

Northampton County Reporter

(USPS 395-280)

VOL. LVII

EASTON, PA April 18, 2013

NO. 68

**Manuel E. Cruz, As Administrator of the Estate of Ofelia A. Ben, Manuel E. Cruz,
As Administrator of the Estate of Katherine Cruz, Manuel E. Cruz, in His Own
Right, Plaintiffs v. UGI Corporation, UGI Utilities, Inc., UGI Penn
Natural Gas, Inc. and UGI Central Penn Gas, Inc., Defendants**

CONTENTS

Audit—Orphans' Court.....	10	Legal Notice.....	10
Bar News.....	3	Limited Liability Company Notice.....	9
Corporate Fictitious Name		Notices of Incorporation.....	9
Registration Notice.....	9	Public Notice.....	10
Estate and Trust Notices.....	4	Sheriff's Sales.....	10

INSERT: Blue: 1. Annual Summer Outing

2. 2013 Calendar
3. PA CLE Requirements
4. NCBA/Miller Keystone Blood Center Blood Bank Program
- Cream: 1. "Introduction to the Practice of Law"
2. "Domestic Violence Laws and Ethical Considerations in Pennsylvania and New Jersey"
3. Pawtucket Red Sox vs. Lehigh Valley Iron Pigs
4. PBI/CLE Seminars – NCBA Office – April-August, 2013
- Goldenrod: 1. Quarterly Association Meeting
2. "Criminal Practice in the Magisterial District Courts"
3. Estate Planning for Digital Assets
4. The NCBA welcomes three new members

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.

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Northampton County Reporter

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

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Edward P. Shaughnessy, Esquire

Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

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.

If you don't have time to do it right you, must have time to do it over. ~ Anonymous

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**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

SECOND PUBLICATION**BEDE, JULIUS G. a/k/a DR.**
JULIUS E. BEDE, dec'd.

Late of Easton, Northampton
County, PA

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

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

BENSON, AUDREY a/k/a
AUDREY E. BENSON a/k/a
AUDREY CALLARERNI a/k/a
AUDREY SIEBENS, dec'd.

Late of the City of Easton,
Northampton County, PA

Executrix: Dawn Marie Siebens
a/k/a Dawn M. Chloros c/o
Dionysios C. Pappas, Esquire,
Vasiliadis & Associates, 2551
Baglyos Circle, Suite A-14,
Bethlehem, PA 18020

Attorneys: Dionysios C. Pappas,
Esquire, Vasiliadis & Associates,
2551 Baglyos Circle, Suite A-14,
Bethlehem, PA 18020

BONNEY, JEAN L., dec'd.

Late of the Borough of Bangor,
Northampton County, PA

Executrix: Ann Louise Smith 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

BUCK, LORRAINE R., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executrix: Nancy A. Becker c/o
Mary Ann Snell, Esquire, 3400
Bath Pike, Suite 311, Bethlehem,
PA 18017

Attorney: Mary Ann Snell,
Esquire, 3400 Bath Pike, Suite
311, Bethlehem, PA 18017

CHICKEY, MARY MARGARET
a/k/a MARY M. CHICKEY,
dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Administrator: Stanley J.
Chickey, 1008 Powder Mill Road,
Bethlehem, PA 18017

Attorney: Gary S. Figore, Esquire,
801 Lehigh Street, Easton, PA
18042

COOPERSMITH, SHARON L.,
dec'd.

Late of Wilson Borough,
Northampton County, PA

The Sharon L. Coopersmith
Living Revocable Trust

Trustees: Wayne T. Folweiler and
Raymond C. Folweiler, III c/o
Edward H. Butz, Esquire,
Lesavoy Butz & Seitz LLC, 7535
Windsor Drive, Suite 200,
Allentown, PA 18195

Attorneys: Edward H. Butz,
Esquire, Lesavoy Butz & Seitz
LLC, 7535 Windsor Drive, Suite
200, Allentown, PA 18195

EALER, HAROLD F., dec'd.

Late of the Township of Palmer,
Northampton County, PA

Executor: Steven G. Ealer 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

FOX, ROY C., SR., dec'd.

Late of the Township of Williams,
Northampton County, PA

Co-Executors: Roy C. Fox, Jr.
and Judith A. Darrow c/o
Bradford D. Wagner, Esquire,
662 Main Street, Hellertown, PA
18055-1726

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

HANDELONG, ROBERT S. a/k/a

ROBERT HANDELONG, dec'd.

Late of Pen Argyl, Northampton
County, PA

Executrix: Frances Handelong
c/o Vanessa M. Nenni, Esquire,
622 Linden Street, Bethlehem,
PA 18018

Attorney: Vanessa M. Nenni,
Esquire, 622 Linden Street,
Bethlehem, PA 18018

HYDE, WARREN, M., dec'd.

Late of Stockerton, Northampton
County, PA

Administrator: Andrew G.
Golian, 321 Walden Road,
Wilmington, DE 19803

PUMMER, ALEX JON, SR. a/k/a

ALEX JON PUMMER a/k/a
ALEX J. PUMMER, dec'd.

Late of Walnutport, Northamp-
ton County, PA

Administratrix: Erin Lee Pummer
c/o Robert B. Roth, Esquire, The
Roth Law Firm, 123 North Fifth
Street, Allentown, PA 18102

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

STEM, EVELYN B., dec'd.

Late of the Borough of Wilson,
Northampton County, PA

Executrix: Jean E. Orse

Attorneys: Robert Glazer,
Esquire, McLaughlin & Glazer,
800 Walnut Street, Easton, PA
18042-4381

TEPOLI, HELEN, dec'd.

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

Executrix: Patricia Jean Lobb
a/k/a Patricia T. Lobb 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

ZAPPA, ELEANOR MARY a/k/a

ELEANOR ZAPPA, dec'd.

Late of Easton, Northampton
County, PA

Administrator: Robert Zappa,
750 Texas Rd., Easton, PA 18042

ZOCCOLA, JOSEPHINE A., dec'd.

Late of Forks Township, Northampton County, PA

Executors: James T. Zoccola and Sally Jo A. Dutkus c/o Charles D. McCormick, Esquire, Caelie McCormick Sweigart, Esquire, One South Main Street, 3rd Floor, Wilkes-Barre, PA 18701
Attorneys: Charles D. McCormick, Esquire, Caelie McCormick Sweigart, Esquire, One South Main Street, 3rd Floor, Wilkes-Barre, PA 18701

THIRD PUBLICATION

EWING, MARY C., dec'd.

Late of the Borough of Nazareth, 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

FLISZAR, THERESA A., dec'd.

Late of Bethlehem Township, Northampton County, PA

Executrix: Deborah A. Williams c/o Michael E. Riskin, Esquire, Riskin and Riskin, 18 East Market Street, P.O. Box 1446, Bethlehem, PA 18016-1446

Attorneys: Michael E. Riskin, Esquire, Riskin and Riskin, 18 East Market Street, P.O. Box 1446, Bethlehem, PA 18016-1446

HESKE, WILLIAM J. a/k/a WILLIAM JOHN HESKE, dec'd.

Late of the City of Bethlehem, Northampton County, PA

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

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

McENROE, LUCY, dec'd.

Late of 640 Broadway, Bangor, Northampton County, PA

Executrix: Bridget A. Eddinger, 640 Broadway, Bangor, PA 18013

Attorneys: Elizabeth M. Field, Esquire, Powlette & Field, LLC, 508 Park Avenue, Stroudsburg, PA 18360

MILLER, RONALD E., dec'd.

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

Administrator: Stephen J. Miller c/o Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018

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

MUTHARD, GERALD DALE, dec'd.

Late of 629 East 5th Street, Bethlehem, Northampton County, PA

Administrator: Robert White, 110 Cypress Drive, Quakertown, PA 18951

Attorneys: Jeffrey C. Karver, Esquire, Boyd & Karver, Attorneys-at-Law, 7 East Philadelphia Avenue, Boyertown, PA 19512

PARTON, W. JULIAN, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Nancy Joy Parton 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

PERLOW, LAURA J. a/k/a LAURA JEAN PERLOW, dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Diane P. Orner c/o Daniel P. Sabetti, Esquire, Sabetti Law Offices, 224 West Broad Street, Bethlehem, PA 18018

Attorneys: Daniel P. Sabetti, Esquire, Sabetti Law Offices, 224 West Broad Street, Bethlehem, PA 18018

RICHARDS, CHARLES T., dec'd.

Late of the Borough of Portland, Northampton County, PA

Executrix: Linda M. McHugh 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

ROMAN, ANTOINETTE, dec'd.

Late of Northampton County, PA
Administratrix: Nancy Roman Oberlender c/o David M. Frees, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460

Attorneys: David M. Frees, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460

SENICK, JOSEPH, JR. a/k/a JOSEPH SENICK, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrices: Pauline K. Senick and Kristine B. Fallos

Attorneys: Raymond J. DeRaymond, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

SOLDRIDGE, FRANK J., JR., dec'd.

Late of Lehigh Township, Northampton County, PA

Executors: Frank J. Soldridge, III and Margaret M. Labanoski c/o Frank M. Skrapits, Esquire, Affiliated with Steckel and Stopp, 2152 Main Street, Northampton, PA 18067-1211

STAUFFER, ALTHEA B. a/k/a ALTHEA STAUFFER a/k/a ALTHEA BARICK STAUFFER, dec'd.

Late of Bethlehem (Lower Saucon Township), Northampton County, PA

Executrix: Leanne S. Haas
Attorney: Nicholas M. Zanakos, Esquire, 742 Main Street, Bethlehem, PA 18018

WEAVER, ELSIE M., dec'd.

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

Administratrix C.T.A.: Carol D. Worman 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

WEIGL, HERMINA R., dec'd.

Late of the Township of Moore, Northampton County, PA

Co-Executrices: Patricia A. Burns and Rose M. Roberts, 960 Tamenend Rd., Bath, PA 18014

YOUNGKEN, DORIS C. a/k/a DORIS P. YOUNGKEN, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Co-Executrices: Jill Youngken and April E. Herrity c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

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

ZEHNER, WALTER RANDALL, JR. a/k/a W. RANDALL ZEHNER, dec'd.

Late of Hellertown, Northampton County, PA

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

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

ZELLNER, PAUL H., JR., dec'd.

Late of Nazareth, Northampton County, PA

Executors: Paul H. Zellner, III and Twyla A. Zellner

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

**NOTICES OF INCORPORATION
CBS GROUP****PENNSYLVANIA, INC.**

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

Apr. 18

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania

at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Law of 1988, 15 Pa. C.S. Section 1101. The name of the corporation is:

ELLIPTICAL HOLDINGS INC.

and the registered office is located at: 2719 Fleetwood Street, Easton, PA 18045.

Apr. 18

**CORPORATE FICTITIOUS NAME
REGISTRATION NOTICE**

Name:

DG PROPERTY MANAGEMENT

with its principal place of business at: 5100 West Tilghman Street, Suite 320, Allentown, PA 18104.

CORRECTION: The name of the entity owning or interested in said business is: Dietrick Group Property Management, LLC, 5100 West Tilghman Street, Suite 320, Allentown, PA 18104.

Apr. 18

**LIMITED LIABILITY COMPANY
NOTICE**

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 March 26, 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:

**BANGOR TIRE &
AUTO CENTER, L.L.C.**

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

Apr. 18

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

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

ESTATE; Accountant

RUTH J. BORTELL; Linda L. Bortell, Executrix

BRIAN R. MILLER; Barbara A. Miller, Administratrix

SYLVIA A. SNYDER; Lynette J. Schutts, Executrix

ANGELO L. SPINELLI; Gilda De Angelis, Executrix

AUDIT NOTICE

All Parties interested are notified that an audit list will be made up of all Accounts and the said list will be called for audit at the Northampton County Government Center, Easton, PA on: FRIDAY, APRIL 26, 2013 AT 9:00 A.M. IN COURTROOM #1.

Gina X. Gibbs

Clerk of Orphans' Court

Apr. 11, 18

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 12, 2013, the Petition of Tammi A. Mojica was filed in Northampton County Court of Common Pleas at C-48-CV-2013-3422, seeking to change the name of Petitioner from Tammi A. Mojica to Bambie T. Mojica. The Court has fixed Tuesday, June 11, 2013 at 9:00 A.M., in courtroom #4 at the Northampton County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Apr. 18

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 Townhomes, 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 Townhomes, 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

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

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 Westerly side 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 Wetzell, 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

No. 8

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-02398**

ALL THAT CERTAIN messuage, 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 Jackson-

ville 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:

ALL THAT 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

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 Northwesterly 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 North-westerly 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

No. 10

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-08512**

ALL THAT CERTAIN message, 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

No. 11

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

ALL THAT CERTAIN message 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

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

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

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

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

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

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

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

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

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 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 Rodney J. Townes.

LAUREN R. TABAS, ESQUIRE

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

ALL THAT CERTAIN message, 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 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 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 now 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 580 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 580 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

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

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

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

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 Fritzinger, thence South 10 degrees 33 minutes East, along line of other lands now or late of Fred Fritzinger, 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

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 Northwestern 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 Northwestern side of Concord Court; thence extending South 02 degrees, 24 minutes, 38 seconds East, along the said Northwestern 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

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

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

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

ALL THAT CERTAIN message 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. Silfies, 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

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
WRIT 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) decrees 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

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 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 3/4) degrees East seven and three-tenths (3.7) perches to a post; thence South thirty-five and one-half (35 1/2) degrees East three (3) perches to a white ash; thence up the meadow fence North seventy-seven and one-half (77 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 1/2) degrees East three (3) rods to a post; thence up said race North thirty-seven and one-half (37 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 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 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 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 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 1/4) degrees West forty and nine-tenths (40.9) perches to an ash tree; thence North thirty-two and three-quarters (32 3/4) degrees West three (3) perches to a stone; thence South seventy-five and one-half (75 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 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 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 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 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 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 1/4) degrees East twenty-five and four-tenths (25.4) perches along land now or late of a stone in line of land now or late of a prior grantee; thence North along said land twenty-five and three-quarters (25 3/4) degrees East four and seven-tenths (4.7) perches to a stone; thence South seventy-three and one-quarter (73 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

No. 42**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-07577**

ALL THAT CERTAIN mesuage 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

No. 43
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-01563

ALL THAT CERTAIN message and tract or parcel of land situate on the easterly side of Front Street in the Borough of Hellertown, County of Northampton and Commonwealth of Pennsylvania, shown as Lot No. 1, on a Revised Subdivision Plan of Archie A. Kunkle, dated October 4, 1996, revised November 6, 1996, prepared by William L. Diehl, P.E., P.L.S. and recorded in Northampton County Recorder of Deeds Office in Plan Book 1997-5 Page 7, bounded and described as follows:

Beginning at an iron pin located on the easterly right-of-way line of Front Street and at the northwesterly corner of Lot No. 2 of the aforementioned Revised Subdivision Plan, said iron pin also located at the southwesterly corner of the herein described lot; thence along the easterly right-of-way line of Front Street North 05 degrees 10 minutes 00 seconds West a distance of 50.00 feet to an iron pin; thence along land now or formerly of Joseph P. and Alice M. Malone and land now or formerly of James S. and Grace Rosenberger North 84 degrees 50 minutes 00 seconds East a distance of 140.00 feet to an iron pin, thence along the westerly right of way line of Harwi Street South 05 degrees 10 minutes 00 seconds East a distance of 50.00 feet to an iron pin; thence along Lot No. 2 of the aforementioned Revised Subdivision Plan South 84 degrees 50 minutes 00 seconds West a distance of 140.00 feet to an iron pin, the place of beginning.

BEING THE SAME PREMISES WHICH Archie A. Kunkle by deed dated April 29, 1997 and recorded May 1, 1997 in Northampton County Record Book 1997-1, Page 042195, granted and conveyed unto Curtiss C. Holbert.

BEING KNOWN AS 825 Front Street, Hellertown, PA 18055.

TAX PARCEL NUMBER: Q7SW2D 2 7 0715.

SEIZED AND TAKEN into execution of the writ as the property of Curtiss C. Holbert.

LEON P. HALLER, ESQUIRE

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 northeasterly 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

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

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, PEN ARGYL, 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

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

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

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

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 Pennsylvania, 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

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 message, 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

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

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

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 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 Heather L. Christein.

JEROME BLANK, ESQUIRE

No. 58

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

ALL THAT CERTAIN message 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

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 zero (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

No. 62

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-08388**

ALL THAT CERTAIN tract, piece or parcel of land with the messuage or Tenement No. 317 Crest Avenue thereon erected, situate, lying and being in the Sixteenth Ward of the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

Starting at a point formed by the intersecting lines of Signet Street (50 feet wide) and Crest Avenue (60 feet wide); thence South 87 degrees 30 minutes 0 seconds East along the center of Crest Avenue, 165.00 feet, approximately, to a point; thence

North 2 degrees 30 minutes 0 seconds East, across said avenue, 30.00 feet to a point designating first corner of parcel described herein; thence North 2 degrees 30 minutes 0 seconds East, along common line between No. 311 and property described herein, 100.00 feet to a point; thence South 87 degrees 30 minutes 0 seconds East, along the southerly side of an unopened 20.00 feet wide alley, 40.00 feet to a point; thence South 2 degrees 30 minutes 0 seconds West, partly along a short chain link fence and also along center of a dividing wall between property numbers 317 and 319, 100.00 feet to a point on the southerly right-of-way line of the aforementioned Crest Avenue; thence North 87 degrees 30 minutes 0 seconds West along said right-of-way line (30 feet from center), 40.00 feet to a point designating first corner of parcel described herein.

Contains 4,000.00 square feet.

TITLE TO SAID PREMISES IS VESTED IN Thomas L. Goulet by deed from Jeffrey W. Peplow dated 04/21/2005 recorded 04/29/2005 in Deed Book 2005-1 Page 156182.

BEING KNOWN AS 317 Crest Avenue, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P7SW3C 2 6 0204.

SEIZED AND TAKEN into execution of the writ as the property of Thomas L. Goulet.

KATHERINE E. KNOWLTON,
ESQUIRE

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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**MANUEL E. CRUZ, As Administrator of the Estate of
OFELIA A. BEN, MANUEL E. CRUZ, As Administrator of the
Estate of KATHERINE CRUZ, MANUEL E. CRUZ, in His Own
Right, Plaintiffs v. UGI CORPORATION, UGI UTILITIES, INC.,
UGI PENN NATURAL GAS, INC. and UGI CENTRAL
PENN GAS, INC., Defendants**

Preliminary Objection—Demurrer—Insufficient Specificity in a Pleading—Strict Liability—Breach of Warranty—Negligence—Negligence Per Se—Punitive Damages.

Plaintiffs filed a complaint asserting various causes of action against Defendants in connection with an explosion in an Allentown gas main pipeline that damaged property and killed three members of Plaintiff Manuel E. Cruz' family. Defendants filed preliminary objections. The Court sustained demurrers to Plaintiffs' strict liability and breach of warranty claims because Plaintiffs did not plead that any gas that had passed through Cruz' meter contributed to the damages alleged by Plaintiffs. The Court overruled a preliminary objection to Plaintiffs' request for punitive damages, finding that Plaintiffs had pleaded that Defendants had been on decades-long notice that their pipe system in Allentown, including the subject main pipeline, was in a state of dangerous deterioration, yet Defendants failed to perform necessary repairs and maintenance. In overruling a motion for a more specific pleading, the Court held that Plaintiffs were not required to specifically plead statutes and regulations, the alleged violations of which gave rise to negligence per se claims. Additionally, the Court sustained objections to the pleading of open-ended allegations and the pleading of evidence.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Action—No. C-48-CV-2012-0454.

CHRISTIAN M. PERRUCCI, ESQUIRE, for Plaintiffs.

JOSEPH A. HOLKO, ESQUIRE, for Defendants.

Order of the Court entered on November 19, 2012 by BELTRAMI, J.

OPINION

This matter is before the Court on "Defendants' Preliminary Objections to Plaintiffs' Fourth Amended Complaint." Briefs have been submitted, argument was heard on September 25, 2012, and the matter is ready for disposition.

On July 20, 2012, Plaintiffs filed a Fourth Amended Complaint, which alleges the following facts. On February 9, 2011, a natural gas explosion occurred in Allentown, Pennsylvania and destroyed the residence at 542 North 13th Street, which was owned by Plaintiff Manuel E. Cruz ("Cruz"). (Fourth Am. Compl. ¶¶21-22.) Three members of Cruz' family, Ofelia A. Ben, Katherine Cruz and Matthew E. Vega, died in the explosion. (*Id.* ¶¶2, 5, 11, 21.) An automobile that Cruz had purchased for Katherine Cruz also sustained damage in the explosion. (*Id.* ¶23.) Plaintiffs attribute the cause of the explosion to a break in a twelve-inch diameter cast-iron gas main

pipeline on Allen Street between North 13th and Mercer Streets. (*Id.* ¶¶29-33.) The subject gas main, which had been installed in 1928 and had suffered heavy corrosion, was “under the exclusive care and control of Defendants.” (*Id.* ¶¶19, 32, 33.) Plaintiffs allege, *inter alia*, that Defendants failed to properly maintain and repair the gas main and failed to properly odorize the gas so that customers could detect gas leaks. (*E.g., id.* ¶112(a), (jj).) In their Fourth Amended Complaint, Plaintiffs assert negligence, negligence per se, strict liability, vicarious liability, punitive damages, wrongful death and breach of warranty claims against Defendants.¹

On August 10, 2012, Defendants filed the instant Preliminary Objections. Plaintiffs filed an Answer to the Preliminary Objections on August 29, 2012.

Defendants’ first preliminary objection asserts demurrers to Plaintiffs’ strict liability claims contained in Counts Four, Eleven and Eighteen of the Fourth Amended Complaint. Any party may file preliminary objections alleging “legal insufficiency of a pleading (demurrer).” Pa. R.C.P. No. 1028(a)(4). 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 (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)).

Plaintiffs assert their strict liability claims against Defendants pursuant to Section 402A of the Restatement (Second) of Torts, which provides that:

¹Plaintiffs characterize their negligence per se claims and their requests for punitive damages as separate causes of action in the Fourth Amended Complaint. For the reasons discussed *infra*, negligence per se is not an independent cause of action. Additionally, “[a] request for punitive damages does not constitute a cause of action in an[d] of itself. Rather, a request for punitive damages is merely incidental to a cause of action.” *Nix v. Temple University of the Commonwealth System of Higher Education*, 408 Pa. Super. 369, 380, 596 A.2d 1132, 1138 (1991).

- (1) One who sells any product in a defective condition unreasonably dangerous to the user or consumer or to his property is subject to liability for physical harm thereby caused to the ultimate user or consumer, or to his property, if
 - (a) the seller is engaged in the business of selling such a product, and
 - (b) it is expected to and does reach the user or consumer without substantial change in the condition in which it is sold.

- (2) The rule stated in Subsection (1) applies although
 - (a) the seller has exercised all possible care in the preparation and sale of his product, and
 - (b) the user or consumer has not bought the product from or entered into any contractual relation with the seller.

Restatement (Second) of Torts §402A (1965).² The Pennsylvania Superior Court has held that a plaintiff seeking to hold a defendant strictly liable pursuant to Section 402A must establish the following elements:

- (1) a product;
- (2) a sale of that product;
- (3) a user or consumer;
- (4) a defective condition, unreasonably dangerous; and
- (5) causation—that the product caused physical harm to the ultimate user or consumer, or to his property.

Schriner v. Pennsylvania Power & Light Company, 348 Pa. Super. 177, 185, 501 A.2d 1128, 1132 (1985). “If any of these requisite elements remains unsatisfied, [Section] 402A has no applicability.” *Id.*

Here, Defendants’ sole challenge to Plaintiffs’ strict liability claims is that Plaintiffs have not pleaded facts establishing that there was a “sale” of the gas that caused Plaintiffs’ damages. In *Schriner*, the plaintiff filed suit against a utility company alleging injury to dairy cattle as a result of “stray voltage” from electrified milking equipment. *Id.* at 179, 501 A.2d at 1129. In determining whether a “sale” of electricity occurred, the Superior Court stated the following:

The *sale* of a product is fundamental to any strict liability claim. *See* § 402A(1). ... With a product such as electricity, a literal ‘sale’ of the product may not be required; however, courts willing to call electricity a product have been consistent in holding that the electricity must have been placed into the stream of commerce before § 402A strict liability can attach. ...

Entry of electricity into the stream of commerce has been deemed to occur, generally, when the electricity leaves the transmission lines and passes through the customer’s meter. ...

² The Pennsylvania Supreme Court adopted Section 402A of the Restatement (Second) of Torts as Pennsylvania law in *Webb v. Zern*, 422 Pa. 424, 427, 220 A.2d 853, 854 (1966).

... .

In other words, while still in the distribution system, electricity is a service, not a product; electricity only becomes a product, for purposes of strict liability, once it passes through the customer's meter and into the stream of commerce. ...

Thus, under our holding herein, if electricity 'in a defective condition, unreasonably dangerous' passes through the meter of a user or consumer and into the stream of commerce, causing physical harm to the ultimate user or consumer, or to his property, the doctrine of strict liability in tort may be applied against the public utility which 'engaged in the business of selling such a product,' which product '[was] expected to and [did] reach the user or consumer without substantial change in the condition in which it was sold.'

Id. at 187-89, 501 A.2d at 1133-34 (citations omitted) (quoting Restatement (Second) of Torts §402A(1) (1965)).

In *Stanton v. National Fuel Gas Company*, 1 D. & C.4th 223 (Mercer Cty. 1987), the Court of Common Pleas applied the holding in *Schriner* to the sale of natural gas. In that case, the defendants asserted demurrers to the plaintiffs' strict liability, products liability and breach of warranty claims, which arose from a gas explosion that killed the plaintiffs' decedents. *Id.* at 225. According to the plaintiffs' complaint, the explosion occurred because of a leak in the gas main pipeline under the street in front of the apartment in which the decedents were staying. *Id.* at 224, 226. The plaintiffs also alleged that the gas itself was defective and unreasonably dangerous. *Id.* Significantly, there were no service lines off the main pipeline running to the apartment building. *Id.* Applying *Schriner*, the Court of Common Pleas of Mercer County held that "[b]ecause the gas in this case did not enter through plaintiffs' piping system or through their meter, they are no different than any non-customer who suffered injury or loss." *Id.* at 230-31. Thus, the court concluded "that a defect in the distribution system may not be regarded as a defect in the product and a sale of the product." *Id.* at 231.

Plaintiffs argue that *Schriner* is distinguishable because it involved the sale of electricity, not gas. As to gas, Plaintiffs rely on *University of Pittsburgh v. Equitable Gas Company*, 5 D. & C.3d 303, 308-10 (Allegheny Cty. 1978), which held that gas passing through a main pipeline can constitute a "sale" pursuant to Section 402A. However, *Equitable Gas* was decided prior to the Superior Court's decision in *Schriner*, which is binding authority upon this Court. Like the court of common pleas in *Stanton*, this Court finds that *Schriner*'s holding applies to both the sale of electricity and gas, especially since both are distributed to a consumer through a meter. Thus, Plaintiffs must establish that the gas in question was sold, that

is, that the gas passed through Plaintiffs' piping system or through their meter.

In the three counts of the Fourth Amended Complaint asserting strict liability claims against Defendants, Plaintiffs have pleaded that "[t]he insufficiently-odorized gas delivered and sold by Defendants was unsafe and hazardous," "[t]he subject gas was delivered and sold without adequate inspection or examination so as to discover the hazard," and "[t]he subject gas was distributed and sold with no warning as to the hazard posed by its lack of sufficient odorization." (Fourth Am. Compl. ¶¶123(a), (d), (e), 171(a), (d), (e), 222(a), (d), (e).) If the allegations that Defendant "sold" the gas are averments of fact, then the Court must overrule the demurrer, since Plaintiffs would have pleaded causes of action pursuant to Section 402A.³ If, however, these allegations are conclusions of law, then the Court must look elsewhere in the Fourth Amended Complaint to determine whether Plaintiffs have pleaded facts to support the legal conclusion that a "sale" of gas occurred. *See Bell v. Township of Spring Brook*, 30 A.3d 554, 557 n.7 (Pa. Commw. 2011) ("Conclusions or averments of law are not considered to be admitted as true by a demurrer.").

Based upon the Superior Court's reasoning in *Schriner*, the Court finds that an allegation that a "sale" of gas occurred pursuant to Section 402A is a conclusion of law. Accordingly, such allegations as pleaded in paragraphs 123, 171 and 222 of Plaintiffs' Fourth Amended Complaint are conclusions of law that do not establish that a "sale" of gas occurred for purposes of Section 402A. Thus, the Court must look elsewhere in the Fourth Amended Complaint to determine if a "sale" of gas has been properly pleaded. In paragraph 18 of their Fourth Amended Complaint, Plaintiffs aver that "[n]atural gas distribution systems consist of distribution main lines and service lines. Distribution main lines are generally installed in underground utility easements alongside streets and highways. Distribution service lines run from the distribution main line into homes or businesses." (Fourth Am. Compl. ¶18.) Plaintiffs allege that "[a]t all relevant times, the distribution main at issue was under the exclusive care and control of Defendants." (*Id.* ¶19.) While the Fourth Amended Complaint makes a multitude of allegations of defects in the gas main in question (*see id.* ¶¶29, 30, 33, 55, 57, 112, 130, 131, 152, 154, 160, 184, 207, 211, 230, 253), there are no allegations of any defects in any service line running from the main line to the Cruz residence. Much more importantly, there are no averments that any gas that had passed through Cruz' meter contributed to the damages alleged by Plaintiffs. Accordingly, Plaintiffs have not sufficiently pleaded that the gas that caused Plaintiffs' damages had been "sold." As

³ As Defendants only dispute whether Plaintiffs have pleaded that a "sale" occurred, the Court, for purposes of ruling on this demurer, will not address whether Plaintiffs have established the other four elements of a strict liability claim pursuant to Section 402A.

such, Plaintiffs have not pleaded a strict liability claim pursuant to Section 402A. Therefore, the Court must sustain Defendants' first preliminary objection and will dismiss Counts Four, Eleven and Eighteen of the Fourth Amended Complaint.

Defendants' second preliminary objection asserts a demurrer to the breach of warranty claim contained in Count Twelve of Plaintiffs' Fourth Amended Complaint. In Count Twelve, Plaintiffs allege that "Defendants expressly and/or impliedly warranted to Plaintiff-purchaser that the subject natural gas was of fair and average quality, that the subject gas was fit for the purpose for which it was produced and sold and that the subject gas was fit and safe for the particular purpose for which it was intended." (*Id.* ¶174.) Plaintiffs allege that the natural gas that was produced, distributed and sold by Defendants was insufficiently odorized, resulting in a breach of the implied warranty of merchantability. (*Id.* ¶177.) Plaintiffs also allege that the gas was not fit for the particular purpose for which it was intended. (*Id.* ¶175.) Defendants argue that because Plaintiffs have not averred a sale of the gas, the Fourth Amended Complaint fails to state a valid breach of warranty claim.

The Uniform Commercial Code, Article 2, Sales ("UCC") governs the creation of express warranties, implied warranties of merchantability, and implied warranties of fitness for a particular purpose. 13 Pa. C.S.A. §§2313-15. However, "[b]efore the protections of the Article 2 warranties apply, 'there must be a sale of goods.'" *Pennsy Supply, Inc. v. American Ash Recycling Corp. of Pennsylvania*, 895 A.2d 595, 603 (Pa. Super. 2006) (quoting *Turney Media Fuel, Inc. v. Toll Bros., Inc.*, 725 A.2d 836, 840 (Pa. Super. 1999)). The UCC provides that "[a] 'sale' consists in the passing of title from the seller to the buyer for a price." 13 Pa. C.S.A. §2106(a). Since the UCC "should be construed as co-extensive with section 402A" of the Restatement (Second) of Torts, *Williams v. West Penn Power Company*, 502 Pa. 557, 566, 467 A.2d 811, 815 (1983), the Court will equate a "sale" of gas pursuant to the UCC with a "sale" of gas pursuant to Section 402A. Accordingly, as the Court has determined that, as pleaded by Plaintiffs, there was no "sale" of gas pursuant to Section 402A, the Court finds that there was no "sale" pursuant to the UCC.⁴ Other courts of common pleas have reached the same conclusion. *See Stanton*, supra at 235; *Rush v. UGI Corporation*, 12 D. & C.3d 302, 305-306 (Cumberland Cty. 1979). Therefore, Plaintiffs have not pleaded a claim for breach of an express or implied warranty, and Defendants' second preliminary objection must be sustained. Accordingly, Count Twelve of Plaintiffs' Fourth Amended Complaint will be dismissed.

⁴ As with their Section 402A claims, Count Twelve contains conclusions of law that the gas was "sold" but no averments that the gas passed through Cruz' meter. (Fourth Am. Compl. ¶¶174-75, 177.)

Defendants' third preliminary objection purports to be a demurrer to paragraph 17 of Plaintiffs' Fourth Amended Complaint, which states: "As a distributor of natural gas, Defendants owed the highest degree of care to users and consumers of the gas, including Plaintiffs and Decedents." (Fourth Am. Compl. ¶17.) Defendants contend that paragraph 17 sets forth an incorrect standard of care for distributors of natural gas. In negligence actions, the existence of a duty of care, as an element of negligence, is a question of law for the court to decide. *Matharu v. Muir*, 29 A.3d 375, 384-85 (Pa. Super. 2011); *see also*, *Kaiser v. Western States Administrators*, 702 A.2d 609, 614 (Pa. Commw. 1997) ("A legal conclusion is a statement of a legal duty without stating the facts from which the duty arises."). Technically speaking, since a demurrer objects to a cause of action, *see Krajewski v. Gusoff*, 2012 WL 3293335, *6 (Pa. Super. Aug. 14, 2012), it is an inappropriate means for challenging an alleged standard of care.⁵ As paragraph 17 does not purport to state a cause of action, the Court will overrule the purported demurrer to that paragraph contained in Defendants' third preliminary objection.

Defendants' fourth preliminary objection challenges the requests for attorney's fees in the ad damnum clauses of Plaintiffs' Fourth Amended Complaint.⁶ Plaintiffs have agreed that the requests for attorney's fees may be stricken from their Fourth Amended Complaint. (Defs.' Prelim. Objections ¶46; Pls.' Answer to Prelim. Objections ¶46.) Accordingly, the Court will sustain Defendants' fourth preliminary objection and will strike the requests for attorney's fees from Plaintiffs' Fourth Amended Complaint.

Defendants' fifth preliminary objection is a motion to dismiss Plaintiffs' requests for punitive damages and to strike allegations of recklessness from the Fourth Amended Complaint. Defendants purport to assert this objection pursuant to Rule of Civil Procedure 1028(a)(3)-(4). The Court, however, notes that a preliminary objection alleging "inclusion of ... impertinent matter," pursuant to Rule of Civil Procedure 1028(a)(2), is the appropriate means for challenging the legality of damages sought in a complaint. *See Hudock v. Donegal Mutual Insurance Company*, 438 Pa. 272, 277 n.2, 264 A.2d 668, 671 n.2 (1970). In *Hutchison ex rel. Hutchison v. Luddy*, 582 Pa. 114, 120-22, 870 A.2d 766, 770-71 (2005), the Pennsylvania Supreme Court stated:

The standard governing the award of punitive damages in Pennsylvania is settled. 'Punitive damages may be awarded for conduct that is outrageous, because of the defendant's evil

⁵ Paragraph 17 does not purport to assert a cause of action for strict liability for ultrahazardous activities. The Court further notes that paragraph 17, as a conclusion of law, requires no response from Defendants and is deemed denied. *See* Pa. R.C.P. No. 1029(d). Accordingly, the Court need not address whether Plaintiffs have pleaded the correct standard of care.

⁶ Plaintiffs request attorney's fees in every count of the Fourth Amended Complaint with the exception of Counts Six, Fourteen and Twenty.

motive or his reckless indifference to the rights of others.’ *Feld v. Merriam*, 506 Pa. 383, 485 A.2d 742, 747 (1984) (quoting Restatement (Second) of Torts § 908(2) (1979)); *see also*, *Chambers v. Montgomery*, 411 Pa. 339, 192 A.2d 355, 358 (1963). As the name suggests, punitive damages are penal in nature and are proper only in cases where the defendant’s actions are so outrageous as to demonstrate willful, wanton or reckless conduct. *See SHV Coal, Inc. v. Continental Grain Co.*, 526 Pa. 489, 587 A.2d 702, 704 (1991); *Feld*, 485 A.2d at 747-48; *Chambers*, 192 A.2d at 358. *See also*, Restatement (Second) of Torts § 908, comment b. The purpose of punitive damages is to punish a tortfeasor [sic] for outrageous conduct and to deter him or others like him from similar conduct. *Kirkbride v. Lisbon Contractors, Inc.*, 521 Pa. 97, 555 A.2d 800, 803 (1989); Restatement (Second) of Torts § 908 (1) (‘Punitive damages are damages, other than compensatory or nominal damages, awarded against a person to punish him for his outrageous conduct and to deter him and others like him from similar conduct in the future.’). Additionally, this Court has stressed that, when assessing the propriety of the imposition of punitive damages, ‘[t]he state of mind of the actor is vital. The act, or the failure to act, must be intentional, reckless or malicious.’ *See Feld*, 485 A.2d at 748; *see also*, *Martin v. Johns-Manville Corp.*, 508 Pa. 154, 494 A.2d 1088, 1097 n. 12 (1985) (plurality opinion).

For purposes of awarding punitive damages, Pennsylvania law requires a specific type of recklessness defined in comment *a* to Section 500 of the Restatement (Second) of Torts. *Id.* at 122-23, 870 A.2d at 771. Under that definition, a person acts with recklessness where he “knows, or has reason to know, ... of facts which create a high degree of risk of physical harm to another, and deliberately proceeds to act, or to fail to act, in conscious disregard of, or indifference to, that risk.” *Id.* (quoting *Martin v. Johns-Manville Corporation*, 508 Pa. 154, 171, 494 A.2d 1088, 1097 (1985) (quoting Restatement (Second) of Torts §500 cmt. a (1965))).⁷ Therefore, “a punitive damages claim must be supported by evidence sufficient to establish that (1) a defendant had a subjective appreciation of the risk of harm to which the plaintiff was exposed and that (2) he acted, or failed to

⁷ There is an alternate definition of “recklessness” found in comment *a* to Section 500 of the Restatement. This alternate definition states that a person acts recklessly where he “has such knowledge, or reason to know, of the facts, but does not realize or appreciate the high degree of risk involved, although a reasonable man in his position would do so.” Restatement (Second) of Torts §500 cmt. a (1965). For purposes of awarding punitive damages, Pennsylvania explicitly rejects this definition of recklessness. *Hutchison, ex rel. Hutchison v. Luddy*, 582 Pa. 114, 123, 870 A.2d 766, 771; *SHV Coal, Inc. v. Continental Grain Co.*, 526 Pa. 489, 495, 587 A.2d 702, 704-705.

act, as the case may be, in conscious disregard of that risk.” *Id.* at 124, 870 A.2d at 772.

Pursuant to the Rules of Civil Procedure, “[m]alice, intent, knowledge, and other conditions of mind may be averred generally.” Pa. R.C.P. No. 1019(b). Recklessness is a condition of mind, and, as such, may be averred generally. *Archibald v. Kemble*, 971 A.2d 513, 519 (Pa. Super. 2009). However, given that Pennsylvania is a fact-pleading state, Rule 1019(b) was not intended “to dispense with the requirement that material facts constituting the conduct of a defendant also be pleaded.” *Ammlung v. City of Chester*, 224 Pa. Super. 47, 58-59, 302 A.2d 491, 497-98 (1973). Therefore, the Court must examine Plaintiffs’ Fourth Amended Complaint to determine whether Plaintiffs have pleaded sufficient material facts establishing Defendants’ reckless condition of mind.

Plaintiffs have requested punitive damages in Counts Six, Fourteen and Twenty of their Fourth Amended Complaint. Plaintiffs allege that

Defendants acted with reckless indifference to the safety of the decedents by refusing to replace their 12-inch cast iron [sic] pipeline despite the fact that their own 1979 work authorization directive indicated, ‘[o]ur 1928 12-inch cast-iron main on Allen Street ... had four breaks within a five year period. There is an outstanding “B” leak⁸ and [pipe inspection leak reports] indicate graphitization of the pipe. Since this main is a major feed for the low pressure system, replacement with 12-inch steel is recommended.’

(Fourth Am. Compl. ¶¶55(c), 154, 207, 253.) Plaintiffs allege that Defendants “chose not to replace the 12-inch cast iron [sic] pipeline in question, despite having direct knowledge that the pipeline had a history of multiple leaks and corrosion.” (*Id.* ¶¶152, 205, 251.) According to Plaintiffs, Defendants “were fully aware that the pipeline exhibited corrosion, had multiple breaks and should have been replaced.” (*Id.* ¶54.) Additionally, Plaintiffs aver that Defendants failed to remove wooden blocks from beneath the subject main “despite their full knowledge that the wooden blocks would accelerate the corrosion process.” (*Id.* ¶¶153, 206, 252.) Notably, prior to the February 9, 2011 explosion, the last recorded repair performed on the subject main was in 1979. (*Id.* ¶58.) The corrosion of Defendants’ cast-iron pipelines contributed to a fatal gas explosion in Allentown in 1990, which occurred approximately one mile from the site of the February 9, 2011 explosion. (*Id.* ¶¶45, 51.) In 1992, the National Transportation Safety Board (“NTSB”), in response to the 1990 explosion, warned Defendants “that their pipelines proximate to the [Cruz] residence ... were deteriorating and posed a significant danger of explosion,” yet Defendants failed to comply

⁸ “‘B’ leaks are leaks that, as found, do not represent an immediate hazard to the public but may become hazardous before the next inspection. ‘B’ leaks should be repaired within a reasonable time after being discovered.” (Fourth Am. Compl. ¶55(f).)

with any of the NTSB's recommendations, such as replacing miles of corroding cast-iron pipeline in Allentown. (*Id.* ¶¶140, 193, 239; *see also, id.* ¶¶45, 129, 132, 134, 182, 185, 187, 228, 231, 233.) Since the NTSB's warning and recommendations in 1992, six gas explosions have occurred in Allentown, killing seven people and injuring eighty-three. (*Id.* ¶49.) Pipeline deterioration was a cause of these incidents. (*Id.*) According to Plaintiffs' Fourth Amended Complaint, Defendants had been on decades-long notice that their cast-iron pipe system in Allentown, specifically including the subject gas main on Allen Street, was deteriorating and posed a serious danger to the public, yet Defendants failed to perform the necessary repairs, maintenance and monitoring of the subject gas main. Therefore, the Court concludes that Plaintiffs have sufficiently pleaded that Defendants acted recklessly with respect to their responsibilities over the subject main. Accordingly, Defendants' fifth preliminary objection will be overruled.

Defendants' sixth preliminary objection asserts that the allegations in paragraphs 112(e), 112(o)-(r), 112(hh), 112(kk), 133, 160(e), 160(o)-(r), 160(hh), 160(kk), 186, 211(e), 211(o)-(r), 211(hh), 211(kk) and 232 of Plaintiffs' Fourth Amended Complaint lack the requisite specificity. Pursuant to Rule of Civil Procedure 1028(a)(3), any party may file preliminary objections alleging "insufficient specificity in a pleading." Pa. R.C.P. No. 1028(a)(3). The relevant question in ruling on such an objection is whether the complaint is adequately clear to allow the defendant to set up his defense, or whether the complaint informs the defendant, with precision, of the basis on which recovery is sought so that he may know, without question, the grounds upon which to assert a defense. *Rambo v. Greene*, 906 A.2d 1232, 1236 (Pa. Super. 2006). In determining whether a particular paragraph is stated with the necessary specificity, that paragraph must be read in the context of all of the allegations made in the complaint. *Unified Sportsmen of Pennsylvania v. Pennsylvania Game Commission (PGC)*, 950 A.2d 1120, 1134 (Pa. Commw. 2008).

The Court will first consider Defendants' objections to paragraphs 112(kk), 160(kk), 211(kk), 133, 186 and 232 of Plaintiffs' Fourth Amended Complaint. The Pennsylvania Supreme Court's decision in *Connor v. Allegheny General Hospital*, 501 Pa. 306, 461 A.2d 600 (1983) is determinative here. In *Connor*, the plaintiffs' complaint contained a general allegation that agents of the defendant hospital had been negligent "[i]n otherwise failing to use due care and caution under the circumstances." *Id.* at 307, 461 A.2d at 601. Because of the defendant's failure to preliminarily object, the plaintiffs were later able to use that general language to amend their complaint to add a new basis for liability after the expiration of the applicable statute of limitations. *Id.* at 310-11, 461 A.2d at 602-603. As the Supreme Court noted, "[i]f appellee did not know how it 'otherwise fail[ed]' to use due care and caution under the circumstances," it could have filed a

preliminary objection in the nature of a request for a more specific pleading or it could have moved to strike that portion of [the plaintiffs'] complaint." *Id.* at 311 n.3, 461 A.2d at 602 n.3.

In paragraphs 112(kk), 160(kk) and 211(kk) of the Fourth Amended Complaint, Plaintiffs allege that "[t]he negligence, carelessness and recklessness of the Defendants as the owners, installers, maintainers, operators and/or servicers of the natural gas line consisted of ... *otherwise being negligent*." (Fourth Am. Compl. ¶¶112(kk), 160(kk), 211(kk) (emphasis added).) In paragraphs 133, 186 and 232, Plaintiffs allege that "Defendants ignored continued and repeated blatant warning signs of the dangers, *including, but not limited to*, a reckless disregard of the following facts[.]" (*Id.* ¶¶133, 186, 232 (emphasis added).) The vague averments emphasized in the above quotations constitute precisely the sort of open-ended language that could allow Plaintiffs to amend their Fourth Amended Complaint to add new bases of liability after the running of the applicable statutes of limitations. Accordingly, paragraphs 112(kk), 160(kk), 211(kk) and the phrase "including, but not limited to" in paragraphs 133, 186 and 232 will be stricken from Plaintiffs' Fourth Amended Complaint.

The Court will next consider Defendants' objections to paragraphs 112(e), 112(o)-(r), 112(hh), 160(e), 160(o)-(r), 160(hh), 211(e), 211(o)-(r) and 211(hh) of Plaintiffs' Fourth Amended Complaint. Paragraphs 112(e), 160(e) and 211(e) allege that "Defendants fail[ed] to meet the standards required to prevent the release and leaking of natural gas and use of monitoring devices for detection of gas leaks." (*Id.* ¶¶112(e), 160(e), 211(e).) Read in the context of paragraphs 40-41⁹ and all of the other allegations made in the Fourth Amended Complaint, paragraphs 112(e), 160(e) and 211(e) are sufficiently specific to put Defendants on "adequate notice of the claim against which [they] must defend." *Yacoub v. Lehigh Valley Medical Associates, P.C.*, 805 A.2d 579, 589 (Pa. Super. 2002). Further, more specific information regarding Plaintiffs' allegations in these paragraphs may be obtained through discovery. Accordingly, Defendants' preliminary objection with respect to paragraphs 112(e), 160(e) and 211(e) will be overruled.¹⁰

Paragraphs 112(o)-(r), 160(o)-(r) and 211(o)-(r) of the Fourth Amended Complaint allege that Defendants failed to properly test, operate, monitor and replace the subject gas main. (Fourth Am. Compl. ¶¶112(o)-(r),

⁹ These paragraphs allege that, on February 8, 2011, Defendants conducted flame ionization testing on the street above the subject gas main and that the testing was not conducted in conformance with the manufacturer's and/or industry standards. (Fourth Am. Compl. ¶¶40-41.)

¹⁰ The Court further notes that paragraphs 112(e), 160(e) and 211(e) are conclusions of law. As such, they require no response from Defendants and are deemed denied. *See* Pa. R.C.P. No. 1029(d).

160(o)-(r), 211(o)-(r).) Read in the context of the entire Fourth Amended Complaint, the Court finds that these allegations are sufficiently specific to enable Defendants to formulate a response and to set up their defense. Therefore, Defendants' preliminary objection with respect to these paragraphs will be overruled.

Paragraphs 112(hh), 160(hh) and 211(hh) allege that "Defendants are also chargeable with all the acts of negligence, carelessness and recklessness of their authorized agents, servants, representatives, contractors, subcontractors and/or employees by imputation and as a consequence of their joint control and supervision of the work performed near and/or affecting" the subject gas main. (*Id.* ¶¶112(hh), 160(hh), 211(hh).) In paragraphs 136, 137, 189, 190, 235 and 236, Plaintiffs allege that "[t]he authorized agents, servants, representatives and/or employees of Defendants failed to properly perform activities to monitor for leakage of gas from Defendants' pipelines" by "operat[ing] the vehicle carrying the monitoring equipment [at a] fast rate of speed, [thereby] impairing the ability to monitor for gas leaks." (*Id.* ¶¶136, 137, 189, 190, 235, 236.) As Plaintiffs have pleaded facts indicative of tortious conduct on the part of Defendants' agents, the Court finds that paragraphs 112(hh), 160(hh) and 211(hh), which impute liability to Defendants for their agents' tortious conduct, have been pleaded with sufficient specificity. Therefore, the preliminary objection with respect to these paragraphs will be overruled.

Defendants' seventh preliminary objection alleges that Plaintiffs' negligence per se claims, contained in Counts Two, Three, Nine, Ten, Sixteen and Seventeen of the Fourth Amended Complaint, have been pleaded with insufficient specificity. Defendants fault Plaintiffs for failing to identify, with greater particularity, the statutes and regulations whose alleged violation by Defendants caused Plaintiffs' damages. "The concept of 'negligence *per se*' establishes the elements of duty and breach of duty where an individual violates an applicable statute, ordinance, or regulation designed to prevent a public harm." *Mahan v. Am-Gard, Inc.*, 841 A.2d 1052, 1058 (Pa. Super. 2003). In resolving this preliminary objection, it is critical to note that "[t]he doctrine of per se liability does not create an independent basis of tort liability but rather establishes, by reference to a statutory scheme, the standard of care appropriate to the underlying tort." *Cabiroy v. Scipione*, 767 A.2d 1078, 1082 (Pa. Super. 2001) (quoting *In re Orthopedic Bone Screw Products Liability Litigation*, 193 F.3d 781, 790 (3d Cir. 1999)). As the negligence per se doctrine invokes a duty owed by a defendant to a plaintiff, the applicability of the doctrine is, for reasons discussed above, a question of law for a court to decide. *Matharu*, supra at 384-85; see also, *Mahan*, supra at 1059 ("[A] court will not use a statute or regulation as the basis of negligence *per se* where" the plaintiff has not

proven the requisite elements of per se liability.).¹¹ Indeed, given that Pennsylvania is a fact-pleading state, a plaintiff's pleading need not even include the phrase "negligence per se" in order for a court to apply the per se doctrine. *Miller v. Hurst*, 302 Pa. Super. 235, 244 n.6, 448 A.2d 614, 618 n.6 (1982), *superseded by rule on other grounds*, Pa. R.C.P. No. 227.1, as recognized in *Billig v. Skvarla*, 853 A.2d 1042, 1046-48 (Pa. Super. 2004). Moreover, while sufficient facts must be pleaded to demonstrate a violation of a given statute, the statute itself need not be specifically pleaded. *City of New Castle v. Uzamere*, 829 A.2d 763, 772-73 (Pa. Commw. 2003); *Commonwealth, Department of Transportation v. Shipley Humble Oil Company*, 29 Pa. Commonwealth Ct. 171, 174, 370 A.2d 438, 440 (1977); *Firoozifard v. Krome*, No. C-48-CV-2009-14369, 2010 WL 2666306 (Northampton Cty. June 21, 2010); *Helm v. Grove*, No. 08-7456, 2009 WL 7810281 (Cumberland Cty. Sept. 17, 2009).¹² Accordingly, the pleading of open-ended language, such as "among others," (see Fourth Am. Compl. ¶¶116, 120, 164, 168, 215, 219), when referencing statutes and regulations allegedly violated by Defendants, does not create the potential for Plaintiffs to amend their pleading after the applicable limitations period has expired

¹¹ In order to prove a claim based on negligence per se, the following four requirements must be met:

- (1) The purpose of the statute must be, at least in part, to protect the interest of a group of individuals, as opposed to the public generally;
- (2) The statute or regulation must clearly apply to the conduct of the defendant;
- (3) The defendant must violate the statute or regulation;
- (4) The violation of the statute or regulation must be the proximate cause of the plaintiff's injuries.

Mahan v. Am-Gard, Inc., 841 A.2d 1052, 1059 (2003).

¹² The Court recognizes, as Defendants point out, that Northampton County Local Rule of Civil Procedure N1019(a) provides:

When any right, claim or defense is asserted to be founded upon a specific statute of this or another jurisdiction or upon an ordinance, governmental regulation or rule of court, the first pleading in which such right, claim or defense is asserted shall cite, for the information of the Court, the statute, ordinance, regulation or rule so relied upon.

Local Rule N1019. To the extent that this Court's local rule of procedure conflicts with the holdings in *Castle v. Uzamere* 829 A.2d 763 (Pa. Commw. 2003) and *Commonwealth, Department of Transportation v. Shipley Humble Oil Company*, 29 Pa. Commonwealth Ct. 171, 370 A.2d 438 (1977) the Court is bound by the decisions of the Commonwealth Court. In any event, the Court does not believe that Plaintiffs violated Local Rule N1019(a) in pleading their negligence per se claims. First, for reasons explained supra, Plaintiffs' negligence per se claims are not *founded* on any of the statutes and regulations referenced in the Fourth Amended Complaint. Rather, Plaintiffs cite various statutes and regulations for the purpose of establishing a standard of care for their negligence per se claims. See *Cabiroy v. Scipione*, 767 A.2d 1078, 1082 (Pa. Super. 2001). Second, even if the Court concluded that Plaintiffs' negligence per se claims are founded on the cited statutes and regulations, it is undisputed that, throughout their Fourth Amended Complaint, Plaintiffs plead statutes and regulations allegedly violated by Defendants. Indeed, Defendants object to the abundance, not the scarcity, of the statutes and regulations pleaded by Plaintiffs. Accordingly, Plaintiffs' Fourth Amended Complaint does not violate Local Rule N1019(a).

to assert a new basis for liability. For as noted above, a claim of negligence per se *cannot* establish an independent basis of tort liability. Furthermore, since Plaintiffs are not required to plead *any* statutes or regulations in support of their negligence per se claims, it logically follows that Plaintiffs cannot be found to have pleaded such statutes and regulations with insufficient specificity. Accordingly, the Court will overrule Defendants' seventh preliminary objection.

Defendants' eighth preliminary objection is presented as a motion to strike the Fourth Amended Complaint in its entirety for pleading evidence or including scandalous and impertinent allegations. Any party may file preliminary objections alleging the "failure of a pleading to conform to law or rule of court or inclusion of scandalous or impertinent matter." Pa. R.C.P. No. 1028(a)(2).

In their Brief, Defendants complain that paragraphs 21, 24-25, 29-31, 45-53, 60-61, 128-155, 181-208 and 227-254 are impertinent and/or scandalous. "To be scandalous and impertinent, a complaint's allegations must be immaterial and inappropriate to the proof of the cause of action." *Commonwealth, Department of Environmental Resources v. Peggs Run Coal Company*, 55 Pa. Commonwealth Ct. 312, 320, 423 A.2d 765, 769 (1980).

The Court finds that paragraphs 21, 24-25 and 29-31 set forth relevant allegations concerning the impact of the explosion and the discovery of the break in the subject gas main. (Fourth Am. Compl. ¶¶21, 24, 25, 29-31.) Such allegations are not impertinent to the instant action and those paragraphs will not be stricken.

Paragraphs 45-53 set forth allegations regarding the 1992 NTSB letter to Defendants that advised them of the need to replace miles of corroding pipeline in Allentown. (*E.g., id.* ¶45.) They further set forth that the 1990 explosion and the February 9, 2011 explosion share similarities, such as the presence of pipe corrosion. (*Id.* ¶¶46, 50, 51.) Plaintiffs have clearly pleaded these averments to demonstrate that Defendants were on notice of their deteriorating pipeline system in Allentown, which is pertinent to whether Defendants were negligent and/or reckless with respect to the February 9, 2011 explosion. As such, paragraphs 45-53 will not be stricken as impertinent.

The Court reaches a contrary conclusion with respect to paragraphs 60 and 61, which set forth allegations relating to a "substantial gas leak" which occurred on October 5, 2011 and caused the evacuation of a block that is four blocks west of the site of the February 9, 2011 explosion. (*Id.* ¶¶60-61.) As the incident referred to in those paragraphs occurred almost eight months after the February 9, 2011 explosion, the Court does not consider these paragraphs to be material and relevant to any of the causes of action asserted by Plaintiffs in the Fourth Amended Complaint. Accordingly, the Court will strike paragraphs 60 and 61 from Plaintiffs' Fourth Amended Complaint.

Finally, paragraphs 128-155, 181-208, 227-254 set forth relevant allegations in support of Plaintiffs' punitive damages requests. Accordingly, they will not be stricken.

In their Brief, Defendants claim that paragraphs 16, 39, 69 and 83-109 of Plaintiffs' Fourth Amended Complaint should be stricken for failing to conform to law or rule of court. Defendants argue that these paragraphs represent the improper pleading of evidence rather than of facts. Pursuant to Rule of Civil Procedure 1019(a), a party is required to plead the "material facts" on which its cause of action is based. Pa. R.C.P. No. 1019(a). "'Material facts' are 'ultimate facts,' [i].e., those facts essential to support the claim. Evidence from which such facts may be inferred not only need not but should not be alleged." *Baker v. Rangos*, 229 Pa. Super. 333, 349, 324 A.2d 498, 505 (1974). A "fact" is "[s]omething that actually exists; an aspect of reality." *Black's Law Dictionary* (9th ed. 2009). "Evidence" is "[s]omething (including testimony, documents and tangible objects) that tends to prove or disprove the existence of an alleged fact." *Id.*

Paragraph 16 states that "'[n]atural gas' is a colorless, odorless, and combustible mixture of hydrocarbon gas." (Fourth Am. Compl. ¶16.) Given that the nature and properties of natural gas are an aspect of reality, paragraph 16 is proper, and the Court will not strike that paragraph.

In paragraph 39, Plaintiffs aver that "Defendants' spokesman, Daniel Adamo, has stated, 'Our pipe did break and did cause the explosion, so we did take responsibility for that.'" (*Id.* ¶39.) While it would be permissible to plead, as Plaintiffs do elsewhere in the Fourth Amended Complaint, that the subject gas main broke and caused the explosion, the statement by Defendants' spokesman is an averment of evidence designed to prove the existence of those facts. Therefore, paragraph 39 will be stricken from Plaintiffs' Fourth Amended Complaint.

Paragraph 69 states: "Decedent Katherine Cruz was found wedged underneath debris generated by the explosion. She was found in a prone position with a large amount of rubble on her back and her knees pressed to her chest." (*Id.* ¶69.) Surely, the position of Katherine Cruz' body amidst the rubble is a fact, not evidence. It is also relevant to the damages Plaintiffs seek. Thus, paragraph 69 will not be stricken.

Paragraph 83, which sets forth an extensive list of findings from Defendants' March 10, 2011 incident report concerning the February 9, 2011 explosion, clearly represents the pleading of evidence. Notably, Plaintiffs properly plead many of the findings contained in the incident report as facts elsewhere in the Fourth Amended Complaint. Indeed, as noted above, it is entirely appropriate and necessary for Plaintiffs to allege the existence of material facts. However, it is not proper for Plaintiffs to allege the existence of a report, issued a month after the explosion, which in turn alleges the existence of certain material facts. The allegations in Plaintiffs' Fourth Amended Complaint must be those of Plaintiffs, not

Defendants' incident report. While Defendants' incident report may be *evidence* of the condition of the subject main pipeline at the time of the explosion on February 9, 2011, the report is not itself a material fact to be pleaded in a complaint. Accordingly, paragraph 83 will be stricken.

Paragraph 88 alleges that, on or about June 11, 2012, the Pennsylvania Public Utility Commission ("PUC") filed a "Formal Complaint" against Defendant UGI Utilities, Inc., alleging various statutory and regulatory violations in connection with the February 9, 2011 explosion. (*Id.* ¶88.) The Court notes that the PUC issued its complaint more than a year after the February 9, 2011 explosion. For the reasons discussed in the Court's analysis of paragraph 83, paragraph 88 pleads evidence rather than facts. Accordingly, paragraph 88 will be stricken from Plaintiffs' Fourth Amended Complaint. Paragraphs 85-87 and 99-100 do not plead evidence, as suggested by Defendants and will not be stricken on that basis. Finally, paragraphs 84, 89-98 and 101-109 recite various provisions of federal and state statutes and regulations. Those paragraphs contain neither facts nor evidence but rather conclusions of law. As such, they require no response from Defendants, are deemed denied, and will not be stricken. *See* Pa. R.C.P. No. 1029(d); *Gotwalt v. Dellinger*, 395 Pa. Super. 439, 445, 577 A.2d 623, 626 (1990).

WHEREFORE, the Court enters the following:

ORDER

AND NOW, this 19th day of November, 2012, "Defendants' Preliminary Objections to Plaintiffs' Fourth Amended Complaint" are hereby SUSTAINED, in part, and OVERRULED, in part.

Counts Four, Eleven, Twelve, and Eighteen of Plaintiffs' Fourth Amended Complaint are hereby dismissed.

All requests for attorney's fees contained in Counts One through Five, Seven through Thirteen, Fifteen through Nineteen, and Twenty-One are hereby stricken.

Paragraphs 39, 60-61, 83, 88, 112(kk), 160(kk), and 211(kk) of the Fourth Amended Complaint are hereby stricken.

The phrase, "including, but not limited to," is hereby stricken from paragraphs 133, 186, and 232 of the Fourth Amended Complaint.

Plaintiffs are granted leave to file a fifth amended complaint, within twenty (20) days.

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