granted and conveyed unto Theodore Howell and Barbara Howell, husband and wife.

TAX PARCEL NUMBER: P7NW2A 12 2-21 0212.

THEREON BEING ERECTED a SEIZED AND TAKEN into execution of the writ as the property of Theodore Howell and Barbara Howell.

GREGORY JAVARDIAN, ESQUIRE

**No. 33****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-08954**

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

BEGINNING at a point on the west side of South Main Street one hundred and sixty (160) feet, more or less, north of the corner of South Main and Messinger Streets; thence along the west side of said street in a northerly direction, thirty (30) feet to a corner of land of Flora A. Spangenberg; thence along said Spangenberg's land, west one hundred and thirty-five (135) feet to a corner; thence southwardly, thirty (30) feet to a corner; thence eastwardly, one hundred and thirty-five (135) feet to the place of beginning, containing one building lot, thirty (30) feet front and being one hundred thirty-five (135) feet in depth.

HAVING THEREON ERECTED A DWELLING KNOWN AS 432 SOUTH MAIN STREET, BANGOR, PA 18013.

BEING THE SAME PREMISES WHICH James J. Yaun and Karen Yaun, his wife, by deed dated 6/30/87 and recorded 7/2/87 in Northampton County Record Book 729 Page 316, granted and conveyed unto Chien Van Ngo and Alisia A. Fiorucci.

TAX PARCEL NUMBER: E9NE3A 10 8 0102.

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 Alisia A. Fiorucci and Chien Van Ngo.

LEON P. HALLER, ESQUIRE

**No. 34****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-04112**

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Township of Forks, known as Lot No. 2805 Westgate, (erroneously typed as 2085 Westgate on current deed) on Plan of Countryside Estates, County of Northampton, and Commonwealth of Pennsylvania, as known on map entitled 'Final Subdivision Plat of Countryside Estates, Forks Township, Northampton County, Pennsylvania' Sheet 2 of 14 dated November 1975, prepared by C. Douglas Cherry and Associates recorded in the Office for the Recording of Deeds in and for Northampton County at Easton, in Subdivision Plan Book Volume 41, pages 24, 24A and 24B, bounded and described as follows, to wit:

BEGINNING at a corner in the Southeasterly right of way of West Gate, corner of Lot No. 2807 West Gate as shown on a Map entitled 'Final Subdivision Plat of Countywide estates, Forks Township, Northampton County, Pennsylvania, Sheet 2 of 14 dated November 1975, prepared by C. Douglas Cherry & Associates, said corner being located the following nine courses from the intersection of the Easterly right of way line of West Gate with the proposed Southerly right of way line of Newlins Road (1) along the Easterly right of way line of West Gate, by a curve to the left having a radius of 25 feet an arc distance of 25.37 feet and whose chord bears South 4 degrees 34 minutes and 45 seconds West a distance of 24.29 feet to a point of tangency; thence (b) along the same South 24 degrees 29 minutes and 20 seconds East a distance of 141.29 feet

to a point of curvature; thence (c) along the same, by a curve to the left having a radius of 25 feet an arc distance of 27.68 feet and whose chord bears South 56 degrees 12 minutes and 41 seconds East a distance of 26.29 feet to a point of reverse curvature; thence (d) along the same by a curve to the right having a radius of 60 feet an arc distance of 19.32 feet and whose chord bears South 78 degrees 42 minutes and 41 seconds East a distance of 19.23 feet to a corner in the right of way line of West Gate; thence (e) along the same North 20 degrees 30 minutes and 40 seconds East a distance of 58.17 feet to a corner in the same; thence (f) along the same South 69 degrees 29 minutes and 20 seconds East a distance of 21.80 feet; thence (g) along the same, South 20 degrees 30 minutes 40 seconds West a distance of 62 feet to a point of curvature; thence (h) along the same, by a curve to the right having a radius of 60 feet an arc distance of 51.16 feet and whose chord bears South 24 degrees 29 minutes 20 seconds East a distance of 49.62 feet to a point of tangency; thence (i) along the same South 69 degrees 29 minutes and 20 seconds East a distance of 5.08 feet to the place of beginning and running; thence (1) along No. 2807 West Gate, North 20 degrees 30 minutes and 40 seconds East a distance of 65.42 feet to a corner of No. 2807 West Gate; thence (2) along No. 2807 West Gate; thence a 6.032 acres lot of shown as 'Common Space' on the above referenced map, South 69 degrees 29 minutes and 20 seconds East, a distance of 36.62 feet to a pint of curvature, corner of said 6.032 acres lot as shown on 'Common Space', thence (3) along the same by a curve

to the right having a radius of 30 feet, an arc distance of 47.12 feet and whose chord bears South 24 degrees 29 minutes and 20 seconds East, a distance of 42.43 feet to a point of tangency, corner of the same; thence (4) along the 'Common Space' South 20 degrees 30 minutes and 40 seconds West a distance of 35.42 feet to a corner in line of No. 2803 West Gate, corner to the same; thence (5) along No. 2803 West Gate, thence the Southeasterly right of way line of West Gate North 69 degrees 29 minutes and 20 seconds West a distance of 66.62 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David M. O'Grady, married, by Deed from Geno Rosetti and Simone Rosetti, h/w, dated 09/28/2005, recorded 09/28/2005 in Book 2005-1, Page 375895.

BEING KNOWN AS 2805 Westgate Drive, Easton, PA 18040.

TAX PARCEL NUMBER: K9 12 2M 0311.

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 David M. O'Grady.

LAUREN R. TABAS, ESQUIRE

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**No. 35**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-04587**

ALL THAT CERTAIN message, tenement and lot or piece of ground situate in the village of Cherryville, township of Lehigh, county of Northampton and state of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the west side of the township road leading from Northampton to Cherryville and

in the line of lands now or late of Lester A. Musselman; thence along the west side of the road, S. 21 degrees 00 minute W., 120.00 feet to an iron pin; thence along the lands of the now or late Francis G. Bollinger N. 69 degrees 00 minute W., 150.00 feet to an iron pin; thence continuing along the line of the now or late Francis G. Bollinger, N. 21 degrees 00 minute E., 145.42 feet to an iron pin; thence along the lands of the now or late Lester A. Musselman S, 59 degrees 23 minutes E., 152.14 feet to an iron pin, the place of beginning.

CONTAINING 19,906 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Francis J. Bicchielli and Karen L. Bicchielli, h/w, by Deed from Kenneth C. McHenry, dated 08/05/2002, recorded 08/08/2002 in Book 2002-1, Page 207904.

Premises being: 609 CHERRY ROAD, NORTHAMPTON, PA 18067-9541.

Tax Parcel No. J3SW2 3 7C 0516.

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

SEIZED AND TAKEN into execution of the writ as the property of Karen L. Bicchielli and Francis Joseph Bicchielli.

MEREDITH WOOTERS, ESQUIRE

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**No. 36**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-06571**

ALL THAT CERTAIN messuage or tenement and lot, tract, or piece or parcel of lan, lying andbeing in the Borough of Roseto, late New Italy, in the suburbs of the Borough of Bangor, in the Township of Washington, County of Northampton, and State of Pennsylvania, bounded and

described in accordance with Charles Shuman's map or plan of lots, made by J. H. Silflies, surveyor, dated August 1890, as follows, to-wit:

BEGINNING at the corner of lot number thirty-four as designated upon the said map or plan, and upon the West side of a thirty-three feet wide Street; thence along the South division line of said lot Number thirty-four, South eighty-eight degrees West one hundred and eight feet, to the East side of a fourteen feet wide alley; thence along the East side of said alley and in line therewith, South one degree and forty-five minutes East sixty feet, to a corner of lot number thirty-two as per map or plan aforesaid; thence along the northern division line of said lot number thirty-two, North eighty-eight degrees East one hundred and eighty feet, to the West side of said thirty-three feet wide street; thence along the West side of said street, and in line therewith, North one degree and forty-five minutes West, sixty feet, to the corner of lot number thirty-four, the place of beginning. Containing lot number thirty-three upon the map or plan aforesaid. It being sixty feet in width, in front on the West side of a thirty-three feet wide street, and extends of the same width westward, between the parallel division lines of lots number thirty-two and number thirty-four, one hundred and eighty feet, to said fourteen feet wide alley.

Parcel ID No. D9SE1C-3-2-0128.

BEING THE SAME PREMISES which Nicholas Pullo and Angeline Pullo, his wife, by deed, dated July 1, 1970, and recorded July 6, 1970 in the Office for the Recording of Deeds in and for the County of Northampton at Easton, Pennsylvania, in Deed Book Volume 374, Page 517, granted and conveyed unto Ralph W. Howe



and Jane L. Howe. Said Jane L. Howe having since died, all the title in the subject property vesting in Ralph W. Howe in fee.

HAVING ERECTED THEREON a residential dwelling known as 313 Maple Street, Roseto, PA 18013.

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 Ralph W. Howe.

BRETT A. SOLOMON, ESQUIRE

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**No. 37**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2008-10108**

TRACT NO. 1:

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

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

the Easterly line of said Front Street a distance of Fifty (50) feet more or less to point of beginning.

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

TRACT NO. 2:

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

TRACT NO. 3:

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

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

## TRACT NO. 4:

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

LOT NUMBER nineteen (19) having a frontage of twenty-five (25) feet on the south side of Front Street, extending of that width in depth one hundred twenty-five (125) feet to Rose Street is bounded as follows: On the North by Front Street, Eastwardly by Lot No. 18, Southwardly by Rose Street, Westwardly by Lot No. 20 and North Front Street as aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Anna Maria Dorsey, single woman, by Deed from Anna Marie Dorsey aka Anna Maria Dorsey, Executrix of the Estate of Constance Castelletti, deceased and Anna Marie Dorsey aka Anna Maria Dorsey, individually, dated 03/18/2005, recorded 03/18/2005 in Book 2005-1, Page 98576.

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

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

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 Anna Maria Dorsey aka Anna Marie Dorsey.

JOHN MICHAEL KOLESNIK,  
ESQUIRE

## No. 38

**BY VIRTUE OF A CERTAIN  
WRT OF EXECUTION  
CV-2011-11673**

ALL THAT CERTAIN tract, piece or parcel of land situate in the Township of Washington, County of Northampton and State of Pennsylvania, known as Lot No. 2 of subdivision of property of Walter E. Altorfer and Annette D. Altorfer, recorded in Plan Book 91, page 19, bounded and described as follows, to wit:

BEGINNING at a point in and near the southerly side of Mount Pleasant Road, a corner also of land of Dennis O. Collier; thence in and through said road, North 72 degrees 37 minutes 12 seconds East 150.15 feet to a point; thence crossing said road and along land of Joseph W. Gardner and Gladys Gardner, South 9 degrees 22 minutes 48 seconds East 263.11 feet to a point; thence along the same, North 81 degrees 30 minutes 00 second East 61.54 feet to an iron pin; thence along land of Sherwood Jones, South 7 degrees 00 minute 42 seconds East 401.67 feet to an iron pin; thence along land of Kenneth Klein, South 84 degrees 37 minutes 52 seconds West 165.61 feet to an old iron pin; thence along lands of Franklin D. Fisher and Phyllis A. Fisher, Ronald P. Layton and Vicki L. Layton, Charles O. Leibig and Betty S. Leibig, Donald Miller and Gladys Miller, and Michael R. Haas and Jean B. Haas, North 14 degrees 51 minutes 57 seconds West 429.00 feet to an old iron pin; thence along land of Dennis O. Collier and Judith A. Collier, North 5 degrees 52 minutes 48 seconds West 206.25 feet to the place of beginning (this last course passes over an iron pin at 168.01 feet).

CONTAINING 2.6494 acres, including roadway area.

UNDER AND SUBJECT TO THE CONDITIONS AND RESTRICTIONS OF RECORD.

TITLE TO SAID PREMISES IS VESTED IN Andrew E. Feldman, by Deed from Andrew E. Feldman and Dena M. Feldman, h/w, dated 11/20/2007, recorded 12/21/2007 in Book 2007-1, Page 453467.

Premises being: 41 MOUNT PLEASANT ROAD, BANGOR, PA 18013-9416.

Tax Parcel No. F9NE2 2 9 0134.

SEIZED AND TAKEN into execution of the writ as the property of Andrew E. Feldman.

MEREDITH WOOTERS, ESQUIRE

**No. 39**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-05535**

ALL THAT CERTAIN house and lot of land situated in the Borough of Glendon, County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Front Street, the dividing line of a double frame dwelling house, thence along said Front Street in a northerly direction forty-two (42 feet) feet more or less, to a corner the intersection of Front and Main Streets, thence along Main Street about one hundred and twenty-seven (127 feet) feet to a twenty (20 feet) feet wide alley, thence along said alley in a southerly direction twenty-five (25 feet) feet more or less to a corner the intersection of Willow Street, thence along land now or late of Frederick White, westward in a straight line about one hundred and forty (140 feet) feet to the corner, the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Cheryl Bade, by Deed from Steve J. Antis and Kathlene A. Lilly, n/b/m Kathlene A. Antis, dated

04/15/2005, recorded 04/20/2005 in Book 2005-1, Page 142782.

Premises being: 2 ISLAND PARK ROAD, EASTON, PA 18042-6879.

Tax Parcel. No. M9 21 6 0813.

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 Cheryl Bade.

ALLISON F. ZUCKERMAN,  
ESQUIRE

**No. 40**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-06925**

ALL THAT CERTAIN parcel or tract of land situate in the Borough of Wind Gap, County of Northampton and State of Pennsylvania, in accordance with a plan entitled "Posh Properties, Major Subdivision for Post Properties," prepared by Ott Consulting, Inc., Drawing No. D-1.3 dated June 8, 2009, and a plan entitled "Posh Properties, Major Subdivision for Posh Properties, Final Phase 1, Record Plan," prepared by Ott Consulting, Inc., Drawing No. C-1.1 dated December 15, 2005, and last revised June 15, 2006, and being bounded and described as follows, to wit:

BEGINNING at an iron pin found, said pin being a common corner with the lands now or late of John and Gina Bonisese, Jr., a twelve (12) foot wide alley and the northerly right-of-way of First Street; thence through First Street South one (1) degree forty-six (46) minutes fifty-six (56) seconds West a distance of fifty-nine and fifty one-hundredths (59.50) feet to a concrete monument to be set; thence along Lot No. 12 the following nine (9) courses: (1) North fifty-three (53) degrees twenty-nine (29) minutes

fifty-one (51) seconds West a distance of ninety-five and twenty-nine one-hundredths (95.29) feet to a concrete monument to be set; (2) South thirty-six (36) degrees thirty (30) minutes nine (9) seconds West a distance of one hundred forty-four and sixty-six one-hundredths (144.66) feet to an iron pin to be set; (3) North fifty-three (53) degrees twenty-nine (29) minutes fifty-one (51) seconds West a distance of two hundred sixty-two and fifty-eight one-hundredths (262.58) feet to an iron pin to be set; (4) North thirty-six (36) degrees thirty (30) minutes nine (9) seconds East a distance of one hundred nineteen and sixty-six one-hundredths (119.66) feet to an iron pin to be set; (5) along a curve to the right with a radius of twenty-five (25) feet, a central angle of ninety (90) degrees zero (0) minutes zero (0) seconds, the chord of which bears North eighty-one (81) degrees thirty (30) minutes nine (9) seconds East for a distance of thirty-five and thirty-six one-hundredths (35.36) feet, for an arc length of thirty-nine and twenty-seven one-hundredths (39.27) feet to a concrete monument to be set; (6) North fifty-three (53) degrees twenty-nine (29) minutes, fifty-one (51) seconds West a distance of one hundred (100) feet to a concrete monument to be set; (7) along a curve to the right with a radius of twenty-five (25) feet, a central angle of ninety (90) degrees zero (0) minutes zero (0) seconds, the chord of which bears South eight (8) degrees twenty-nine (29) minutes fifty-one (51) seconds East for a distance of thirty-five and thirty-six one-hundredths (35.36) feet, for an arc length of thirty-nine and twenty-seven one-hundredths (39.27) feet to a concrete monument to be set; (8) South thirty-six (36) degrees thirty (30) minutes nine (9)

seconds West a distance of one hundred thirty-one and sixty-six one-hundredths (131.66) feet to a concrete monument to be set; and (9) North fifty-three (53) degrees twenty-nine (29) minutes thirty-one (31) seconds West a distance of one hundred twenty-five and thirty-one one-hundredths (125.31) feet to a concrete monument to be set; thence along the land now or late of Posh Properties No. 24 Wind Gap Family Limited Partnership North fifty-three (53) degrees thirty-two (32) minutes twenty-six (26) seconds West a distance of one hundred sixty-eight and forty-four one-hundredths (168.44) feet to a concrete monument to be set; thence along the land now or late of Ronald and Audrey Decesare North nine (9) degrees two (2) minutes nineteen (19) seconds West a distance of twenty-nine and fifty-two one-hundredths (29.52) feet to a concrete monument to be set; thence along a twelve (12) foot alley the following two (2) courses: (1) South fifty-three (53) degrees thirty-two (32) minutes fifty (50) seconds East a distance of twelve (12) feet to a concrete monument to be set; and (2) North thirty-six (36) degrees twenty-seven (27) minutes ten (10) seconds East a distance of three hundred ten (310) feet to a concrete monument to be set; thence along another twelve (12) foot alley South fifty-three (53) degrees twenty-nine (29) minutes fifty-one (51) seconds East a distance of five hundred fifty-three and six one-hundredths (553.06) feet to a concrete monument to be set; thence along the land now or late of John and Gina Bonisese, Jr., the following two courses: (1) South thirty-six (36) degrees thirty (30) minutes nine (9) seconds West a distance of one hundred twenty-five (125) feet to a

concrete monument to be set; and (2) South fifty-three (53) degrees twenty-nine (29) minutes fifty-one (51) seconds East a distance of one hundred twenty-four and one one-hundredths (124.01) feet to the point of beginning.

CONTAINING one hundred eighty-eight thousand two hundred sixty-five (188,265) square feet, or four and three hundred two-two one-thousandths (4.322) acres of land, more or less.

UNDER AND SUBJECT, nevertheless, to any and all easements, covenants and/or restrictions of record.

IT BEING THE SAME PREMISES which Joseph T. Posh and Joseph C. Posh, Co-partners, by their Indenture bearing date the first day of July, A.D. 2009, for the consideration therein mentioned, granted and conveyed unto the said Gibraltar Development Corp., Inc., and to its successors and assigns, forever; as in and by the said in part recited Indenture recorded in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Record Book Volume 2009-1, Page 175613, etc., relation being thereunto had, more fully and at large appears.

LESS AND EXCEPTING, therefrom and thereout, following three tracts or parcels of land:

No. 1. ALL THAT CERTAIN parcel or tract of land situate in the Borough of Wind pap, County of Northampton and State of Pennsylvania, shown as Lot No. 2 on a Subdivision Plan of a major subdivision for Posh Properties, being recorded in Plan Book Volume 2009-5, Page 220, being bounded and described as follows, to wit:

BEGINNING at a point on the northerly property line of East First Street, a corner also in Lot No. 1 as

shown on the above-mentioned Subdivision Plan; thence along said northerly property line of East First Street North fifty-three (53) degrees twenty-nine (29) minutes fifty-one (51) seconds West seventy-four and ninety one-hundredths (74.90) feet to a point; thence on a curve to the right having a radius of twenty-five (25) feet and an interior angle of ninety (90) degrees zero (0) minutes zero (0) seconds, an arc distance of thirty-nine and twenty-seven one-hundredths (39.27) feet to a point on the easterly line of Lehigh Avenue; thence along said easterly line of Lehigh Avenue North thirty-six (36) degrees thirty (30) minutes nine (9) seconds East ninety-eight and ninety-one one-hundredths (98.91) feet to a point; thence along the southerly property line of a twelve (12) foot wide alley South fifty-three (53) degrees twenty-nine (29) minutes fifty-one (51) seconds East ninety-nine and ninety one-hundredths (99.90) feet to a point, a corner also in Lot No. 1 above-mentioned; thence along the westerly line of said Lot No. 1 South thirty-six (36) degrees thirty (30) minutes nine (9) seconds West one hundred twenty-three and ninety-one one-hundredths (123.91) feet to the place of beginning.

CONTAINING twelve thousand two hundred forty-four (12,244) square feet, or two thousand eight hundred eleven ten-thousandths (0.2811) acre.

UNDER AND SUBJECT, nevertheless, to any easements of record and/or as shown on said subdivision plan.

IT BEING THE SAME PREMISES which Gibraltar Development Corp., Inc., by its Indenture bearing date the twenty-first day of August, A.D. 2009, for the consideration therein mentioned, granted and conveyed

unto the said Donald C. Bortz and Joanne E. Bortz, his wife, and to their heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Record Book Volume 2009-1, Page 220248, etc., relation being thereunto had, more fully and at large appears.

Being Lot No. 2 of the above-mentioned subdivision plan, being known as 120 First Street, Wind Gap, Pennsylvania, and having Northampton County Uniform Parcel Identifier: F8NW1D-15-1B.

No. 2. ALL THAT CERTAIN parcel or tract of land situate in the Borough of Wind Gap, County of Northampton and State of Pennsylvania, in accordance with a plan entitled "Posh Properties, Major Subdivision for Posh Properties, Final Phase 1, Record Plan," prepared by Ott Consulting, Inc., Drawing No. C-1.1 dated December 15, 2005, and last revised June 15, 2006, and being bounded and described as follows, to wit:

BEGINNING at an iron pin to be set, said pin being a common corner with northerly right-of-way of First Street (fifty [50] feet wide) and Lot Nos. 4 and 5; thence along Lot No. 5 North thirty-six (36) degrees thirty (30) minutes nine (9) seconds East a distance of one hundred twenty-three and ninety-one one-hundredths (123.91) feet to an iron pin to be set; thence along the southerly right-of-way of a twelve (12) foot wide alley South fifty-three (53) degrees twenty-nine (29) minutes fifty-one (51) seconds East a distance of ninety-seven (97) feet to an iron pin to be set; thence along Lot No. 3 South thirty-six (36) degrees thirty (30) minutes nine (9) seconds West a distance of

one hundred twenty-three and ninety-one one-hundredths (123.91) feet to an iron pin to be set; thence along the northerly right-of-way of First Street North fifty-three (53) degrees twenty-nine (29) minutes fifty-one (51) seconds West a distance of ninety-seven (97) feet to the place of beginning.

CONTAINING twelve thousand eighteen (12,018) square feet, or two thousand seven hundred fifty-nine ten-thousandths (0.2759) acre of land, more or less.

IT BEING THE SAME PREMISES which Gibraltar Development Corp., Inc., by its Indenture bearing date the third day of December, A.D. 2010, for the consideration therein mentioned, granted and conveyed unto Paul Bilter and Mary Jane Bitler, his wife, and to their heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Record Book Volume 2010-1, Page 264640, etc., relation being thereunto had, more fully and at large appears.

Being Lot No. 4 of the aforesaid subdivision, being known as 116 First Street, Wind Gap, Pennsylvania, and having Northampton County Uniform Parcel Identifier: F8NW1D-15-1D.

No. 3. ALL THAT CERTAIN parcel or tract of land situate in the Borough of Wind Gap, County of Northampton and State of Pennsylvania, in accordance with a plan entitled "Posh Properties, Major Subdivision for Posh Properties, Final Phase 1, Record Plan," prepared by Ott Consulting, Inc., Drawing No. C-1.1 dated December 15, 2005, and last revised June 15, 2006, and being bounded and described as follows, to wit:



BEGINNING at a concrete monument to be set, said monument being a common corner with the land now or late of John D. and Gina Bonisese, Jr., the northerly right-of-way of First Street (fifty [50] feet wide) and proposed Lot No. 1; thence the northerly right-of-way of First Street North fifty-three (53) degrees twenty-nine (29) minutes fifty-one (51) seconds West a distance of one hundred and seven one-hundredths (100.07) feet to an iron pin to be set; thence along proposed Lot No. 2 North thirty-six (36) degrees thirty (30) minutes nine (9) seconds East a distance of one hundred twenty-three and ninety-one one-hundredths (123.91) feet to an iron pin to be set; thence along the southerly right-of-way of a twelve (12) foot wide alley South fifty-three (53) degrees twenty-nine (29) minutes fifty-one (51) seconds East a distance of one hundred and seven one-hundredths (100.07) feet to a concrete monument to be set; thence along the land now or late of John D. and Gina Bonisese, Jr., South thirty-six (36) degrees thirty (30) minutes nine (9) seconds West a distance of one hundred twenty-three and ninety-one one-hundredths (123.91) feet to the point of beginning.

CONTAINING twelve thousand three hundred ninety-eight (12,398) square feet, or two thousand eight hundred forty-six ten-thousandths (0.2846) acre of land, more or less.

IT BEING THE SAME PREMISES which Gibraltar Development Corporation, Inc., by its Indenture bearing date the tenth day of June, A.D. 2011, for the consideration therein mentioned, granted and conveyed unto the said Gerard Kane and Carrie L. Kane, his wife, and to their heirs and assigns, forever; as in and by the

said in part recited Indenture, recorded in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Record Book Volume 2011-1, Page 124728, etc., relation being thereunto had, more fully and at large appears.

Being Lot 1 of the above-mentioned subdivision plan, being known as 122 First Street, Wind Gap, Pennsylvania, and having Northampton County Uniform Parcel Identifier: F8NW1D-15-1A.

Being Lot Nos. 3, 5, 6, 7, 8, 9, 10 and 11 of the above-described subdivision, known as 118, 114, 113, 115, 117, 119, 121 and 123 East First Street, Wind Gap, Pennsylvania, and having Northampton County Uniform Parcel Identifier Nos. F8NW1D-15-1C, 1E, 1F, 1G, 1H, 1J, 1K and 1L, respectively.

BEING KNOWN AS 113, 114, 115, 117, 118, 119, 121, and 123 East First Street, Wind Gap, PA 18091.

TAX PARCEL NUMBER: F8NW1D 15 1F 0638, F8NW1D 15 1E 0638, F8NW1D 15 1G 0638, F8NW1D 15 1H 0638, F8NW1D 15 1C 0638, F8NW1D 15 1J 0638, F8NW1D 15 1K 0638, F8NW1D 15 1L 0638.

THEREON BEING ERECTED vacant land.

SEIZED AND TAKEN into execution of the writ as the property of Gibraltar Development Corp., Inc.

ALFRED S. PIERCE, ESQUIRE

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**No. 41****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-12160**

TRACT NO. 1

ALL THAT CERTAIN message or tenement and tract of land situated on the west side of the concrete state highway leading from Bangor to Martins Creek in the Township of Washington, County of Northampton

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

BEGINNING at a point which is South eighty (80) degrees fifteen (15) minutes West ten (10) feet from the western water edge of the race and fifty-four and one-quarter ( $54 \frac{1}{4}$ ) feet from the western edge of the concrete highway leading from Bangor to Martins Creek, and which line passes between a poplar tree and a pin oak tree; thence in a southerly direction along the state highway to a bridge crossing the race; bounded on the North by other land of Herman Bowers, on the East by the state highway; on the South by said bridge, and on the West by other land now or late of Ellen M. Jennings.

TRACT NO. 2

ALL THOSE CERTAIN three (3) tracts, messuages or tenement, pieces or parcels of land, bounded and described as follows, to wit:

No. 1. BEGINNING at a stake, corner of land now or late of George Meyer and Michael Cressman; thence by the latter North twenty (20) degrees West eighteen (18) rods to a bitter hickory; thence North twelve (12) degrees West eleven and eight-tenths (11.8) perches to a butternut on the west bank of the Martins Creek; thence crossing said creek North seventy-two and three-quarters ( $72 \frac{3}{4}$ ) degrees East seven and three-tenths (3.7) perches to a post; thence South thirty-five and one-half ( $35 \frac{1}{2}$ ) degrees East three (3) perches to a white ash; thence up the meadow fence North seventy-seven and one-half ( $77 \frac{1}{2}$ ) degrees East thirty-eight (38) perches to a stake on the west side of the mill race; thence along said race North eight and one-half ( $8 \frac{1}{2}$ ) degrees East three (3) rods to a post; thence up said race North thirty-seven and one-half ( $37 \frac{1}{2}$ )

degrees West fifteen and six-tenths (16.5) perches to a stake, North sixteen (16) degrees West twelve and two-tenths (12.2) perches to a willow, North seven and one-half ( $7 \frac{1}{2}$ ) degrees West seven and seven-tenths (7.7) perches to a pin oak; thence across the meadow North seventy-six (76) degrees West thirty-two and three-tenths (32.3) perches to a small apple tree; thence South twenty-three (23) degrees West four and seven-tenths (4.7) degrees to a chestnut tree; thence crossing Martins Creek North sixty-two (62) degrees West twenty and two-tenths (20.2) perches to a stake one and four-tenths (1.4) perches west of a chestnut tree in the line; thence North five (5) degrees West twenty-five and four-tenths (25.4) perches to a stake; thence by land now or late of Frederick I. Pysher South eighty-nine (89) degrees West fifty-three (53) perches to a post; thence by land now or late of Jacob Buzzard South nine (9) degrees West sixty-three and three-tenths (63.3) perches to a stone; thence by the same South seventeen (17) degrees East ten and three-tenths (10.3) perches to a stone; thence by land now or late of Eliza Crawford South nineteen (19) degrees East sixty-eight (68) perches to a stone; thence by land now or late of George Meyer North seventy (70) degrees East fifty-seven (57) perches to a black oak, by the same North sixty-two (62) degrees East six (6) perches to a post; thence by the same South seventy-seven (77) degrees East eleven and one-quarter ( $11 \frac{1}{4}$ ) perches to the place of beginning.

CONTAINING seventy (70) acres and seventeen (17) perches of land, strict measure.

No. 2. BEGINNING at a stake situate on the south side of a public

road leading from Bangor to Flicksville and corner of lands about to be conveyed to Frederick I. Pysher North thirty and one-quarter ( $30 \frac{1}{4}$ ) degrees West five (5) perches to a stone in the west side of said public road; thence North five and one-quarter ( $5 \frac{1}{4}$ ) degrees East twenty-one and three-tenths (21.3) perches to a stone in the east side of said public road; thence South along the lands now or late of Abraham Cressman eighty and one-quarter ( $80 \frac{1}{4}$ ) degrees West forty and nine-tenths (40.9) perches to an ash tree; thence North thirty-two and three-quarters ( $32 \frac{3}{4}$ ) degrees West three (3) perches to a stone; thence South seventy-five and one-half ( $75 \frac{1}{2}$ ) degrees West along said land now or late of Abraham Cressman seven and three-tenths (7.3) perches to a butternut tree; thence South nine and one-quarter ( $9 \frac{1}{4}$ ) degrees East eleven and eight-tenths (11.8) perches to a stake in line of the Bangor and Portland Railroad; thence south along land now or late of Jacob Ruch twenty-seven and one-quarter ( $27 \frac{1}{4}$ ) degrees East seventeen and four-tenths (17.4) perches to a cherry tree in corner of lands now or late of Emma L. Holland; thence North along land now or late of said Emma L. Holland seventy-nine (79) degrees East forty and one-half ( $40 \frac{1}{2}$ ) perches to the place of beginning.

CONTAINING seven (7) acres and forty-six (46) perches of land, being Lot Nos. 10 and 16 as marked upon Birge Pearson's survey of Cressman's Estates.

No. 3. BEGINNING at a stake in the east side of the public road leading from Bangor to Flicksville and corner of other lands now or late of Abraham Cressman and Frederick Pysher; thence along lands now or late of said

Frederick I. Pysher North eleven and one-quarter ( $11 \frac{1}{4}$ ) degrees East forty and eight-tenths (40.8) perches to a stake in corner of the west side of said public road and lands now or late of said Frederick I. Pysher; thence North eighty-seven and one-quarter ( $87 \frac{1}{4}$ ) degrees West forty-seven and five-tenths (47.5) perches along land now or late of Frederick I. Pysher to a stone; thence South two and one-quarter ( $2 \frac{1}{4}$ ) degrees East twenty-five and four-tenths (25.4) perches along land now or late of to a stone in line of land now or late of a prior grantee; thence North along said land twenty-five and three-quarters ( $25 \frac{3}{4}$ ) degrees East four and seven-tenths (4.7) perches to a stone; thence South seventy-three and one-quarter ( $73 \frac{1}{4}$ ) degrees East thirty-two and three-tenths (32.3) perches to the place of beginning.

CONTAINING ten (10) acres and fifty-three (53) perches of meadowland. Being Lot Nos. 7, 8 and 9 as marked upon survey of Birge Pearson aforesaid; excepting and reserving the water right to Emma L. Holland.

EXCEPTING AND RESERVING, therefrom and thereout, all that certain portion of the aforementioned premises granted and conveyed by the said Ellen M. Jennings to Herman Bowers by indenture of deed dated the seventeenth day of March, A.D. 1926, and recorded in the office of the Recorder of Deeds at Easton, Pennsylvania, in Deed Book E, Volume 55, Page 158; containing fifty-three one-hundredths (0.53) of an acre.

IT BEING THE SAME PREMISES which Esther Young, Alice Weaver and Earle R. Jennings, individually and as Executors of the Estate of Hattie P. Jennings, deceased, and Harold Young, Karl Weaver and Ruth Jennings, spouses of the above-

named heirs and devisees, by their Indenture bearing date the sixteenth day of March, A.D. 1977, for the consideration therein mentioned, granted and conveyed unto the said Earle R. Jennings (who passed away on ) and Ruth Jennings (who passed away on March 10, 2012), his wife, and to their heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book Volume 561, Page 362, etc., at relation being thereunto had, more fully and at large appears.

Being known as 201 Washington Boulevard, Bangor, Pennsylvania, 18013, and having Northampton County Uniform Parcel Identifier: E9-24-17.

BEING KNOWN AS 201 Washington Boulevard, Bangor, PA 18013.

TAX PARCEL NUMBER: E9 24 17 0102.

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

SEIZED AND TAKEN into execution of the writ as the property of The Estate of Ruth L. Jennings, deceased, Bruce K. Jennings and Elisa M. Lanthier-Jennings, Executors.

ALFRED S. PIERCE, ESQUIRE

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**No. 42**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-07577**

ALL THAT CERTAIN mesauage or tenement and lot or piece of ground situate in the Borough of Stockertown, County of Northampton, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the public road leading from Easton to Wind Gap, now Main Street, in said Borough; thence along land now or late of Amandus Sandt West two hundred two (202) feet to a point in line of land now or late of the Easton and Northern Railroad Company; thence along land of the said Easton and Northern Railroad Company South fifty (50) feet to a post in line of land now or late of the said Catharine Richards East two hundred eight (208) feet to a point in the middle of said Main Street; thence along and through the middle of Said Main Street in a Northerly direction, fifty and thirty-five one hundredths (50.35) feet to the place of beginning.

BEING KNOWN AS 314 Main Street, Stockertown, PA 18083.

TAX PARCEL NUMBER: J8NE1C 5 7 0429.

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 Bruce W. Perowski.

CHRISTOPHER A. DeNARDO,  
ESQUIRE

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**No. 44**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-01907**

All that certain lot or piece of ground situate in Lehigh Township, Northampton County, Pennsylvania, designated as Lot 3 of minor subdivision plan of Eva and Willard Frederick, as recorded in the Recorder of Deeds Office of Northampton County, Pennsylvania, in Map Book Volume 59, Page 21, and described as follows, to wit:

Beginning at a point on the southerly right-of-way line of Township Road 511 being the north-

easterly corner of Lot No. 2 of minor subdivision plan of Eva and Willard Frederick, recorded in Map Book Volume 59, Page 21; thence from said point of beginning along the southerly right-of-way line of Township Road 511, North 67 degrees 41 minutes 44 seconds East 140 feet to the westerly boundary line of Lot No. 4; thence along the westerly line of Lot No. 4 on said recorded plan, South 22 degrees 18 minutes 16 seconds West, 395.00 feet to a point located on the property line of Lot No. 7; thence along said line South 62 degrees 15 minutes 56 seconds West 339.00 feet to a point located on the property line now or formerly of Randal Romig; thence along said property line, North 19 degrees 40 minutes 36 seconds West 105.48 feet to a point located on the property line now or formerly of Umberto and Elizabeth Ann Fantozzi; thence along said property line of the latter, North 18 degrees, 45 minutes 00 seconds West 35.00 feet to a point located on the property line dividing Lots Nos. 2 and 3 of said recorded subdivision; thence along the easterly boundary line of Lot No. 2, North 60 degrees 49 minutes 33 seconds East, 275.00 feet to a point; thence continuing along the eastern property line of Lot No. 2, North 22 degrees 18 minutes 16 seconds East 334.88 feet to a point and place of beginning.

Containing approximately 2.1784 acres.

SEIZED AND TAKEN in execution of the writ of execution of the writ as the property of Denise Shimoskie and Jeffrey M. Shimoskie.

BEING KNOWN AS 3993 Cedar Drive, Walnutport, PA 18088.

TAX PARCEL NUMBER: J3 3 2B 0516.

SEIZED AND TAKEN into execution of the writ as the property

of Denise Shimoskie and Jeffrey M. Shimoskie.

PATRICK J. WESNER, ESQUIRE

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**No. 45**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-06189**

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Upper Mount Bethel, County of Northampton and State of Pennsylvania, more particularly described as Lot 17 as shown on a map titled "Final Subdivision Plan for Phase I, Fairview Heights, last revised date November of 2002, and recorded on the 25th day of February, 2003, in the Office for the Recording of Deeds, Easton, Northampton County, Pennsylvania, in Plot Book Volume 2003-5, Pages 51 and 52.

Together with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

Being known as: 9 Highland Court, Mount Bethel, Pennsylvania 18343.

Title to said premises is vested in Tracy Santana by deed from LTS DEVELOPMENT LLC SUCCESSOR BY MERGER LTS DEVELOPMENT INC, OF PO BOX 160, SHAWNEE-ON-DELAWARE PA 18356 dated January 10, 2005 and recorded February 4, 2005 in Deed Book 2005-1, Page 47097.

TAX PARCEL NUMBER: D11 11 1S 0131.

THEREON BEING ERECTED a colonial 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 Tracy Santana.

TERRENCE J. McCABE, ESQUIRE

**No. 46**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-05945**

ALL THAT CERTAIN message, tenement and lot or piece of land situate in the City of Bethlehem, formerly Lower Saucon Township, County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point forty (40) feet east of the southeast corner of Buchanan Street and a twenty (20) feet wide alley now called Morton Street and extending eastwardly along said Morton Street twenty (20) feet more or less to a point in the exact middle of the partition or party wall between the house erected on the lot or premises conveyed (said house being numbered, according to the system of numbering houses, in use in the City of Bethlehem aforesaid 706 Morton Street) from the house erected upon the lot or premises immediately adjoining on the east and known as 708 Morton Street and extending southwardly through the exact middle of said partition or party wall a distance of sixty (60) feet to land now or late of Johanna Casey and extending westwardly along said land now or late of Johanna Casey a distance of twenty (20) feet more or less, to a point forty (40) feet east of Buchanan Street and extending northwardly along said line a distance of sixty (60) feet to the point of beginning.

Being known as: 706 East Morton Street, Bethlehem, Pennsylvania 18015.

Title to said premises is vested in Richard Jefferson by deed from BRUCE M. CAMPBELL AND KIM L. CAMPBELL, HUSBAND AND WIFE dated July 31, 2007 and recorded

August 14, 2007 in Deed Book 2007-1, Page 296481, Instrument # 2007036815.

TAX PARCEL NUMBER: P6SE2A 24 1 0204.

THEREON BEING ERECTED a three-story half-of-double with brick exterior and shingle roof; detached one-car garage.

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

TERRENCE J. McCABE, ESQUIRE

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**No. 47**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-00096**

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

BEGINNING at the Southeastern intersection of the building line of Westbrook Avenue and Pennsylvania Avenues; thence along the building line on the South side of Pennsylvania Avenue North seventy-eight (78) degrees thirty (30) minutes East one-hundred (100) feet to a point adjoining the land now or late of St. John's Lutheran Church; thence along the said property of St. John's Lutheran Church; South eleven (11) degrees thirty (30) minutes East eighteen and forty-two hundredths (18.42) feet to a point; thence South seventy-eight (78) degrees thirty (30) minutes West along other land now or late of Clifford Smith et ux., through the partition wall of a double dwelling house one-hundred (100.00) feet to a point on the Eastern building line of Westbrook Avenue; thence North eleven (11) degrees thirty (30) minutes West eighteen and forty-two hundredths (18.42) feet to the place of Beginning.



TITLE TO SAID PREMISES IS VESTED IN Larry L. Laubach, Jr., by Deed from Wayne R. Simpson, Jr. and Jodi L. Simpson, h/w, dated 01/18/2006, recorded 02/08/2006 in Book 2006-1, Page 54677.

Premises being: 2 WESTBROOK AVENUE, a/k/a 2 SOUTH WESTBROOK AVENUE, PENARGYL, PA 18072-1629.

Tax Parcel No. E8NE2B 8 17 0625.

SEIZED AND TAKEN into execution of the writ as the property of Larry L. Laubach, Jr.

JOHN MICHAEL KOLESNIK,  
ESQUIRE

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**No. 48**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-02508**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Plainfield, County of Northampton County, Pennsylvania, bounded and described as follows:

Beginning at a point in the public road leading from Easton to Wind Gap, thence along land now or late of Jacob Itterly, South sixty-six and one-half degrees West ten perches to an iron pin; thence by lands now or late of Edwin N. Clewell, south twenty-eight and one-half degrees West four and four-tenths perches to a stone; thence by land now or late of Jonathan Stern, North seventy-five degrees East thirteen and seven-tenths perches to an iron pin in said public road and along lands now or late of Slate Belt Traction Co., North forty-eight degrees West sixty-eight feet eight inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert D. Ebner, by Deed from 5665 Sullivan Trail Land Trust, dated 06/27/2007, recorded 07/05/2007 in Book 2007-1, Page 247387.

Premises being: 5665 SULLIVAN TRAIL, NAZARETH PA 18064-9276.

Tax Parcel No. H8SE4 2 5 0626.

SEIZED AND TAKEN into execution of the writ as the property of Robert D. Ebner.

MELISSA J. CANTWELL, ESQUIRE

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**No. 49**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-05828**

ALL THAT CERTAIN Lot or piece of land situate in the City of Easton, County of Northampton, Pennsylvania and designated as 832 Bushkill Street, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly street line of Bushkill Street, said point being located 99.85 feet East of the intersection of the Southerly street line of Bushkill Street and the Easterly street line of North 9th Street; thence South 03 degrees West a distance of 100.00 feet along the land now or formerly belonging to Kenneth and Virginia Ingle; thence North 87 degrees West a distance of 15.00 feet along the land now or formerly belonging to Vincent and Gertrude Ramunni; thence North 03 degrees East a distance of 100.00 feet partly along the party wall of an existing 2 family structure; thence South 87 degrees East a distance of 15.00 feet to the point of beginning; the parcel containing a calculated area of 1500 square feet.

The above description being in accordance with a survey prepared by George A. Perhac, P.E., as contained on 'Minor Subdivision Plan' dated 10/24/1983, recorded 2/9/1984, in Plan Book 84, page 19, and being Lot 4B.

TITLE TO SAID PREMISES IS VESTED IN Christopher Hennelly, by Deed from Joseph A. Davis and Joy

Ann Davis, h/w, dated 09/18/2006, recorded 10/02/2006 in Book 2006-1, Page 4405589.

Premises being: 832 BUSHKILL STREET, EASTON, PA 18042-3376.

Tax Parcel No. L9NE4C 14 4 0310.

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

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

ALLISON F. ZUCKERMAN,  
ESQUIRE

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**No. 50**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-01491**

ISSUED TO PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FNMA")

PROPERTY BEING KNOWN AS:

ALL THAT CERTAIN lot or piece of ground situate in Wilson Borough, County of Northampton, Commonwealth of Pennsylvania bounded and described as follows:

Beginning at a point on the South Side of Freemansburg Ave, widened to a fifty (50) foot street, a distance of seventy-four (74) feet west of Ridge Street, thence extending westwardly along the north side of the first mentioned street thirty (30) feet to a point in the line of the first mentioned street thirty (30) feet to a point in the line of lot now or late of James Yeager, thence by said lot southwardly one hundred, forty (140) feet to a twenty (20) feet wide Alley, thence by the same eastwardly thirty (30) feet to lands now or late of Robert Odenwelder, et al, thence along the same northwardly one hundred forty (140) feet to the point and place of beginning.

BEING KNOWN AS PARCEL # L9SW3A-19-15.

BEING THE SAME PREMISES which Larry J. Fisher & Cheryl J. Fisher, by Deed dated December 12, 2002, and recorded December 26, 2002, in the Office of the Recorder of Deeds in and for the County of Northampton, Pennsylvania, in Book 2002-1, Page 364609, granted and conveyed unto Michael Richline & Charmayne Hoerl, in fee.

PARCEL IDENTIFICATION NO: L9SW3A-19-15-0837.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling.

TITLE TO SAID PREMISES IS VESTED IN Michael Richline, Sr. and Rita Richline, h/w, by Deed from Michael Richline, Jr. and Charmayne Hoerl, n/b/m Charmayne Richline, h/w, dated 03/26/2008, recorded 04/02/2008 in Book 2008-1, Page 91511.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michael Richline, Sr. and Rita Richline.

BEING KNOWN AS 1842 Freemansburg Avenue, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW3A 19 15 0837.

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

SEIZED AND TAKEN into execution of the writ as the property of Michael Richline, Sr. and Rita Richline.

MARTHA E. VON ROSENSTIEL,  
ESQUIRE

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**No. 51**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-03105**

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in the Borough of Northampton, County of Northampton, and State of Pennsyl-

vania, bounded and described as follows, to wit:

BOUNDED on the North by Lot No. 10, now or formerly of Samuel Weber, on the East by Dewey Avenue, on the South by Lot No. 8, now or formerly of Daniel Derbacher and wife, on the West by an alley containing in front on said Dewey Avenue fifty feet and extending westward of that width at right angles to Dewey Avenue, a depth of one hundred and forty feet to aforesaid alley, bounding the said lot on the west. Being Lot No 9 on plan of town lots laid out by George A. Beil, (Third Ward).

BEING KNOWN AS 732 Dewey Avenue, Northampton, PA 18067.

TAX PARCEL NUMBER: M4NW2C 9 15 0522.

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

SEIZED AND TAKEN into execution of the writ as the property of Debra L. Ludlow.

WILLIAM J. FRIES, ESQUIRE

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**No. 52**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-03313**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, bounded and described according to a survey and plan of Canal Park Southside Neighborhood Development Tract 102 dated June 5, 1987, last revised August 10, 1988 made by Hanover Engineering Associates, Inc. of Bethlehem, Pennsylvania and recorded in Map Book 88, Page 425 as follows, to wit:

BEGINNING at a point on the southerly side of Canal Street

(proposed width 70.00 feet), said point being a corner of Lot No. 20 as shown on the aforesaid plan, and being South 87 degrees 30 minutes 57 seconds West a distance of 35.31 feet from a point, a monument, being the intersection formed by the southerly side of Canal Street with the westerly side of Center Street (proposed width 60.00 feet); thence from said point of beginning along line of Lot No. 20 South 02 degrees 29 minutes 03 seconds East a distance of 73.84 feet to a point another corner of Lot No. 20 in line of lands reserved for use in common with others; thence along line of lands reserved for use in common with others South 87 degrees 30 minutes 57 seconds West a distance of 20.00 feet to a point, the southeasterly corner of Lot No. 18; thence along line of Lot No. 18 on the southerly side of Canal Street; thence along the southerly side of Canal Street North 87 degrees 30 minutes 57 seconds East a distance of 20.00 feet to a point, a corner of Lot No. 20, being the point and place of beginning.

BEING all of Lot No. 19 as shown on the aforesaid plan, and know as 727 Mauch Chunk Street, Easton, Pennsylvania.

Subject to covenants, restrictions, easements of record.

Title to said premises is vested in Marvin Kugler, III, married and Elaine H. Kugler, his wife, as tenants by the entirety by deed from Kathleen Orenczak dated 04/04/2002 recorded 04/09/2002 in Deed Book 2002-1 Page 091794.

BEING KNOWN AS 727 Mauch Chunk Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE4D 20 19 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Marvin Kugler, III and Elaine H. Kugler.

KATHERINE E. KNOWLTON,  
ESQUIRE

**No. 53**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-03020**

All That Certain messuage, tract, piece or parcel of land situate in the Borough of Roseto, County of Northampton in the State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the West curb line of Garibaldi Avenue, said point being at the Northeast corner of land of the Jehovah's Witnesses Society; thence along said land South sixty-eight degrees (68 degrees) eight (8) minutes West one hundred fourteen and three-tenths (114.3) feet to a point on the Easterly line of the right-of-way of the Lehigh and New England Railway Company; thence along the said line of the right-of-way North fifty-four (54) degrees thirty (30) minutes West fifty-five (55) feet to an iron stake at the Southwest corner of other land of the grantors herein; thence along grantors other land North sixty-four (64) degrees thirty-nine (39) minutes East one hundred forty-three and five-tenths (143.5) feet to a point on the West curb line of Garibaldi Avenue, which point is the Southeast corner of the other land of the grantors herein; thence along the said curb line South twenty-two (22) degrees thirty-six (36) minutes East fifty-five (55) feet to the place of BEGINNING.

All That Certain tract piece or parcel of land, situate in the Borough of Roseto, County of Northampton

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

Beginning at an iron pipe post, said post being the Southerly corner of other land of Lewis L. Donatelli and Joanne C. Donatelli, his wife, grantees hereof, thence along other land of the Borough of Roseto which is about to be conveyed to Domenic DeRea and Lily DeRea, his wife, South 41 degrees 36 minutes 00 seconds West, 23.60 feet to an iron pipe on the Northerly curb line of Poplar Street; thence along the Northerly curb line of Poplar Street North 48 degrees 24 minutes 00 seconds West, 63.16 feet to an iron pipe thence by land about to be conveyed by the Borough of Roseto to Nicholas Romano North 65 Degrees 36 minutes 21 seconds East, 20.57 feet to an iron pipe, said iron pipe being the Westerly corner of other land of Lewis Donatelli and Joanne C. Donatelli, his wife, above mentioned, thence along said grantee's other land, South 53 degrees 25 minutes 06 seconds East, 55.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Karen L. Depalma, by Deed from Deutsche Bank Trust Company Americas, as trustee, f/k/a, Bankers Trust Company of California, N.A. not in it's individual capacity but solely as trustee on behalf of Vendee Mortgage Trust 1993-1, dated 01/12/2005, recorded 01/18/2005 in Book 2005-1, Page 22615.

BEING KNOWN AS 512 Garibaldi Avenue, Roseto, PA 18013.

TAX PARCEL NUMBER: D9SE1A 15 4 0128.

SEIZED AND TAKEN into execution of the writ as the property of Karen L. DePalma.

MEREDITH WOOTERS, ESQUIRE

**No. 54**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-12218**

**TRACT NUMBER 1:**

ALL THAT CERTAIN lot or piece of land situated in the Township of Palmer, in the County of Northampton and State of Pennsylvania, designated on the Plan of Lots of the 'Highland Park Land Company' laid out by C.M. Brady, for the parties of the first part, and recorded in the Office for the Recording of Deeds at Easton, in and for the County of Northampton, in Book of Maps No. 6 Page 20 as Lot No. 273, said lot or piece of land being bounded and described as follows:

Northerly by Lot No. 274 Easterly by 'C' Street, Southerly by Lot No. 272 and Westerly by Carbon Street.

**TRACT NUMBER 2:**

ALL THAT CERTAIN lot or piece of land situated in the Township of Palmer, in the County of Northampton and State of Pennsylvania, designated on the plan of lots of the 'Highland Park Land Company' laid out by C.M. Brady, for the parties of the first part, and recorded in the Office for the Recording of Deeds at Easton, in and for the County of Northampton, in Book of Maps. No. 6 Page 20 as Lot No. 274, said lot or piece of land being bounded and described as follows:

Northerly by Lot No. 275, Easterly by 'C' Street, Southerly by Lot No. 273 and Westerly by Carbon Street.

CONTAINING in front on Carbon Street 20 feet and extending in depth in an Easterly direction of that width 115 feet to 'C' Street.

**TRACT NUMBER 3:**

ALL THOSE 02 CERTAIN lots or pieces of land situated in the Township of Palmer, in the County of Northampton and State of Pennsylvania, designated on the plan of lots of the

'Highland Park Land Company' laid out by C.M. Brady, for the parties of the first part, and recorded in the Office for the Recording of Deeds at Easton, in and for the County of Northampton, in Book of Maps No. 6 page 20, as Lots No. 275 and 276, said lot or piece of land being bounded and described as follows:

On the North by Lot No. 277, on the East by 'C' Street, on the South by Lot No. 274 and on the West by Carbon Street.

CONTAINING in front on Carbon Street 40 feet and extending in depth of that width Easterly 115 feet to 'C' Street.

**TRACT NUMBER 4:**

ALL THOSE 02 CERTAIN lots or pieces of land situated in the Township of Palmer, in the County of Northampton and State of Pennsylvania, designated on the plan of lots of the 'Highland Park Land Company' laid out by C.M. Brady, for the parties of the first part, and recorded in the Office for the Recording of Deeds at Easton, in and for the County of Northampton in Book of Maps No. 6 page 20, as Lots No. 277 and 278.

CONTAINING in front on Carbon Street 40 feet and of that width in depth 115 feet to 'C' Street

EXCEPTING AND RESERVING from the aforesaid Lot No. 273 a portion of land conveyed by Philip Trapani and Theresa Trapani, his wife to Gail E. Trapani by Deed dated 6/21/1979 and recorded in the Office aforesaid in Deed Book 603 Page 722.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey C. Trapani and Gail E. Trapani, son and mother, by Deed from Jeffrey C. Trapani, dated 10/23/2006, recorded 10/29/2008 in Book 2008-1, Page 292235.

BEING KNOWN AS 316 Carbon Street, Easton, PA 18045.

TAX PARCEL NUMBER: M9NW4 16 10 0324.

THEREON BEING ERECTED a ranch single style dwelling with aluminum, fieldstone and cinder block exterior and shingle roof; attached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Jeffrey C. Trapani and Gail E. Trapani.

MEREDITH WOOTERS, ESQUIRE

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**No. 55**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-02730**

ALL THAT CERTAIN message, tenement or parcel of land situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded described as follows, to wit:

KNOWN AS Lots Nos. 51, 51 1/2 and the Southerly 9 1/4 inches of Lot No. 50 on the Plan of Bethlehem View Tract, recorded in Map Book 7, Page 31 in the Office for the Recording of Deeds in and for the County of Northampton at Easton, Pennsylvania.

HAVING A FRONTAGE on Campbell Street of 40 feet 9 1/4 inches and extending Eastwardly of that same width 105 feet.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey A. Schellhorn by virtue of a deed given by Jaime G. Teles and Edna C. Teles dated 12/15/05 and recorded 12/23/05 in Book 2005-1, Page 521238, in Instrument # 2005072305.

BEING KNOWN AS 1850 Campbell Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N7SW1A 8 9 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Jeffrey A. Schellhorn.

ZACHARY JONES, ESQUIRE

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**No. 56**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-01118**

ALL THAT CERTAIN message or tenement and lot or piece of land situate in the Township of Upper Nazareth, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of a public road known as Schoeneck Avenue, T. R. 514, the Northwest corner of land now or late of Charles Suter; thence leaving said T. R. 514, and along the North line of land of said Charles Suter, and thru other lands of the Grantors herein, of which this was formerly a part, South Eighty-seven (87) Degrees Thirty (30) Minutes East, One Hundred Fifty-nine and Five-Tenths (159.5) Feet to an iron pipe (passing an iron pipe at 20 feet and a second iron pipe at One Hundred Thirty-nine and Five-Tenths (139.5) Feet from the point of Beginning); thence thru lands of Grantors herein, North 2 Degrees 30 Minutes East, One Hundred Seventeen and Seven-Tenths (117.7) Feet to an iron pipe; thence still thru lands of same, North 87 Degrees 30 Minutes West, One Hundred Fifty-nine and Five-Tenths (159.5) Feet to a point in the middle of the first mentioned public road, T. R. 514 (passing an iron pipe at 139.5); thence in the middle of said road, South 2 Degrees 30 Minutes West, 117.7 Feet to the point and place of Beginning.



CONTAINING 0.43 acres more or less.

RESERVING AND EXCEPTING thereout and therefrom that portion for Right-of-Way on T. R. 514.

BOUNDED on the North by a parcel of land now of Schoeneck Farms, Inc., on the East by other lands of Schoeneck Farms, Inc., on the South partly by land of Schoeneck Farms, Inc., and by land of Charles Suter, and on the West by T. R. 514, Schoeneck Avenue.

UNDER AND SUBJECT to building restrictions and covenants as contained in Deed Book Volume 542, Page 119.

TITLE TO SAID PREMISES IS VESTED IN Nicole Buck, by Deed from Robert L. Scott and Barbara L. Scott, h/w, dated 08/23/2004, recorded 08/31/2004 in Book 2004-1, Page 341764.

BEING KNOWN AS 264 Schoeneck Avenue, Nazareth, PA 18064.

TAX PARCEL NUMBER: J8 3 18 0432.

SEIZED AND TAKEN into execution of the writ as the property of Nicole Buck.

MELISSA J. CANTWELL, ESQUIRE

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**No. 57**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-05632**

ALL THAT CERTAIN unit, designated as Unit J-3, being a unit in the Penn's Farms Condominium, situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Penn's Farms Condominium dated April 26, 1988, and recorded on April 27, 1988, in Northampton County Miscellaneous Book Volume 337, Page 448, as amended by the First Amendment of

Condominium recorded June 8, 1988, in Northampton County Miscellaneous Book Volume 339, Page 66; and as amended by the second Amendment to the Declaration of Condominium recorded July 12, 1988, in Northampton County Miscellaneous Book Volume 340, Page 165, and as further described in the Plans of the Penn's Farms Condominium dated April 26, 1988, and recorded on April 27, 1988, in Northampton County Plan Book Volume 88, Page 118, as amended in Plan Book Volume 88, Page 176, and Plan Book Volume 88, pages 212 and 213.

TOGETHER with a 102 percent undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium and Amendments thereto.

UNDER AND SUBJECT, nevertheless, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record.

TITLE TO SAID PREMISES IS VESTED IN Heather L. Christein, by Deed from Oscar Freddy Velez-Ocampo, dated 06/13/2008, recorded 06/17/2008 in Book 2008-1, Page 180466.

BEING KNOWN AS 107 Founders Court, Bethlehem, PA 18020.

TAX PARCEL NUMBER: M7NE3 1 65 0205.

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

SEIZED AND TAKEN into execution of the writ as the property of Heather L. Christein.

JEROME BLANK, ESQUIRE

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**No. 58**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-02647**

ALL THAT CERTAIN messageage and tenement or lot or piece of

ground, Situate on the North side of (late Cemetery) now Penn Street, in the Borough of Bath, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

CONTAINING in front on Penn Street forty (40) feet and extending in that width Northwardly two hundred feet to a twelve feet wide alley bounded as follows, to wit, on the North by a twelve feet wide alley, on the East by lot of John J. Remaly, on the South by Penn Street, and on the West by lot of William H. Houser.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Bruce E. Messner and Annette S. Messner, h/w, by Deed from David M. Rostkowski and Beverly M. Rostkowski, h/w, dated 03/07/2001, recorded 03/23/2001 in Book 2001-1, Page 44241.

BEING KNOWN AS 237 Penn Street, Bath, PA 18014.

TAX PARCEL NUMBER: K6NW3D 2 6 0503.

SEIZED AND TAKEN into execution of the writ as the property of Bruce E. Messner and Annette S. Messner.

MELISSA J. CANTWELL, ESQUIRE

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**No. 59**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-11376**

ALL THAT CERTAIN tract of land with the improvements erected thereon, situated in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania, known as Lot 24, Riverview Estates West, Phase I Subdivision, as recorded in the Office of the Recorder of Deeds in and for Northampton County in

Record Book 2005-5, page 194, bounded and described as follows, to wit:

BEGINNING at the point formed by the intersection of the division line between Lot 24 and Lot 25, Phase I with the Northerly right-of-way line of Meadow Lane Drive (50 feet right-of-way) (N 215486.30, E 2673417.08); thence with reference to North American Datum 1983 (Pennsylvania North)(NAD83)

1) South 69 degrees 07 minutes 54 seconds West 80.00 feet coincident with said Northerly right-of-way line of Meadow Lane Drive (50 feet right-of-way) to a point; thence with reference to North American Datum 1983 (Pennsylvania North)(NAD83)

2) Coincident with said Northerly and Easterly right-of-way line of Meadow Lane Drive (50 feet right-of-way) and along a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90 degrees 00 minutes 00 seconds and a chord bearing and distance of South 65 degrees 52 minutes 06 seconds East 35.36 feet to a point;

3) North 20 degrees 52 minutes 06 seconds West 102.00 feet coincident with the division line between Lot 24 and Easterly right-of-way line of Meadow Lane Drive (50 feet right-of-way) to a point; thence with reference to North American Datum 1983 (Pennsylvania North)(NAD83)

4) North 69 degrees 07 minutes 54 seconds East 105.00 feet coincident with the division line between Lot 24 and Lot 36 to a point (N 215569.43, E 2673273.09); thence with reference to North American Datum 1983 (Pennsylvania North)(NAD83)

5) South 20 degrees 52 minutes 06 seconds East 127.00 feet coincident with the division line between

Lot 24 and Lot 25 and the Northerly right-of-way line of Meadow Lane Drive (50 feet right-of-way) to the point and place of Beginning.

SAID property subject to a 10 feet x 20 feet wide Utility Easement coincident with the third (3rd) and fourth (4th) courses of the foregoing description and to any other easements, restrictions and covenants of record as contained within the chain of title of said deed of record.

BEARINGS for this description refer to a map entitled 'Riverview Estates West, Block 32A, Lots 2, 3 and 4, Final Plat - Phase II, Major Subdivision,' sheet 1 of 1, last revised January 18, 2005. Prepared by Medina Consultants, P.C., One Edgeview Drive, Hackettstown, New Jersey 07840.

TITLE TO SAID PREMISES IS VESTED IN John Rosenblum and Maria Rosenblum, h/w, by Deed from Segal & Morel at Forks Township X, LLC, dated 02/09/2006, recorded 03/01/2006 in Book 2006-1, Page 85346.

BEING KNOWN AS 2943 Meadow Lane Drive, Easton, PA 18040.

TAX PARCEL NUMBER: K9 32A 2-24 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of John R. Rosenblum and Maria T. Rosenblum.

MEREDITH WOOTERS, ESQUIRE

**No. 61**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2011-05193**

TRACT NO. 1

Premises A. ALL THAT CERTAIN tract or parcel of land situate on the

northerly side of Main Street in the Borough of Bath, County of Northampton and State of Pennsylvania, bounded and described according to a survey dated November 13, 1996, and last revised December 12, 1996, prepared by Alfred O. Werner, Professional Land Surveyor, of East Greenville, Pennsylvania, as follows, to wit:

BEGINNING at a point in the centerline of Main Street and the easterly side of an eleven (11) foot wide public alley; thence along the easterly side of said alley North twenty-three (23) degrees forty-six (46) minutes thirty-five (35) seconds East two hundred ninety-three and twenty-nine one-hundredths (293.29) feet to a railroad spike in the southerly side of a sixteen (16) foot wide public alley; thence along the southerly side of said alley South sixty-seven (67) degrees zero (0) minutes zero (0) seconds East sixty-two and fifty one-hundredths (62.50) feet to a point in line of lands now or late of the First Bath Corporation; thence along said lands now or late of the First Bath Corporation South twenty-three (23) degrees forty-one (41) minutes forty (40) seconds West two hundred ninety-three and twenty-nine one-hundredths (293.29) feet to a point in the aforementioned centerline of Main Street; thence along said centerline of Main Street North sixty-seven (67) degrees zero (0) minutes zero (0) seconds West sixty-two and ninety-two one-hundredths (62.92) feet to the place of beginning.

CONTAINING eighteen thousand three hundred ninety-one (18,391) square feet of land.

Premises B. ALL THAT CERTAIN tract or parcel of land with buildings and improvements thereon erected situate at the northeast corner of

Main and Walnut Streets in the Borough of Bath, County of Northampton and State of Pennsylvania, bounded and described according to a survey dated November 13, 1996, and last revised December 12, 1996, prepared by Alfred O. Werner, Professional Land Surveyor, of East Greenville, Pennsylvania, as follows, to wit:

BEGINNING at the intersection of the easterly side of Walnut Street and the northerly side of Main Street; thence along the easterly side of said Walnut Street North zero (0) degrees twenty-seven (27) minutes fifteen (15) seconds West one hundred sixty-four and eighty-six one-hundredths (164.86) feet to a point in the southerly side of a fifteen (15) foot wide private alley; thence along the southerly side of said alley North eighty-nine (89) degrees thirty-two (32) minutes forty-five (45) seconds East one hundred forty-three and sixty-seven one-hundredths (143.67) feet; thence partly along the terminus of said private alley and partly along lands now or late of the Bath Chemical Engine & Hose Company No. 1 North twenty (20) degrees twelve (12) minutes fifty-five (55) seconds East one hundred sixteen and sixty-nine one-hundredths (116.69) feet to a point in the southerly side of Center Street; thence along the southerly side of said Center Street the following two (2) courses: (1) South eighty-eight (88) degrees forty-six (46) minutes ten (10) seconds East three and thirty-five one-hundredths (3.35) feet; and (2) South eighty-four (84) degrees thirty-four (34) minutes ten (10) seconds East seventy-three and nine one-hundredths (73.09) feet to a point in line of lands now or late of Roger G. Rehrig; thence along said lands now or late of Roger G. Rehrig South

twenty-one (21) degrees thirty-four (34) minutes forty (40) seconds West sixty-seven and two one-hundredths (67.02) feet to a point in the northerly side of a sixteen (16) foot wide public alley; thence along the northerly side of said alley North sixty-seven (67) degrees zero (0) minutes zero (0) seconds West twelve and twenty one-hundredths (12.20) feet to a point in the westerly side of an eleven (11) foot wide public alley; thence along the westerly side of said alley South twenty-three (23) degrees forty-six (46) minutes thirty-five (35) seconds West three hundred nine and twenty-nine one-hundredths (309.29) feet to a point in the centerline of the aforementioned Main Street; thence along said centerline of Main Street North sixty-seven (67) degrees forty (0) minutes zero (0) seconds West forty-five and seventy-one one-hundredths (45.71) feet; thence crossing the bed of said Main Street North twenty-two (22) degrees thirteen (13) minutes fifteen (15) seconds East twenty-eight (28) feet to a point in the aforementioned northerly side of said Main Street; thence along the northerly side of said Main Street North sixty-seven (67) degrees zero (0) minutes zero (0) seconds West seventy-two and forty-nine one-hundredths (72.49) feet to the place of beginning.

CONTAINING thirty-nine thousand five hundred eighty-six (39,586) square feet of land.

TRACT NO. 2

ALL THAT CERTAIN tract or parcel of land situate on the northerly side of Main Street in the Borough of Bath, County of Northampton and State of Pennsylvania, bounded and described according to a survey dated November 13, 1996, and last revised December 12, 1996, prepared by Alfred O. Werner, Professional Land Surveyor,

of East Greenville, Pennsylvania, as follows, to wit:

BEGINNING at a point in the centerline of Main Street and the westerly side of a fourteen (14) foot wide alley; thence along said centerline of Main Street North sixty-seven (67) degrees zero (0) minutes zero (0) seconds West thirty-four (34) feet to a point in line of lands now or late of the First National Bank of Bath; thence along said lands now or late of the First National Bank of Bath North twenty-three (23) degrees forty-one (41) minutes forty (40) seconds East two hundred ninety-three and twenty-nine one-hundredths (293.29) feet to a point in the southerly side of a sixteen (16) foot wide public alley; thence along the southerly side of said alley South sixty-seven (67) degrees zero (0) minutes zero (0) seconds East thirty-four (34) feet to a point in the aforementioned westerly side of a fourteen (14) foot wide public alley; thence along the westerly side of said alley South twenty-three (23) degrees forty-one (41) minutes forty (40) seconds West two hundred ninety-three and twenty-nine one-hundredths (293.29) feet to the place of beginning.

CONTAINING nine thousand nine hundred seventy-one (9,971) square feet of land.

IT BEING THE SAME PREMISES which Arcangelo Diodoardo, by his Indenture bearing date the twenty-eighth day of October, A.D. 1998, for the consideration therein mentioned, granted and conveyed unto the said Arcangelo Diodoardo and Wendy Diodoardo, his wife, and to their heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Record

Book Volume 1998-1, Page 149117, etc., relation being thereunto had, more fully and at large appears.

BEING KNOWN AS 107 East Main Street, Bath, PA 18014.

TAX PARCEL NUMBER: K6NW4C 12 17 0503.

THEREON BEING ERECTED a two-story commercial building with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Arcangelo Diodoardo and Wendy Diodoardo.

ALFRED S. PIERCE, ESQUIRE

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**No. 63**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-01318**

ALL THAT CERTAIN property situate and known as No. 1137 East Mechanic Street, in the City of Bethlehem, in the County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the northern line of Mechanic Street, said point being three hundred fifty-six and eighty-three hundredths (356.831) feet East from the northeast corner of Hill and Mechanic Streets, thence extending northwardly four degrees twelve minutes East seventy-five and forty-two hundredths (75.42') feet to a point, thence extending parallel to said Mechanic Street southwardly eighty-five degrees fifty-six minutes East fourteen and eighty-three hundredths (14.53) feet to a point, thence extending at right angles to said Mechanic Street and through a partition wall of a dwelling house known as No. 1137 and No. 1137-1/2 Mechanic Street southwardly four degrees four minutes West seventy-five and forty-two hundredths (75.42') feet to a point in

the northern line of Mechanic Street, thence extending along the same northwardly eighty-five degrees fifty-six minutes West fifteen (15') feet to the place of beginning.

BEING THE SAME PREMISES Nazareth National Bank and Trust Company by deed dated July 29, 1996 and recorded August 2, 1996 in the Office for the Recording of Deeds in and for Northampton County at Easton, Pennsylvania in Deed Book Volume 1996-1 at Page 079940 granted and conveyed unto Domenic A. Desei and Judith Desei, husband and wife, Grantors herein.

BEING KNOWN AS 1137 Mechanic Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: P6SE2B 4 24 0204.

SEIZED AND TAKEN into execution of the writ as the property of Domenic A. DeSei and Judith K. DeSei.

THOMAS A. CAPEHART, ESQUIRE

---

**No. 65**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-02506**

ALL THAT CERTAIN lot or piece of land with dwelling house thereon erected, and known as 3085 Clayton Street, situate in the Township of Palmer, County of Northampton, Commonwealth of Pennsylvania, being the Western 141.94 feet of Lot No. 6 as shown on the development plan of Moravian Terrace as prepared by Walter Aush, Surveyor, dated October 3, 1961, and recorded in the Office for the Recording of Deeds in and for Northampton County in Map Book 12, Page 66, bounded and described as follows, to wit:

BEGINNING at a point, the Northeast corner of Laub Avenue (now Clayton Street) and Fischer Road; thence, along the North side of Laub Avenue (now Clayton Street)

North 62 degrees 04 minutes East, 141.94 feet to a point; thence, through Lot No. 6, North 27 degrees 56 minutes West, 205.26 feet to a point; thence, along the line between Lot No. 6 and Lot No. 1, South 73 degrees 17 minutes West, 18.42 feet to a point on the East side of Fischer Road; thence, along the East side of Fischer Road, South 02 degrees 44 minutes West, 242.85 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Erica Gordon and Jeffrey S. Richter, by Deed from Jeffrey A. Sottolano and Sandra A. Sottolano, dated 02/28/2008, recorded 03/19/2008 in Book 2008-1, Page 76341.

BEING KNOWN AS 3085 Clayton Street, Easton, PA 18045.

TAX PARCEL NUMBER: L8SE1 2 6B 0324.

THEREON BEING ERECTED a split-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 Jeffrey S. Richter aka Jeffrey Scott Richter aka Jayme Lynn Richter and Erica Gordon aka Erica Marie Richter.

MEREDITH WOOTERS, ESQUIRE

---

**No. 66**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2012-03156**

ALL THAT CERTAIN brick dwelling being No. 1033 East Fourth Street and lot or piece of ground situate in the City of Bethlehem, formerly Borough of South Bethlehem, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Fourth Street two hundred twenty-six (226 feet) feet east from the northeast corner of Fourth and Cemetery



Streets; thence extending North and through the center of the partition wall of this property and property No. 1031 East Fourth Street and along land now or late of the Commercial Real Estate Company Limited, a distance of seventy-five and ninety-five one-hundredths (75.95) feet to a concrete retaining wall; thence extending east along said concrete retaining wall a distance of eighteen and sixty-three one-hundredths (18.63) feet to a point; thence extending south a distance of seventy-six and nine one-hundredths (76.09 feet) feet to a point on Fourth Street; thence extending west along said Fourth Street a distance of fourteen (14 feet) feet to a point, the place of BEGINNING.

BOUNDED on the North by land now or late of the Commercial Real Estate Company Limited, on the east by vacant lot, on the south by Fourth Street and on the West by No. 1031 East Fourth Street.

TITLE TO SAID PREMISES IS VESTED IN Julissa Estremera, by Deed from Joseph B. Zaun and

Jacqueline Zaun, h/w, dated 11/20/1998, recorded 12/15/1998 in Book 1998-1, Page 173383.

BEING KNOWN AS 1033 East 4th Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SE2B 6 6 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Julissa Estremera.

JEROME BLANK, 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

Apr. 18, 25; May 2

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**JANICE M. SCANLON, Plaintiff v. MARKETING PARTNERS,  
INC., Defendant v. WILLIAM McKENNA, Additional Defendant**

*Preliminary Objections—Joinder Complaint—Pennsylvania Human Relations Act—Age Discrimination—Demurrer—Failure to Exhaust Statutory Remedy—Statute of Limitations.*

Plaintiff filed a complaint alleging, *inter alia*, that Defendant fired her because of her age, in violation of the Pennsylvania Human Relations Act (“PHRA”). Subsequently, Defendant joined Additional Defendant, who had been president of Defendant during Plaintiff’s employment. Additional Defendant filed preliminary objections to the joinder complaint. Additional Defendant claimed that Plaintiff did not exhaust her statutory administrative remedies before filing her complaint in the court of common pleas. The Court overruled this objection because Additional Defendant did not create an evidentiary record upon which the Court could determine whether Plaintiff had failed to exhaust her statutory remedies. Additional Defendant also asserted a demurrer to Plaintiff’s PHRA age discrimination claim. Additional Defendant argued that he could not be held liable because the PHRA does not provide for individual liability. In overruling this objection, the Court held that the plain language of the PHRA provides for liability against individuals in addition to employers. The Court also overruled Additional Defendant’s preliminary objection alleging that Plaintiff’s age discrimination claim violated the statute of limitations, since, from the face of the complaint, the Court could not be certain that Plaintiff’s claim violated the applicable statute of limitations.

In the Court of Common Pleas of Northampton County, Pennsylvania,  
Civil Action—No. C-48-CV-2011-2847.

DONALD P. RUSSO, ESQUIRE, for Plaintiff.

CHARLES E. SHOEMAKER, ESQUIRE, for Defendant.

RICHARD L. ORLOSKI, ESQUIRE, for Additional Defendant.

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

*ORDER*

AND NOW, this 26th day of September, 2012, Additional Defendant’s “Preliminary Objections to the Joinder Complaint” are hereby OVER- RULED. Additional Defendant shall file an answer to Defendant’s Joinder Complaint within twenty (20) days.

*STATEMENT OF REASONS*

Plaintiff commenced the instant action by filing a Praecipe for Summons against Defendant on March 28, 2011. Plaintiff filed a Complaint against Defendant on May 2, 2012, in which she alleges that Defendant, her former employer, fired her due to her age. (Pl.’s Compl. ¶18.) At the time of her discharge from employment on November 10, 2008, Plaintiff was forty-nine years old. (*Id.* ¶¶17, 20.) Counts I and II of Plaintiff’s Complaint assert claims pursuant to federal antidiscrimination statutes, and

Count III asserts a claim pursuant to the Pennsylvania Human Relations Act ("PHRA").

In her Complaint, Plaintiff alleges that she began working for Defendant on or about September 7, 2006 as a vice president in the Youth Marketing Department. (*Id.* ¶¶3, 6, 9.) Plaintiff alleges that she had extensive experience in marketing, was well qualified for her position and performed high quality work. (*Id.* ¶¶7-9.) At some point, apparently after June 20, 2008, Additional Defendant, the president of Defendant, informed Plaintiff that another employee ("Allison") would be taking over a project that Plaintiff had been working on for months. (*Id.* ¶¶10-12.) Additional Defendant further informed Plaintiff that Allison would now be the "go to" person for the Youth Marketing Department. (*Id.* ¶12.) Plaintiff "was told the reason that Allison would be taking over the Youth Marketing Department was because she was 'young, pretty, and bubbly.' Plaintiff was told on numerous occasions that she was not young enough or pretty enough for her position." (*Id.* ¶14.) Plaintiff's responsibilities were shifted to Allison and another employee, both of whom were in their mid-twenties and were inexperienced and unqualified. (*Id.* ¶¶13, 15.) Defendant, despite requests from Plaintiff, refused to allow her to retain her position as vice president in exchange for accepting a lower salary and declined to offer her a different position with the company. (*Id.* ¶¶16-17.) On November 10, 2008, Defendant fired Plaintiff. (*Id.* ¶17.)

On June 5, 2012, Defendant filed a Joinder Complaint against Additional Defendant. The Joinder Complaint states that "[t]he unlawful conduct alleged by [Plaintiff] in her Complaint is entirely based upon actions and statements alleged to have been done or made by [Additional Defendant]." (Def.'s Joinder Compl. ¶7.) Defendant avers that "[t]he decision to terminate [Defendant]'s employment of [Plaintiff] was made solely and exclusively by [Additional Defendant]." (*Id.* ¶8.) The Joinder Complaint alleges that Additional Defendant is solely liable to Plaintiff or, in the alternative, is jointly and severally liable with Defendant. (*Id.* ¶¶15-16.) Accordingly, the Joinder Complaint requests indemnification and/or contribution from Additional Defendant.

In his Preliminary Objections to Defendant's Joinder Complaint, filed on June 13, 2012, Additional Defendant asserts three purported demurrers to any liability on the part of Additional Defendant arising out of the allegations raised in each count of Plaintiff's Complaint. On June 29, 2012, Defendant filed an Answer to Additional Defendant's Preliminary Objections. On September 4, 2012, the Honorable Emil Giordano entered an Order approving a stipulation by the parties that Plaintiff would discontinue her federal discrimination claims contained in Counts I and II of the Complaint and would proceed solely on her PHRA claim contained in Count III. Accordingly, Additional Defendant's first and second preliminary objections, which purport to assert demurrers to Additional Defendant's alleged

liability based upon the allegations raised in Counts I and II of Plaintiff's Complaint, will be overruled as moot.

Additional Defendant's third preliminary objection purports to be in the nature of a demurrer to Additional Defendant's alleged liability based upon the allegations raised in Count III of Plaintiff's Complaint. In support of his third preliminary objection, Additional Defendant avers the following:

14. [Additional Defendant] cannot be individually liable to ... Plaintiff under the PHRA, since he was never Plaintiff's employer, and Title VII must be interpreted consistently with the PHRA.

15. [Additional Defendant] cannot be liable since he was never the subject of a Charge of Discrimination.

16. The Complaint, at Count [III], does not state that Plaintiff exhausted her administrative remedies against any party, by filing a Charge of Discrimination within 180 days of her termination.

17. Plaintiff's PHRA count in the first instance was filed too late, outside of the applicable statute of limitations.

(Additional Def.'s Prelim. Objections to Def.'s Joinder Compl. ¶¶14-17.)

Initially, the Court notes that any party may file preliminary objections alleging "legal insufficiency of a pleading (demurrer)." Pa. R.C.P. No. 1028(a)(4). Pursuant to Rule of Civil Procedure 2252, which governs the joinder of additional defendants, "any party may join as an additional defendant any person not a party to the action who may be ... solely liable on the underlying cause of action against the joining party." Pa. R.C.P. No. 2252(a)(1). "The term 'underlying cause of action' refers to the cause of action set forth in the plaintiff's complaint." *Id.*, note. Here, the cause of action set forth in Count III of Plaintiff's Complaint is an age discrimination claim pursuant to the PHRA. Additional Defendant's third preliminary objection essentially asserts that, based upon the allegations in Plaintiff's Complaint and in Defendant's Joinder Complaint, Additional Defendant cannot be held solely liable on Plaintiff's PHRA claim.

Paragraphs fifteen, sixteen and seventeen of Additional Defendant's Preliminary Objections, however, do not relate to or support an allegation that Plaintiff's PHRA claim is legally insufficient. Paragraph seventeen, as discussed *infra*, alleges a violation of the applicable statute of limitations. Paragraphs fifteen and sixteen essentially allege that Plaintiff failed to exhaust her statutory remedies pursuant to the PHRA. Any party may file preliminary objections alleging a "failure to exercise or exhaust a statutory remedy." Pa. R.C.P. No. 1028(a)(7). A plaintiff asserting a discrimination claim pursuant to the PHRA must file her complaint with the Pennsylvania Human Relations Commission ("PHRC") within 180 days after the alleged act of discrimination, 43 P.S. §959(a), (h), and "must exhaust all adminis-



trative remedies available through the PHRC before filing a civil action alleging discrimination.” *Southeastern Pennsylvania Transportation Authority v. City of Philadelphia*, 20 A.3d 558, 562 (Pa. Commw. 2011); *see also*, 43 P.S. §962(c). Additional Defendant is correct that Plaintiff’s Complaint does not state that Plaintiff exhausted her statutory remedies with the PHRC.<sup>1</sup> However, “[p]reliminary objections raising an issue under [Rule 1028(a)(7)] cannot be determined from facts of record. In such a case, the preliminary objections must be endorsed with a notice to plead or no response will be required under Rule 1029(d).” Pa. R.C.P. No. 1028(c)(2), note. Additional Defendant did not endorse his Preliminary Objections with a notice to plead; however, Defendant, in its Answer to Additional Defendant’s Preliminary Objections, admitted that Count III of Plaintiff’s Complaint “does not state that Plaintiff exhausted her administrative remedies against any party.” (Additional Def.’s Prelim. Objections to Def.’s Joinder Compl. ¶16; Def.’s Answer to Additional Def.’s Prelim. Objections ¶16.) Nevertheless, admitting that Plaintiff’s Complaint does not state that Plaintiff exhausted her administrative remedies is not the equivalent of admitting that Plaintiff failed to exhaust her administrative remedies.<sup>2</sup> To enable the Court to resolve the issue of whether Plaintiff failed to exhaust her statutory remedies, Additional Defendant was required to establish an evidentiary record pursuant to Northampton County Rule of Civil Procedure N1028(c)(2). Since Additional Defendant failed to do so, the Court must overrule Additional Defendant’s preliminary objection to the extent it alleges, in paragraphs fifteen and sixteen, a failure to exhaust a statutory remedy. *See Cooper v. Church of St. Benedict*, 954 A.2d 1216, 1221 (Pa. Super. 2008).

Paragraph fourteen of Additional Defendant’s Preliminary Objections is effectively a demurrer to Plaintiff’s PHRA claim. To sustain a demurrer, a court must be certain that the law will not permit recovery. *Pennsylvania Builders Association v. Department of Labor and Industry*, 4 A.3d 215, 220 (Pa. Commw. 2010). “[A] court must overrule the objection if the complaint pleads sufficient facts which, if believed, would entitle the petitioner to relief under any theory of law.” *Wilksburg Police Officers Association By and Through Harder v. Commonwealth*, 535 Pa. 425, 431, 636 A.2d 134, 137 (1993). Any doubt as to whether the demurrer should be sustained must be resolved in favor of overruling it. *Soto v. Nabisco, Inc.*, 32 A.3d 787, 790 (Pa. Super. 2011). The court must accept all material factual averments in the complaint as true, as well as all inferences reasonably deducible therefrom. *O’Donnell v. Hovnanian Enterprises, Inc.*, 29 A.3d 1183, 1186

<sup>1</sup> Plaintiff’s Complaint simply avers that Plaintiff “filed an administrative claim of discrimination with the” PHRC. (Pl.’s Compl. ¶22.)

<sup>2</sup> Moreover, an admission that Plaintiff failed to exhaust her statutory remedies is an admission to a conclusion of law, to which neither Defendant nor Plaintiff is bound. *See Martin v. Poole*, 232 Pa. Super. 263, 267 n.2, 336 A.2d 363, 365 n.2 (1975).

(Pa. Super. 2011). “Preliminary objections in the nature of a demurrer require the court to resolve the issues solely on the basis of the pleadings; no testimony or other evidence outside of the complaint may be considered to dispose of the legal issues presented by the demurrer.” *Hess v. Fox Rothschild, LLP*, 925 A.2d 798, 805 (Pa. Super. 2007) (quoting *Cardenas v. Schober*, 783 A.2d 317, 321-22 (Pa. Super. 2001)).

Additional Defendant argues that only employers, and not individuals, can be held liable for discriminatory conduct that violates the PHRA. Defendant, on the other hand, argues that the PHRA does provide for individual liability. Pursuant to the PHRA, an employer may not “discharge from employment” an employee on the basis of age. 43 P.S. §955(a). Additionally, it is an unlawful discriminatory practice

[f]or any person, employer, ... or employee, to aid, abet, incite, compel or coerce the doing of any act declared by this section to be an unlawful discriminatory practice, or to obstruct or prevent any person from complying with the provisions of this act or any order issued thereunder, or to attempt, directly or indirectly, to commit any act declared by this section to be an unlawful discriminatory practice.

*Id.* §955(e). While there does not appear to be any Pennsylvania appellate authority on the issue of whether the PHRA provides for liability against individuals for their discriminatory conduct, the U.S. District Court for the Eastern District of Pennsylvania has held that “an individual supervisory employee can be held liable under an aiding and abetting/accomplice liability theory pursuant to §955(e) for his own direct acts of discrimination or for his failure to take action to prevent further discrimination by an employee under supervision.” *Davis v. Levy, Angstreich, Finney, Baldante, Rubenstein & Coren P.C.*, 20 F. Supp. 2d 885, 887 (E.D. Pa. 1998). The Court of Common Pleas of Lackawanna County has held likewise. *Santarelli v. National Book Company Inc.*, 41 D. & C.4th 483, 492 (Lackawanna Cty. 1999).

Of course, “absent a United States Supreme Court pronouncement, the decisions of federal courts are not binding on Pennsylvania state courts.” *Gutteridge v. A.P. Green Services, Inc.*, 804 A.2d 643, 651 (Pa. Super. 2002). Likewise, decisions from our sister common pleas courts offer persuasive, not binding, authority. See *Castle Pre-Cast Superior Walls of Delaware, Inc. v. Strauss-Hammer*, 416 Pa. Super. 53, 57, 610 A.2d 503, 505 (1992). Nevertheless, the Court agrees with *Davis* and *Santarelli* that the PHRA provides for liability against individuals in addition to employers. 43 P.S. §955(e) imposes liability on “any person.” Pursuant to the PHRA, “[t]he term ‘person’ includes one or more individuals” as well as “any ... employee.” *Id.* §954(a) (emphasis added). Therefore, Section 955(e) permits recovery against individuals and employees for unlawful discriminatory conduct. Given the plain language of Section 955(e), and given that the antidis-

crimination provisions of the PHRA are to be liberally construed, 43 P.S. §§952(b), 962(a), the Court finds, at the very least, that individual supervisory employees can be held liable for their discriminatory conduct.<sup>3</sup>

Without a doubt, the president of a company, such as Additional Defendant during his employment with Defendant, is a supervisory employee. Defendant, in its Joinder Complaint, alleges that the decision to fire Plaintiff was made solely by Additional Defendant. (Def.'s Joinder Compl. ¶8.) Plaintiff alleges that the decision was based on Plaintiff's age. (Pl.'s Compl. ¶¶14, 18, 20, 31-32.) Accepting these averments as true for purposes of the demurrer, Additional Defendant certainly aided his employer's discrimination against Plaintiff, since Additional Defendant's decision to fire Plaintiff *was* Defendant's decision to fire Plaintiff. Accordingly, based upon the allegations in Plaintiff's Complaint and in Defendant's Joinder Complaint, Plaintiff could have filed a PHRA complaint against Additional Defendant, and the demurrer stated in paragraph fourteen of Additional Defendant's Preliminary Objections is, therefore, overruled.

The Court's inquiry does not end there, as Additional Defendant also contends, in paragraph seventeen of its Preliminary Objections, that the applicable statute of limitations bars the assertion of a PHRA claim against him, even if pleaded sufficiently. Additional Defendant argues that the time limit for Plaintiff to file a PHRA claim against him has expired. A statute of limitations defense can often play a significant role with respect to the viability of a joinder complaint, since

[i]t is well established that where an original defendant wishes to join an additional defendant who is *not* already a defendant in the action on the ground that the additional defendant is solely liable on the plaintiff's cause of action, the original defendant must act within the statute of limitations applicable to the plaintiff's cause of action.

*Hileman v. Morelli*, 413 Pa. Super. 316, 326, 605 A.2d 377, 382 (1992). As an affirmative defense, a statute of limitations defense is properly pleaded in new matter, not preliminary objections. *See* Pa. R.C.P. No. 1030(a). However, when a party erroneously asserts a statute of limitations defense in preliminary objections, "the failure of the opposing party to file preliminary objections to the defective preliminary objections, raising the erroneous defense[], waives the procedural defect and allows the trial court

<sup>3</sup> The Court is mindful that "[t]he PHRA is generally applied in accordance with Title VII" of the Civil Rights Act of 1964. *Infinity Broadcasting Corporation v. Pennsylvania Human Relations Commission*, 893 A.2d 151, 157 n.10 (Pa. Commw. 2006). The Court is further cognizant that "[i]t is well settled that individual employees cannot be held liable under Title VII." *Gadling Cole v. West Chester Univ.*, No. 11-0796 (JBS), 2012 WL 1075809, \*4 (E.D. Pa. March 30, 2012); 42 U.S.C.A. §2000e-2. Title VII, however, lacks a provision analogous to Section 955(e) of the PHRA. In construing Section 955(e) of the PHRA, the Court cannot ignore its plain language, or how it differs from Title VII.

to rule on the preliminary objections.” *Borough of Nanty Glo v. Fatula*, 826 A.2d 58, 64 (Pa. Commw. 2003). In such a case, a court may sustain a preliminary objection asserting a statute of limitations defense if the defense is “clear on the face of the pleadings.” *Scavo v. Old Forge Borough*, 978 A.2d 1076, 1078 (Pa. Commw. 2009). Here, as Defendant did not file preliminary objections to Additional Defendant’s Preliminary Objections, the Court may consider the merits of Additional Defendant’s statute of limitations defense.

As noted above, a plaintiff must file her complaint with the PHRC within 180 days after the alleged act of discrimination. 43 P.S. §959(h). According to Plaintiff’s Complaint, Defendant fired Plaintiff, due to her age, on November 10, 2008. (Pl.’s Compl. ¶¶17-18.) Therefore, Plaintiff had 180 days, from November 10, 2008, to file a complaint with the PHRC alleging that she was discriminated against by Defendant, Additional Defendant, or both. As Additional Defendant notes in his Brief, Plaintiff’s Complaint is silent as to the date on which Plaintiff filed a complaint with the PHRC. (Additional Def.’s Br. at 3.) Plaintiff’s Complaint is also silent as to who was named in the PHRC complaint. Plaintiff’s Complaint merely avers that “Plaintiff filed an administrative claim of discrimination with the” PHRC. (Pl.’s Compl. ¶22.) Neither the Complaint nor the Joinder Complaint aver that Plaintiff did *not* file a complaint against Additional Defendant with the PHRC within 180 days of November 10, 2008. Given that Plaintiff did not name Additional Defendant as a defendant in the instant case, it is very likely that she has never filed a complaint with the PHRC against him. However, in ruling on a statute of limitations defense at the preliminary objection stage, the Court cannot make that assumption. As stated above, the statute of limitations defense must be clear on the face of the pleadings.<sup>4</sup> *Scavo*, *supra*. Because the Court cannot conclude, with absolute certainty, that Plaintiff did not file a timely complaint against Additional Defendant with the PHRC, the Court cannot conclude, at this stage, that Additional Defendant cannot be held solely liable to Plaintiff on her PHRA claim based upon the statute of limitations. Accordingly, Additional Defendant’s preliminary objection alleging a violation of the applicable statute of limitations is overruled.

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<sup>4</sup> Additional Defendant, in his Preliminary Objections, avers that “Plaintiff’s PHRA count in the first instance was filed too late, outside of the applicable statute of limitations.” (Additional Def.’s Prelim. Objections to Def.’s Joinder Compl. ¶17.) Defendant, in his Answer to Additional Defendant’s Preliminary Objections, purported to admit this averment. (Def.’s Answer to Additional Def.’s Prelim. Objections ¶17.) However, the averment in paragraph seventeen of Additional Defendant’s Preliminary Objections is a conclusion of law, which is deemed denied, Pa. R.C.P. No. 1029(a), (d) and the admission to which Defendant is not bound. *Martin*, *supra*.

**LT APARTMENTS, LLC, Plaintiff v. Estate of  
SHIRLEY WARNER, Defendant**

*Preliminary Objections—Standing—Contract—Fictitious Name.*

Defendant asserted that Plaintiff lacked standing to bring an action for unpaid rent, as it was not a named party to the lease agreement binding the deceased. Plaintiff argued that it was the current owner of the fictitious name “Lafayette Towers Apartments,” which entity was a party to the lease. However, records submitted to the Court showed that another individual was the owner of the same fictitious name at the time the lease was entered into and Plaintiff was unable to account for the discrepancy. The complaint was dismissed without prejudice.

In the Court of Common Pleas of Northampton County, Pennsylvania,  
Civil Division—No. C-48-CV-2008-2394.

KIMBERLY G. KRUPKA, ESQUIRE, for Plaintiff.

THERESA HOGAN, ESQUIRE, for Defendant.

Order of the Court entered on April 9, 2012 by ROSCIOLI, J.

*OPINION*

This matter is before the Court on Defendant’s preliminary objections to Plaintiff’s First Amended Complaint. In its First Amended Complaint, Plaintiff seeks to recover unpaid rent pursuant to a lease agreement entered into between “Lafayette Towers Apartments” and the late Shirley Warner. Defendant raises three preliminary objections, the substance of each being that Plaintiff lacks standing to bring the within action, as it is not a party to the lease. Defendant seeks the dismissal of Plaintiff’s claims, with prejudice.

*I. FACTUAL AND PROCEDURAL BACKGROUND*

Plaintiff in this matter seeks to collect four months’ unpaid rent from Defendant, in the total amount of \$4,440. This claim is based upon Plaintiff’s allegations that the late Shirley Warner entered into a one-year residential lease agreement with “Lafayette Towers Apartments” commencing September 1, 1999, which she and “Lafayette Towers Apartments” renewed annually thereafter, and subject to which Shirley Warner was bound to pay \$1,110 monthly from September 1, 2005 through August 31, 2006. The sole parties to the contract were Shirley Warner and “Lafayette Towers Apartments.” Shirley Warner died in April 2006, leaving four months unpaid on the lease. However, the lease agreement at issue allegedly bound Shirley Warner’s heirs, executors, administrators, successors and assigns to the obligation to pay the remaining rent due thereunder. It is pursuant to this clause that Plaintiff now seeks damages.

This case was initially commenced by Plaintiff on December 20, 2007 by the filing of a civil action before Magisterial District Judge Michael J. Koury, Jr., following which judgment was entered against Defendant on February 6, 2008 in the amount of \$1,100 plus costs of suit, totaling \$1,192.50. On March 7, 2008, Plaintiff filed an appeal of that judgment to this Court, and filed its Complaint on March 26, 2008. On April 15, 2008, Defendant filed preliminary objections thereto. On May 7, 2008, Plaintiff filed a First Amended Complaint, to which Defendant filed the instant preliminary objections on May 23, 2008. On May 27, 2008, Defendant filed a Motion to Extend Time, subsequent to which this Court issued an Order extending the time in which the parties were required to prepare a record concerning the facts at issue and file any responsive or supporting brief. That Order did not specify a specific time frame in which these matters were to be accomplished.

No further action was taken by either party until January 6, 2012, when Defendant filed a Motion for Judgment on the Pleadings, which Plaintiff opposed. This Court denied Defendant's motion, on the grounds that the preliminary objections remained outstanding. Both parties have now filed all of the necessary materials. While Defendant's preliminary objections raise an issue of fact related to Plaintiff's capacity to sue, pursuant to Pa. R.C.P 1028(a)(5), no evidentiary hearing has taken place. Nonetheless, we find the matter to be ready for disposition, as both parties seek to rely upon their respective exhibits, and Plaintiff, the party bearing the proof on the issue of its standing to bring this action, has specifically stated in its answer to the preliminary objections that it does not wish for an evidentiary hearing.

## II. DISCUSSION

Defendant raises three preliminary objections, the third of which reaches the heart of its objection to the First Amended Complaint. In this preliminary objection, Defendant asserts that Plaintiff lacks standing to bring the within action, as it is not the real party in interest. In support of this contention, Defendant points to the residential lease agreement at issue, which was clearly entered into between Shirley Warner and an entity known as "Lafayette Towers Apartments." Defendant claims that Plaintiff LT Apartments, LLC cannot bring this action because, at the time that the contract was made, and at the time each of the lease renewals was made, the fictitious name "Lafayette Towers Apartments" was registered to a Sylvia Willner, pursuant to the Fictitious Names Act, 54 Pa. C.S.A. §301 *et seq.* In support of this assertion, Defendant has provided the Court with a document from the Pennsylvania Department of State, dated December 11, 2007, showing "Sylvia Willner et al." to be the owner of the fictitious name "Lafayette Towers Apartments." The document further reflects that Sylvia Willner owned the fictitious name from November 3, 1986. Defen-



dant further states in its preliminary objection that Plaintiff has failed to allege any assignment of rights under the lease agreement to Plaintiff by Sylvia Willner, or any consent by Sylvia Willner for Plaintiff to use the fictitious name.

In its answer to the preliminary objections, Plaintiff glosses over Defendant's statements concerning the past ownership of the fictitious name, merely stating that it is the current legal owner of the fictitious name, and thus has standing to sue in this action. It further admits that it has made no allegation of assignment of the contract or consent to use the fictitious name. In support of its contention that it is the current legal owner of the fictitious name, Plaintiff attaches to its brief a document from the Pennsylvania Department of State, identical in kind to that submitted by the Defendant, dated April 2, 2012, showing that LT Apartments, Inc. has owned the fictitious name "Lafayette Towers Apartments" since February 7, 2008. That date, we note, is one month prior to the filing of Plaintiff's appeal to this Court, and one day after judgment was first entered against Defendant in this case by the magistrate. In essence, Plaintiff argues that, taken alone, the fact that it currently owns the fictitious name "Lafayette Towers Apartments" imparts upon it the right to sue under a contract entered into by "Lafayette Towers Apartments" prior to it having become the owner of that fictitious name. We cannot agree.

The Fictitious Name Act, found at 54 Pa. C.S.A. §301 *et seq.*, provides a means by which persons or entities conducting business under a fictitious name must register with the Pennsylvania Department of State, providing certain identifying information. There is a duty on the part of a registrant to amend the registration as necessary to maintain its accuracy. 54 Pa. C.S.A. §303(b). An amendment may be made with regard to a number of aspects of the registration, including the identity of the owner of the fictitious name. 54 Pa. C.S.A. §312(a)(3). Perhaps most important to the present inquiry, the statute provides that registration of a fictitious name "imparts no legal right to the registering entity other than that the conducting of business by it under a fictitious name shall not result in the penalties provided by section 331." 54 Pa. C.S.A. §332. Applied in the present context, this means that the mere registration of "LT Apartments, LLC" as the new owner of the fictitious name "Lafayette Towers Apartments" is immaterial with regard to Plaintiff's standing in this case, as it does not in and of itself impart upon Plaintiff the legal right to sue under a contract entered into by "Lafayette Towers Apartments," if the contract was not assigned to Plaintiff by the person or entity who owned that name *at the time the contract was entered into*, or that it acquired the right to sue on the contract by any other means.

As admitted by Plaintiff in its answer to the preliminary objections, it does not allege an assignment of the contract at issue. Importantly, in the face of an allegation that it has no standing to sue in this matter, Plaintiff has neither pleaded nor provided evidence of its connection to the contract

at issue in any manner, other than providing evidence that it registered the fictitious name, previously registered to another, after it initially sought to collect the unpaid rent. Put another way, Plaintiff has presented no evidence upon which we could conclude that Plaintiff is either (a) the actual party with whom Shirley Warner contracted, or (b) a successor in interest to same. Based upon this meager record, we can only conclude that Plaintiff does not have standing to sue, as it has not shown that it has been aggrieved in any way, having neither proven nor alleged how it came to have any rights under the contract. *See Washington Mutual Bank v. Carr*, 77 D. & C.4th 136 (Adams Cty. 2006). Having so concluded, we shall grant Plaintiff leave to amend its pleading in the event that it may state a better case by amendment.

The remainder of Defendant's preliminary objections reiterate the same core issue just addressed, *i.e.*, Plaintiff's failure to plead sufficient allegations addressed to its capacity to sue and its status as a real party in interest. Defendant also addresses therein Plaintiff's alleged failure to comply with the registration requirements of the Fictitious Name Act. Specifically, Defendant argues that Plaintiff, having failed to register as the owner of the fictitious name at issue, is subject to a civil penalty of \$500 before it may maintain this action. Pa. C.S.A. §331(b). Plaintiff asserts that it is not subject to such a fine, pursuant to 54 Pa. C.S.A. §311(c), on the basis that it has substantially complied in good faith with the registration requirements. Having determined that Plaintiff lacks standing, we must conclude that this objection is moot. However, we would comment that Plaintiff asserts that it has complied in good faith with the registration requirements of the Fictitious Name Act without averring facts in support of such a conclusion.

WHEREFORE, we enter the following:

#### ORDER

AND NOW, this 9th day of April 2012, upon consideration of Defendant's preliminary objections to the First Amended Complaint, and Plaintiff's response thereto, it is hereby ORDERED that Plaintiff's third preliminary objection is SUSTAINED. The remaining preliminary objections are moot.

Accordingly, Plaintiff's First Amended Complaint is DISMISSED, WITHOUT PREJUDICE to Plaintiff's right to file a further amended pleading within twenty (20) days.

**KAITLYN PHELAN, Plaintiff v. JAMES JOHN MARTIN, Defendant***Preliminary Objections—Untimely Pleading—Pennsylvania Rule of Civil Procedure 1026(a)—Prejudice—Burden Shifting Analysis.*

Plaintiff's Preliminary Objection was sustained where Defendant filed Preliminary Objections and New Matter ten months after Plaintiff filed an Amended Complaint. The court can permit an untimely pleading if there was cause for the untimely filing. If cause is shown, the untimely filing will be permitted as long as it does not prejudice the other party. Defendant did not allege any facts as to why the pleading was untimely. Plaintiff did not need to show prejudice since Defendant failed to show cause for the untimeliness. Therefore, Defendant failed to meet his burden and the untimely pleading is stricken.

In the Court of Common Pleas of Northampton County, Pennsylvania,  
Civil Division—No. C-48-CV-2009-5096.

KELLY CLIFFORD RAMBO, ESQUIRE, for Plaintiff.

James John Martin, Pro Se.

Order of the Court entered on November 2, 2011 by BARATTA, J.

*ORDER*

AND NOW, this 2nd day of November, 2011, upon consideration of Plaintiff, Kaitlyn Phelan's, Preliminary Objection, it is hereby ORDERED that Plaintiff's Preliminary Objection is SUSTAINED. The Preliminary Objections and New Matter contained in Defendant Martin's response to the Plaintiff's Amended Complaint are stricken and dismissed with prejudice.

*STATEMENT OF REASONS**Factual and Procedural History*

This action arises from an incident that occurred in February of 2006. At that time, James John Martin (hereinafter referred to as "Defendant") took his daughter, Britney Martin (hereinafter referred to as "Britney"), and Kaitlyn Phelan (hereinafter referred to as "Plaintiff") to Stefano's Bar and Restaurant (hereinafter referred to as "Stefano's") in Bethlehem, Pennsylvania.

While at Stefano's, Defendant bought alcoholic beverages and gave them to Britney and Plaintiff, both of whom were underage. Britney and Plaintiff both became intoxicated at Stefano's due to consuming the alcohol Defendant ordered. Defendant then took Britney and Plaintiff back to his house where he sexually assaulted Plaintiff. As a result of his actions that night, Defendant was charged with and pled guilty to Indecent Assault, Corruption of Minors, Furnishing Alcohol to Minors, and Reckless Endangerment in the Northampton County Court of Common Pleas on December 19, 2008. Defendant is currently serving his sentence in state prison.

On July 2, 2009, Plaintiff filed her first Complaint against Defendant and Stefano's Restaurant, Inc. based on the alleged events of that night. In her Complaint, Plaintiff alleged that Defendant caused her injuries that night through his negligence, carelessness, recklessness and intentional actions. Plaintiff also alleged that Stefano's employees knew Britney and Plaintiff were underage and consuming the alcohol Defendant ordered. Thus, Plaintiff asserted that Stefano's was negligent and careless in serving alcoholic beverages to Defendant and allowing minors to consume alcoholic beverages on its premises, all of which contributed to and exposed Plaintiff to the sexual assault by Defendant.

Defendant responded to the Complaint by mailing the Northampton County Prothonotary a letter stating Defendant wanted to defend himself against the claim but could not afford an attorney and requesting information about obtaining free representation. This letter was dated July 14, 2009, and filed on July 22, 2009 by the Northampton County Prothonotary. No other response to the first Complaint was filed by Defendant.

On October 4, 2010, the Honorable William F. Moran issued an Order permitting Plaintiff to file an amended Complaint which added a claim for punitive damages.<sup>1</sup>

On April 4, 2011, an Order of Court was entered by the Honorable Anthony Beltrami. On that date, Judge Beltrami apparently held a status conference with counsel for Plaintiff and Stefano's Restaurant. That Order contained Judge Beltrami's handwritten note which set forth: "settlement/discontinuance pending. Plaintiff to discontinue within thirty (30) days." Although the file does not contain any discontinuance, we assume that Plaintiff's claims against Stefano's have been discontinued as Plaintiff's most recent filings do not reference Stefano's in the caption.

On September 6, 2011, Defendant responded to the Amended Complaint by filing a *pro se* response to the Amended Complaint. The response was a hybrid pleading which contained responses to each Paragraph of the Amended Complaint and New Matter. We note that each answered paragraph contained what are classically referred to as general denials which demanded strict proof by Plaintiff. Within the New Matter, the Defendant raised assertions which asserted that the Plaintiff, while a minor, purchased and consumed alcohol on other occasions, that she was involved in an incestuous relationship with a relative and engaged in deviant sexual behavior. There were other assertions in Defendant's New Matter which were labeled Preliminary Objections. The Defendant has not filed a brief in support of his Preliminary Objections.

Plaintiff subsequently filed Preliminary Objections to the Preliminary Objections and New Matter raised by Defendant. Plaintiff has filed briefs both in support of her Preliminary Objections and against the Defendant's

<sup>1</sup> Plaintiff apparently served the Defendant with a copy of the Amended Complaint by first class mail on October 4, 2010, as alleged in Exhibit "C" to its Preliminary Objections.

Preliminary Objections. Defendant has not filed a response to Plaintiff's Preliminary Objections.

This matter was assigned to us from the October 25, 2011 Argument Court List.

### *Legal Standard*

In ruling on preliminary objections in the nature of a demurrer, the trial court may consider no testimony or evidence outside of the complaint. *Mellon Bank, N.A. v. Fabinyi*, 437 Pa. Super. 559, 567-68, 650 A.2d 895, 899 (1994). All well-pleaded, material, relevant facts, along with all reasonable inferences therefrom, must be taken as true; in other words, the court may not consider the factual merits of the claims. *In re: Adoption of S.P.T.*, 783 A.2d 779, 782 (Pa. Super. 2001). In order to grant a demurrer, it must be certain from the face of the complaint that the claims will not support recovery under any legal theory. *Mellon Bank*, supra at 568, 50 A.2d at 899; *Eckell v. Wilson*, 409 Pa. Super. 132, 135, 597 A.2d 696, 697-98 (1991).

Preliminary objections, whose end result would be the dismissal of a cause of action, should be sustained only where "it is clear and free from doubt from all the facts pleaded that the pleader will be unable to prove facts legally sufficient to establish [its] right to relief." *Bourke v. Kazaras*, 746 A.2d 642, 643 (Pa. Super. 2000) (citation omitted). Moreover, it is essential that the face of the complaint indicate that its claims may not be sustained and that the law will not permit recovery. If there is any doubt, it should be resolved by the overruling of the demurrer. *Bailey v. Storlazzi*, 729 A.2d 1206, 1211 (Pa. Super. 1999).

Northampton County Local Rules of Civil Procedure N1028(c) provides in pertinent part:

Preliminary objections shall be resolved on an argument list, and shall be filed and briefed in conformity with Rule N211

...

If a brief is not filed in accordance with this rule, the preliminary objections shall be dismissed by the court.

### *Discussion*

Plaintiff raises two arguments in her Preliminary Objections and Brief in Opposition of Defendant's Preliminary Objections. First, Plaintiff argues Defendant's Preliminary Objections are untimely. Second, Plaintiff argues that Defendant's New Matter contains scandalous, impertinent and outrageous allegations. Therefore, Plaintiff argues Defendant's New Matter and Preliminary Objections be stricken and dismissed with prejudice.

In Plaintiff's first argument, Plaintiff contends Defendant's Preliminary Objections and New Matter are untimely because they were filed nearly ten months after the Amended Complaint was filed.

The Rules of Civil Procedure are to be liberally construed to secure just, speedy and inexpensive determination of proceedings. Pa. R.C.P. No. 126. The court at any stage of an action may disregard any error or defect as long as it does not affect the substantial rights of the parties. *Id.* The time prescribed by any rule of civil procedure can be extended either by agreement of the parties or by order of court. Pa. R.C.P. No. 248.

Pennsylvania Rule of Civil Procedure 1026(a) states “every pleading subsequent to the complaint shall be filed within twenty days of service of the preceding pleading, but no pleading need to be filed unless the preceding pleading contains a notice to defend or is endorsed with a notice to plead.” Pa. R.C.P. No. 1026(a). The twenty-day filing period of Rule 1026(a) is interpreted liberally and is permissive rather than mandatory. *Weaver v. Martin*, 440 Pa. Super. 185, 191, 655 A.2d 180, 183 (1995). It is within the trial court’s sound discretion to extend this filing period. *Id.* A trial court that strikes an untimely pleading will not have abused its discretion when the trial court finds a blatant disregard for or an abject indifference to the Rules of Civil Procedure. *Peters Creek Sanitary Authority v. Welch*, 545 Pa. 309, 314-15, 681 A.2d 167, 170 (1996).

When determining whether an untimely pleading should be stricken, the court follows a burden shifting analysis. The party seeking the allowance of a late filing must initially show cause as to why the court should extend the statutory filing period. *Francisco v. Ford Motor Company*, 397 Pa. Super. 430, 435-36, 580 A.2d 374, 377 (1990). Once cause for the untimely filing is shown, the burden shifts to the party moving to have the pleading stricken, who then must show the untimely filing caused prejudice. *Peters Creek Sanitary Authority*, *supra*.

If the party moving to strike an untimely pleading was the cause of the delay in filing, the party seeking the extension is relieved of the burden to show cause and the party moving to strike must show prejudice. *Gale v. Mercy Catholic Medical Center Eastwick, Inc., Fitzgerald Mercy Division*, 698 A.2d 647 (Pa. Super. 1997). Further, the party moving to strike an untimely filing does not need to seek a default judgment in order for an untimely pleading to be stricken. *Peters Creek Sanitary Authority*, *supra*.

We have previously found that filing a pleading three months after the statutory period expired without cause has been a sufficiently long delay to strike an untimely pleading. *See Pasquariello v. Godbout*, 2005 WL 2492246, 72 D. & C.4th 129 (Northampton Cnty. 2005). In addition, the Pennsylvania Commonwealth Court has held that filing a demurrer twenty-five days after the expiration of the statutory period without cause has been a sufficiently long delay to strike an untimely pleading. *See Commonwealth, Department of Environmental Resources v. Morcoal Company*, 54 Pa. Commonwealth Ct. 87, 419 A.2d 821 (1980).

Here, Defendant has not responded to Plaintiff’s Preliminary Objections so there are no facts or allegations in the pleadings for the court to



consider and draw reasonable inferences from as to the cause for Defendant's late filing. Although Plaintiff has failed to allege she was prejudiced by Defendant's untimely filing of his Preliminary Objections, Plaintiff is not required to show such prejudice. Under *Peters Creek Sanitary Authority*, supra, the burden has not shifted to Plaintiff since Defendant has not shown cause for his untimely filing.

Defendant did not respond to the Amended Complaint for almost ten months after being served. When Defendant did file his Preliminary Objections, he did not provide a reason for the extended delay in filing. The Defendant did not file a brief in support of his Preliminary Objections. Finally, we note that Defendant has not responded to Plaintiff's Preliminary Objections.

The Defendant's ten-month delay in responding to the Amended Complaint, the failure to file his supporting brief and the failure to respond to Plaintiff's Preliminary Objections demonstrate a pattern of disregard for and indifference to the time limits imposed by the applicable Rules of Civil Procedure.

Therefore, we sustain Plaintiff's Preliminary Objection to the untimely filing of Defendant's Preliminary Objections and New Matter of Defendant Martin Answering Plaintiff's Amended Complaint. Defendant's Preliminary Objections and New Matter of Defendant Martin Answering Plaintiff's Amended Complaint are stricken and dismissed with prejudice.

Plaintiff's second Preliminary Objection contends that the New Matter of Defendant should be stricken and dismissed with prejudice because it contains scandalous, impertinent and outrageous allegations. We need not discuss the inappropriate, vulgar, offensive and wholly irrelevant allegations contained in the New Matter. Such allegations and language violate the Rules of Civil Procedure. The entire New Matter will be stricken with prejudice.

Finally, in the interest of moving this litigation forward, we note that the Defendant's general denials to the Amended Complaint remain of record.

## Northampton County Bar Association Notification of Change Form

To assist the NCBA Staff in maintaining up-to-date information on all attorneys and subscribers of the *Reporter*, would you please complete the form below and return it to the NCBA Office whenever you have a change and/or addition to your address, telephone number, fax number or e-mail address. *Return to:* Northampton County Bar Association, 155 South Ninth Street, Easton, PA 18042-4399, FAX: (610) 258-8715.

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## **PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, May 6, 2013**