

Northampton County Reporter

(USPS 395-280)

VOL. LVII

EASTON, PA March 28, 2013

NO. 65

**Brett Brown, Plaintiff v. Iron Hill Construction Management Co., Defendant v.
Leeson Painting, Easton Area Glass, Framework Technologies, Vicario Tile
Installation, Cope Carpet Interiors and Strow's Plumbing and
Heating, Inc., Additional Defendants**

John M. Furman, Jr., Plaintiff v. Rolland Wildermuth, Defendant

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INSERT: Yellow: 1. 43rd Annual Reception for the Court

2. 2013 Calendar
3. Annual Summer Outing
4. PA CLE Requirements
- Cream: 1. "Important New Developments in Personal Injury Law"
2. "Introduction to the Practice of Law"
3. "Domestic Violence Laws and Ethical Considerations in Pennsylvania and New Jersey"
4. Quarterly Association Meeting

NOTICE TO THE BAR...

Annual Reception for the Court

Friday, April 5, 2013

* * * * *

**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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Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

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

Registration form inside.

Committee Chairs

Reminder – call the NCBA office to schedule your committee meetings.

Annual Reception for the Court – April 5, 2013

Register now!

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.

The first day of spring is one thing, and the first spring day is another. The difference between them is sometimes as great as a month. ~ Henry Van Dyke

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**BRAUNREUTHER, JAMES R.,**
dec'd.

Late of Bethlehem, Northampton County, PA

Executors: Thomas James Braunreuther and Dana Lynne Moyer

Attorneys: Robert M. Knauer, Esquire, Knauer & Davenport, 143 North Eighth St., Allentown, PA 18101

CHUCK, VIRGINIA A., dec'd.

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

Executrix: Mary Frances Felix
Attorneys: Dennis E. Benner, Esquire, Benner & Piperato, 2005 City Line Road, Suite 106, Bethlehem, PA 18017

DESBOIS, MARCEL DIDIER
a/k/a MARCEL DIDIER PAUL
DESBOIS, dec'd.

Late of Westchester County, NY and Northampton County, PA

Executrix: Chia May Ling Janet a/k/a May Ling Janet Chia c/o Laura E. Stegossi, Esquire, 2000 Market St., 13th Fl., Philadelphia, PA 19103

Attorneys: Laura E. Stegossi, Esquire, Weber Gallagher Simpson Stapleton Fires & Newby LLP, 2000 Market St., 13th Fl., Philadelphia, PA 19103

FEHNEL, HERBERT R., dec'd.

Late of Palmer Township, Northampton County, PA

Successor Trustee: Lisa VanBuskirk, 6230 Sullivan Trail, Nazareth, PA 18064-9395

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

FISCHER, ANN A. a/k/a
ANGELINA A. FISCHER, dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Mary Ann Heck 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

HASSLER, COLLEEN G., dec'd.

Late of the Borough of Northampton, Northampton County, PA
Administrator: Brad Lee Hassler c/o Dean C. Berg, Esquire, 1820 Main Street, P.O. Box 10, Northampton, PA 18067

Attorney: Dean C. Berg, Esquire, 1820 Main Street, P.O. Box 10, Northampton, PA 18067

MILLER, BRIAN R., dec'd.

Late of Northampton, Northampton County, PA

Administratrix: Barbara A. Miller, 480 Snowhill Road, Northampton, PA 18067

Attorney: Keith W. Strohl,
Esquire, Steckel and Stopp, 125
S. Walnut Street, Slatington, PA
18080

ORAVEC, JOSEPH M., dec'd.

Late of Bethlehem, Northampton
County, PA

Executor: Joseph A. Oravec c/o
John W. Rybak, Esquire, 408
Adams Street, Bethlehem, PA
18105

Attorney: John W. Rybak,
Esquire, 408 Adams Street,
Bethlehem, PA 18105

PHILLIPPI, HENRY J., dec'd.

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

Co-Executors: Nancy R. Kern,
Mary Rose Heller and Thomas H.
Phillippi c/o Bradford D. Wagner,
Esquire, 662 Main Street, Heller-
town, PA 18055-1726

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

**REPSHER, ISIAH J. a/k/a
ISIAH J. REPSHER, SR.,**
dec'd.

Late of the Township of Williams,
Northampton County, PA

Executrix: Diana M. Rufe 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

RISSMILLER, WAYNE T., dec'd.

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

Administrators: Kim J. Beers,
Wayne T. Rissmiller, II and Holly
C. Strauss c/o McFall, Layman
& Jordan, P.C., Attorneys at Law,

134 Broadway, Bangor, PA
18013

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

STEVENS, MICHAEL M., dec'd.

Late of the City of Easton,
Northampton County, PA

Administrator: Vincent J.
Stevens 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

**WALTERS, CARL JACK a/k/a
JACK WALTERS a/k/a C.
JACK WALTERS,** dec'd.

Late of the Township of Plain-
field, Northampton County, PA
Administrator: Terry W. Kloiber,
657 Sandt Road, Pen Argyl, PA
18072

Attorneys: Alyssa Lopiano-Reilly,
Esquire, Lopiano-Reilly Law
Offices, L.L.C., 1067 Pennsylvania
Avenue (Rt. 512), Pen Argyl,
PA 18072

SECOND PUBLICATION

ACHENBACH, DORIS M., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executor: James L. Zulick,
Esquire, 1 S. Main Street,
Nazareth, PA 18064

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

BACAK, JOHN G., dec'd.

Late of 1100 2nd Avenue, Heller-
town, Northampton County, PA

Personal Representatives: Nancy Orlando, 1100 2nd Avenue, Hellertown, PA 18055 and Ronald A. Wiley, 1502 N. 22nd Street, Allentown, PA 18104
Attorneys: William J. McCarthy, III, Esquire, McCarthy Law Offices, 1319 Main Street, Hellertown, PA 18055-1352

BALDANZA, SARA a/k/a SARA H. BALDANZA, dec'd.

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

Executrix: Jennifer Heaton

Attorneys: Joseph J. Piperato, III, Esquire, Benner & Piperato, 2005 City Line Road, Suite 106, Bethlehem, PA 18017

BARTHEL, ETHEL A., dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executrix: Sandra K. Trach c/o Dean C. Berg, Esquire, 1820 Main Street, P.O. Box 10, Northampton, PA 18067

Attorney: Dean C. Berg, Esquire, 1820 Main Street, P.O. Box 10, Northampton, PA 18067

BORTLIK, JASON J., dec'd.

Late of Mt. Bethel, Northampton County, PA

Administrator C.T.A.: Jotham D. Bortlik, 1746 South Delaware Drive, Mt. Pocono, PA 18343

Attorney: John L. Dewitsky, Jr., Esquire, 41 North Seventh Street, Stroudsburg, PA 18360

HARMANY, MURIEL A., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executors: Rebecca R. Brodt, 325 Belvidere Street, Nazareth, PA 18064 and Charles C.

Harmany, Jr., 1431 N. 25th Street, Allentown, PA 18104

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

HOCKMAN, JAMES M., dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Barbara J. Cantu, P.O. Box 1929, West Yellowstone, MT 59758

KEGLOVITZ, JENNIE A., dec'd.

Late of the City of Allentown, Lehigh County, PA

Executrices: Judith A. Snoke and Marjorie A. Snoke, 4128 Beil Circle, Northampton, PA 18067

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

KEIPER, NANCY GALE, dec'd.

Late of the City of Easton, Northampton County, PA

Executor: Bruce A. Riehl 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

KICHLINE, MAE M., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Administrator: Richard H. Kichline, 2349 Belmont Street, Allentown, PA 18104

Attorney: Daniel G. Spengler, Esquire, 110 East Main Street, Bath, PA 18014

KROMER, SHIRLEY A., dec'd.

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

Executrix: Janet A. Schlamp, 19 W. Center Street, Nazareth, PA 18064

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

SCHOLL, JUNE S., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Heather R. Frantz c/o Ellen M. Kraft, Esquire, 3400 Bath Pike, Suite 311, Bethlehem, PA 18017-2485

Attorney: Ellen M. Kraft, Esquire, 3400 Bath Pike, Suite 311, Bethlehem, PA 18017-2485

SCHWARTZ, HELEN J., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Co-Executors: John L. Schwartz, Jr., 4665 Oakwood Lane, Nazareth, PA 18064 and Helen M. Miller, 544 Roundtable Drive, Nazareth, PA 18064

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

SHUTE, LOUISE G., dec'd.

Late of the Borough of Bath, Northampton County, PA

Executrices: Kathryn A. Reed and Marjorie F. Shelly c/o Gregory R. Reed, Esquire, Attorney-at-Law, 141 South Broad Street, P.O. Box 299, Nazareth, PA 18064-0299

Attorney: Gregory R. Reed, Esquire, Attorney-at-Law, 141 South Broad Street, P.O. Box 299, Nazareth, PA 18064-0299

SKOK, ELSIE S. a/k/a ELSIE G. SKOK a/k/a ELSIE S. GAVALLA SKOK, dec'd.

Late of Northampton, Northampton County, PA

Executors: Kathleen Katchur and George Gavalla, Jr. c/o Robert V. Ritter, Jr., Esquire, Ritter & Bried, PC, 1600 W. Hamilton Street, Allentown, PA 18102-4287

Attorneys: Robert V. Ritter, Jr., Esquire, Ritter & Bried, PC, 1600 W. Hamilton Street, Allentown, PA 18102-4287

SULLIVAN, RUTH S., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Co-Executors: Elizabeth Ann Sullivan Elliott, 853 E. 8th Street, Traverse City, MI 49684 and Edward James Sullivan, 3751 Hidden Cove Circle, Lewis Center, OH 43035

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

WALLAESA, OLGA, dec'd.

Late of Wilson Borough, Northampton County, PA

Executor: John Wallaesa c/o Frank S. Poswistilo, Esquire, 204 North Thirteenth St., Easton, PA 18042

Attorney: Frank S. Poswistilo, Esquire, 204 North Thirteenth St., Easton, PA 18042

WAMBOLD, JOHN W., dec'd.

Late of the Township of Moore, Northampton County, PA

Executor: Terry Fritz, 5159 Old Carriage Road, Northampton, PA 18067

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

THIRD PUBLICATION

BAMBU, ROBERT J., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: James P. Bambu,
4194 Countryside Lane, Helle-
town, PA 18055

**BERRY, ANDREW a/k/a ANDREW
BERRY, JR. a/k/a ANDREW J.
BERRY, JR.,** dec'd.

Late of Lower Nazareth Township,
Northampton County, PA

Administratrix: Miriam E. Berry
c/o Michael E. Riskin, Esquire,
Riskin and Riskin, 18 E. Market
St., 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

CAMPANELLA, DOLORES J.,
dec'd.

Late of the Borough of Helle-
town, Northampton County, PA
Executrix: Cynthia A. Fair a/k/a
Cynthia A. Betts 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

COBB, SHELTON T., dec'd.

Late of Bath, Northampton
County, PA

Administratrix: Mary Sue
Kretschmann, 125 Maxies Run,
Pocono Lake, PA 18347

Attorney: John L. Dewitsky, Jr.,
Esquire, 41 North Seventh
Street, Stroudsburg, PA 18360

DAY, DALE H. a/k/a DALE DAY,
dec'd.

Late of Northampton, Northamp-
ton County, PA

Executrix: Doreen Ramsey, 430
E. Fourth Street, Northampton,
PA 18067

DONLEY, INEZ C., dec'd.

Late of Bethlehem, Northampton
County, PA

Co-Executors: Edward J. Donley
and John W. Donley 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

FENICLE, ANNA R., dec'd.

Late of the Borough of Free-
mansburg, Northampton
County, PA

Executrices: Cynthia L. Martin
and Karen A. Voth c/o Gail
Weiner Shearer, Esquire, 70
East Broad Street, P.O. Box
1426, Bethlehem, PA 18016-
1426

Attorney: Gail Weiner Shearer,
Esquire, 70 East Broad Street,
P.O. Box 1426, Bethlehem, PA
18016-1426

**GARDNER, MARGUERITA T.
a / k / a MARGUERITA
GARDNER,** dec'd.

Late of Bath, Northampton
County, PA

Administrator: Randal V.
Gardner, 187 Poe Voll Court,
Stroudsburg, PA 18360

Attorney: Robert H. Nothstein,
Esquire, 46 North Sixth Street,
Stroudsburg, PA 18360

GUFFY, WILLIAM J., dec'd.

Late of the Township of Palmer,
Northampton County, PA

Executrix: Alice L. Guffy c/o
John J. Bartos, Esquire, 100

Brodhead Road, Suite 130,
Bethlehem, PA 18017

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

**HENDERSHOT, RUTH S. a/k/a
RUTH HENDERSHOT**, dec'd.

Late of 6282 Sullivan Trail,
Nazareth, Northampton County,
PA

Personal Representatives: Bruce
D. Hendershot and William C.
Hendershot c/o James A. Ritter,
Esquire, Gross McGinley, LLP,
111 E. Harriston St., Suite 2,
Emmaus, PA 18049-2916

Attorneys: James A. Ritter,
Esquire, Gross McGinley, LLP,
111 E. Harriston Street, Suite 2,
Emmaus, PA 18049-2916

KUNSMAN, JAMES L., dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Sylvia Ann Hunsinger
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

**MARLEY, WILLIAM RALPH, JR.
a/k/a WILLIAM R. MARLEY**,
dec'd.

Late of Easton, Northampton
County, PA

Co-Executors: Angel Suarez-
Rosado and Robert A. Wessner
c/o John M. Ashcraft, III,
Esquire, 20 North 5th Street,
Suite #1, Emmaus, PA 18049-
2406

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

**MORANO, KEVIN MATTHEW
a/k/a KEVIN M. MORANO**,
dec'd.

Late of the City of Easton,
Northampton County, PA

Administrators: Taylor Morano
and Trevor Morano c/o John J.
Bartos, Esquire, 100 Brodhead
Road, Suite 130, Bethlehem, PA
18017

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

**MOYER, DOROTHY a/k/a
DOROTHY M. MOYER**, dec'd.

Late of the Township of Wash-
ington, Northampton County, PA
Executor: Richard W. Moyer c/o
P. Christopher Cotturo, Esquire,
Attorney-at-Law, 75 Bangor
Junction Road, Bangor, PA
18013

Attorney: P. Christopher Cotturo,
Esquire, Attorney-at-Law, 75
Bangor Junction Road, Bangor,
PA 18013

**PARSONS, LOIS A. a/k/a LOIS
PARSONS**, dec'd.

Late of the Borough of East
Bangor, Northampton County,
PA

Executrix: Kathie A. Caesar 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

PRATT, ELAINE M., dec'd.

Late of Wilson Borough,
Northampton County, PA

Executrix: Patricia A. Spaziani
Attorneys: Carla J. Thomas,
Esquire, Thomas & Thomas, 716
Washington Street, Easton, PA
18042

RUNDLE, JANE E., dec'd.

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

Executrix: Suzanne J. Fenstermaker, 3125 Valley View Drive, Bath, PA 18014

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

SLOPIK, MADELINE M., dec'd.

Late of the Township of Lower Mt. Bethel, Northampton County, PA

Executor: William J. Slopik, 803 Zucksville Road, Easton, PA 18040

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

STONE, BARBARA S., dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Eric R. Stone c/o Paul A. Florenz, Esquire, Kolb, Vasiliadis and Florenz, 74 West Broad Street, Ste. 170, Bethlehem, PA 18018-5738

Attorneys: Paul A. Florenz, Esquire, Kolb, Vasiliadis and Florenz, 74 West Broad Street, Ste. 170, Bethlehem, PA 18018-5738

ZOKOVITCH, ANNA P., dec'd.

Late of the Borough of Hellertown, Northampton County, PA
Executor: Fred T. Zakovitch, Jr. c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

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

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed

with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, on February 22, 2013, for the purpose of obtaining a Certificate of Incorporation of a proposed Business Corporation to be organized under the provisions of the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is:

**JOSEPH F. REICHEL
FUNERAL HOME, INC.**

Paul A. Florenz, Esquire
74 W. Broad Street
Suite 170
Bethlehem, PA 18018-5738

Mar. 28

**NOTICE OF NONPROFIT
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on or before March 5, 2013, with respect to a proposed nonprofit corporation:

**CAMACHO BASEBALL
ACADEMY, INC.**

which has been incorporated under the Nonprofit Corporation Law of 1988. A brief summary of the purpose or purposes for which said corporation is organized is: Offering College Scholarships for Baseball.

Mar. 28

**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, for the purposes of obtaining a Certificate of Organization of a proposed domestic limited liability company to be organized under the

provisions of the Pennsylvania Limited Liability Company Law of 1994, 15 Pa. C.S. §8901 et seq., and any successor statute, as amended from time to time.

The name of the limited liability company is:

**ANTHONY'S BUILDING
SERVICES LLC**

Alfred S. Pierce, Esquire
Pierce & Dally, LLC
124 Belvidere Street
Nazareth, PA 18064

Mar. 28

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on January 9, 2013, the Petition of Abdullah Haktan Cicek was filed in Northampton County Court of Common Pleas at No. C-48CV2013-329, seeking to change the name of Petitioner from Abdullah Haktan Cicek to Haktan Kochkar. The Court has fixed Tuesday, April 16, 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.

Mar. 28

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
PETITION FOR REMOVAL**

OF EXECUTOR

In Re: Estate of Helen S. Dougherty

NO. 2012-0151

To: John Michael Dougherty

NOTICE IS HEREBY GIVEN that a Petition for Removal of Executor was filed on behalf of William Dougherty on March 15, 2013, praying for a decree removing John Michael Dougherty as Co-Executor of the

Estate of Helen S. Dougherty for reason of: John Michael Dougherty's wasting and/or mismanaging the estate and jeopardizing the interest of the estate by his continuation in office.

The Court has fixed April 12, 2013, at 9:00 a.m. in Courtroom #1, Northampton County Courthouse, Easton, Pennsylvania for the hearing. You are warned that, should you fail to appear at the scheduled hearing, the hearing will go on without you and you may be removed as the Co-Executor of the Estate of Helen S. Dougherty.

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

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

THE LAW OFFICES OF
CHARLES W. GORDON

656 Main Street
Hellertown, PA 18055
(610) 838-5500

Mar. 28

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

NOTICE OF SHERIFF'S SALE
WELLS FARGO BANK, N.A. s/b/m
TO WACHOVIA BANK, N.A.

vs.

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
BARBARA OLEYAR, DECEASED

NO. 2012-1851

NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY
NOTICE TO: UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR ASSO-
CIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER BARBARA OLEYAR,
DECEASED

Being Premises: 112 WEST
GRANT STREET, EASTON, PA
18042-6644.

Being in EASTON CITY, County of
NORTHAMPTON, Commonwealth of
Pennsylvania, TAX PARCEL
NUMBER: M9NE2B 9 7 0310.

Improvements consist of residen-
tial property.

Sold as the property of UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER BARBARA OLEYAR,
DECEASED.

Your house (real estate) at 112
WEST GRANT STREET, EASTON, PA
18042-6644 is scheduled to be sold
at the Sheriff's Sale on June 7, 2013
at 10:00 A.M., at the NORTHAMPTON
County Courthouse, 669 Washington
Street, Easton, PA 18042, to enforce
the Court Judgment of \$76,497.54
obtained by, WELLS FARGO BANK,
N.A. s/b/m TO WACHOVIA BANK,
N.A. (the mortgagee), against the
above premises.

PHELAN HALLINAN, LLP
Attorneys for Plaintiff

Mar. 28

PARALEGAL/LEGAL ASSISTANT

Part-time position available in
Bethlehem law office engaged in
estates/elder law practice for
candidate with good communica-
tions, computer, math and people
skills. Attention to details essential.

Multitasking and organizational skills
required. Send resume and letter of
interest to The Law Office of Mary Ann
Snell, 3400 Bath Pike, Suite 311,
Bethlehem, PA 18017; e-mail:
maryannsnell@gmail.com.

Mar. 28; Apr. 4

**LAW CLERK POSITION
LEHIGH COUNTY**

Position Description: The Law
Clerk will serve the judge assigned to
Civil and Family matters in Lehigh
County. He or she will assist the judge
in writing opinions, court orders and
legal research. Additionally, the Law
Clerk may conduct research to
prepare the judge for hearings and
trials and provide general support
and assistance to the judge. Candidate
should be well organized, detail
oriented and capable of independent
work. Strong legal writing and
research skills required. Please send
a cover letter, resume and a writing
sample (non-criminal preferred) to
Judge Michele A. Varricchio, Lehigh
County Courthouse, 455 W. Hamilton
Street, Allentown, PA 18101 or e-mail
Leslie Kutney at:
lesliekutney@lehighcounty.org by
April 15, 2013.

This is a full-time position with
benefits. Starting salary for Attorney
I, grade 24, is \$57,533 annually.

Mar. 21, 28

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

The following real estate will be
sold by the Sheriff of Northamp-
ton County, Pennsylvania, on APRIL
5, 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-2011-12217

ALSO KNOWN AS Northampton County Uniform Parcel Identifier: E12-7-13D-0131 for purposes of compliance with Northampton County Ordinance No. 159-L989.

ALL THAT CERTAIN lot of land situate in the Township of Upper Mount Bethel, County of Northampton, and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by David O. Pritchard, Registered Engineer as follows:

BEGINNING at a point the northeast corner of a 16 feet wide road leading northwardly and another 12 feet wide road leading eastwardly to the Delaware River the said point being 12 feet more or less northwardly from the line of Asher Berger; thence along the east side of the first mentioned road North 50 1/2 degrees East 60 feet to a point the southwest corner of Lot 2A; thence along the south side of Lot 2A, South 41 degrees East 140 feet to a point; South 50 1/2 degrees West 60 feet to a point the north side of the 12 feet wide road leading to the river; thence North 41 degrees West 140 feet to the place of beginning,

UNDER AND SUBJECT, nevertheless, to the express condition and restriction that at no time hereafter shall any part of the land hereby conveyed be used for business or commercial purposes, and any building or buildings erected thereon shall be painted and of a permanent

character and construction and used for residential purposes only.

GIVING AND GRANTING unto the grantees, their heirs and assigns, the right and privilege jointly and in common with the grantors, their heirs and assigns, to the use of a lot of land with a frontage of approximately 128 feet on the Delaware River, and in depth of that approximate width 97 feet, with access thereto over such private ways as shall be laid out for that purpose by the grantors herein, for the purpose of enjoyment of and access to the Delaware River.

Being the same premises which Linda Stoll, by deed dated June 30, 2005 and recorded July 7, 2005 in and for Northampton County, Pennsylvania, in deed book volume 2005-1, page 252074, granted and conveyed unto Jan R. Thatcher as sole owner.

BEING KNOWN AS 148 Island Road, Mount Bethel, PA 18343.

TAX PARCEL NUMBER: E12 7 13D 0131.

SEIZED AND TAKEN into execution of the writ as the property of Jan Russell Thatcher.

SCOTT A. DIETTERICK, ESQUIRE

No. 3
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-10412

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: M5SE3-2-2-0214 for purposes of compliance with Northampton County Ordinance No. 159-L989.

ALL THAT CERTAIN message, tenement and or piece of ground situate on the western side of Lord Byron Drive, in Hanover Township, Northampton County, Pennsylvania, designated as Lot #39, Block 12, on a certain map entitled Plan of Hanover Farms, property of Simon B. Rich, excepting Sections 1 and 2 as recorded situate north of Stoke-Park

Schoenersville Road, Hanover Township, Northampton County, Pennsylvania, dated April 12, 1958 by Charles D. Remaly, Registered Surveyor, Bethlehem, Pennsylvania.

BEING the same premises which Harry E. Dooley and Georgene B. Dooley, husband and wife, by Deed dated August 15, 2005 and recorded August 16, 2005 in and for Northampton County, Pennsylvania, in Deed Book Volume 2005-1, Page 312347, granted and conveyed unto Joseph B. Parrish and Lisa A. Parrish, husband and wife.

BEING KNOWN AS 3529 Lord Byron Drive, Bethlehem, PA 18017.

TAX PARCEL NUMBER: M5SE3 2 2 0214.

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 Joseph B. Parrish and Lisa A. Parrish.

SCOTT A. DIETTERICK, ESQUIRE

No. 5

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-08202**

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

BEGINNING at a point on the North side of Ferry Street at the distance of One Hundred Fifty-two (152') feet West of the Northwest corner of Sixth Street and Ferry Streets, thence extending along the lot now or late of the Estate of Evan Buchman Northwardly One Hundred Fifteen and one half to Pine Street, thence along said Pine Street North-easterly Thirteen and Eight-Tenths

feet to a corner, thence Easterly Seven feet to a corner, thence Southwardly One Hundred Twenty feet along land now or late of George Schimmel to said Ferry Street thence Westwardly along said Ferry Street Twenty (20) feet to the place of beginning.

BEING KNOWN AS 617 Ferry Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1B 33 2 0310.

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

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

ROBERT P. DADAY, ESQUIRE

No. 7

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-06650**

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Wilson, County of Northampton, Commonwealth of Pennsylvania and described according to a survey and plan thereof made by John McNeal, 3rd Registered Engineer of Easton, Pennsylvania, on January 15, 1955.

Beginning at a point on the North-westerly side of Fourth Street (50 feet wide) at the distance of 367.68 feet measured South 57 degrees 24 minutes West from a point of tangent in the said side of Fourth Street, which point of tangent is at the distance of 69.51 feet measured on the arc of a circle curving to the left having a radius of 177.61 feet from another point of tangent on the said side of Fourth Street, which point of tangent is at the distance of 93.78 feet measured South 80 degrees 5 minutes West from a point on the West side of 23rd Street (60 feet wide)

Containing in front or breadth on the said Northwesterly side of Fourth Street 20 feet and extending of that width in length or depth northwesterly between parallel lines at right angles to the said northwesterly side of Fourth Street, partly passing through the center of party walls between these premises and premises of the northeast and southwest 90 feet to line of land of Lehigh Valley Railroad.

Being the same premises of Audrey L Lore by her deed dated 6/29/05 and recorded on 7/7/05 in the Recorder of Deeds Office of Northampton County, Pennsylvania in Deed Book Volume 2005-1, page 251999 granted and conveyed unto John Capobianco, Jr.

BEING KNOWN AS 2353 Fourth Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NW1C 3A 5 0837.

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 John R. Capobianco, Jr.

LOUIS P. VITTI, ESQUIRE

No. 8

BY VIRTUE OF A CERTAIN

WRIT OF EXECUTION

CV-2011-11339

ALL THAT CERTAIN lot or tract of land situate along the westerly side of Crestmont Street T- 706 in the Township of Plainfield, County of Northampton, Commonwealth of Pennsylvania, being shown as Lot 30 of the Blue Valley Acres Subdivision-Section 1 on Drawing No. 8611-2 recorded in Map Book Volume 86, Page 414 ABC in the 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 westerly side of Crestmont Street T-706, being 50 ft. wide, said point also being at the northeasterly corner of Lot 31 of Blue Valley Acres Subdivision-Section 1, thence along the northerly side of Lot 31, lands being conveyed to Joseph Condelli, N. 74° 52' 00" W 170.33 ft. to a 3/4" steel rebar marker set at a point in line of Lot 24 of the aforementioned subdivision, thence along the easterly side of Lots 24 and 25 N 25° 18' 00" E 101.60 ft. to a 3/4" steel marker set at the southwesterly corner of Lot 29 of the aforementioned subdivision; thence along the southerly side of said Lot 29 S 74° 52' 00" E 152.39 ft. to a 3/4" steel rebar set at a point along the westerly side of Crestmont Street; thence along the westerly side of Crestmont Street at 25.00 ft. West of center, S 15° 08' 00" W 100.00 ft. to the place of beginning. CONTAINING 0.3704 acre.

Being the same premises which Arlene S. Dotta, widow, by deed dated January 16, 1987 and recorded January 16, 1987 in and for Northampton County, Pennsylvania, in deed book volume 718, page 771, granted and conveyed unto Rocco Phillip Vonelli and Lisa Rose Vonelli, his wife.

BEING KNOWN AS 321 Crestmont Street, Pen Argyl, PA 18072.

TAX PARCEL NUMBER: E9 1 44 0626.

THEREON BEING ERECTED a colonial 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 Rocco Phillip Vonelli and Lisa Rose Vonelli.

SCOTT A. DIETTERICK, ESQUIRE

No. 9
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-12216

ALL THAT CERTAIN message, tenement and tract or place of land situate in the Township of Lower Mount Bethel, County of Northampton and State of Pennsylvania and bounded and described as follows:

BEGINNING at an iron pin, such pin being sixteen and one-half feet from the present center line of Front Street, LR 48025, and in line of land of McFall's;

THENCE, through the land of grantors herein, and along the southerly boundary of said Front Street, in an easterly direction, two hundred feet (200.00') to an iron pin;

THENCE, through the lands of grantors in a southerly direction, three hundred forty-two and eighty-three hundredths feet (342.83') to a corner: the interior angle between this course and the preceding one is 74-16'

THENCE, again through the lands of grantors, herein, in a westerly direction and parallel to the first course herein, two hundred feet (200.00') to a corner in line of land of McFall's aforesaid;

THENCE, by line of said McFall's in a northerly direction and parallel to the second course herein three hundred forty-two and eighty-three (342.83') to the place of beginning.

Less and except that property conveyed to John J. Diomedo and Patricia Oiomedo by Deed recorded 09/28/1972 in Book 438, Page 440.

Being the same premises which Dorothy C. Homoki, as executrix of the Estate of Mary Diomedo aka Mary Domine, deceased, by deed dated December 30, 2005 and recorded February 24, 2006 in and for

Northampton County, Pennsylvania, in deed book volume 2006-1, page 78821, granted and conveyed unto Larry W. Sabatine II and Noriko Sabatine, his wife.

BEING KNOWN AS 6119 Front Street, Easton, PA 18040.

TAX PARCEL NUMBER: H10 6 1A 0317.

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

SEIZED AND TAKEN into execution of the writ as the property of Noriko Sabatine and Larry W. Sabatine II.

SCOTT A. DIETTERICK, ESQUIRE

No. 10
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-04560

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

BEGINNING at a point along the Western house line of Railroad Street, said point being seventy-seven (77) feet two (2) inches South of the intersection of the Western house line of Railroad Street with the Southern house line of Arch Street, thence along said Western house line of Railroad Street in a Southerly direction nineteen (19) feet to a point, thence in a Westerly direction partly along lands formerly of the Service Loan Corporation, a Pennsylvania corporation and partly through the middle of a party wall between No. 1020 and No. 1018 Railroad Street ninety-nine (99) feet six (6) inches to a point, thence in a Northerly direction

along other lands formerly of the Service Loan Corporation, nineteen (19) feet to a point, thence in an Easterly direction along other lands formerly of the Service Loan Corporation one hundred (100) feet to the place of BEGINNING.

BEING KNOWN AS No. 1020 Railroad Street.

TITLE TO SAID PREMISES IS VESTED IN Daniel H. Andrews, by Deed from David D. Heiny and Sandra Lee Heiny, h/w, dated 03/30/2006, recorded 04/10/2006 in Book 2006-1, Page 140736.

BEING KNOWN AS 1020 Railroad Street, Catasauqua, PA 18032.

TAX PARCEL NUMBER: M4SE4D 14 5 0923.

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 Daniel H. Andrews.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 11

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-05097**

All that certain lot or piece of ground situate in the Borough of Freemansburg, Northampton County, Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the Southern boundary line of Monroe Street, a 50 foot road, at a point dividing Lots 8 and 9, as shown on plan of Monroe Acres, prepared by Estate Developers and Engineers, consulting engineers, of W. Easton, Pennsylvania, dated August 6, 1986 and last revised December 12, 1986 and recorded in the Office of the Recorder of Deeds in Map Book

Volume 87, page 158; thence from said point of beginning and along the boundary line of Lot 9, South 00 degrees 11 minutes 3 seconds West, a distance of 120.00 feet to a point, thence North 89 degrees 48 minutes 57 seconds West, a distance of 90.00 feet to a point; the place of Beginning.

Being known as Lot 8, on Plan of "Monroe Acres", aforesaid, and also being known as 940 Monroe Street (for Informational purposes only).

Under and subject to covenants, restrictions and easements as appear of records especially those shown on Plan of "Monroe Acres", hereinabove referred to.

Being the same premises which Lanna J. Sterner by deed dated 05/22/08 and recorded on 05/28/08 in the Recorder of Deeds Office in Northampton County, Pennsylvania in Instrument No. 2008021115, granted and conveyed unto Daniel Medlin.

BEING KNOWN AS 940 Monroe Street, Freemansburg, PA 18017.

TAX PARCEL NUMBER: P7NW1B 8 2 0212.

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

SEIZED AND TAKEN into execution of the writ as the property of Daniel T. Medlin.

LOUIS P. VITTI, ESQUIRE

No. 12

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-02226**

All that certain message, piece or tract of land situated in the Township of Upper Mt. Bethel, in the County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the public road leading from Mt. Bethel to Easton; thence by the same, South forty-one and one-half degrees West ninety feet; thence by land of Frank J. Oyer, South fifty-one and one-half degrees West ninety feet; thence by land of Frank J. Oyer, South fifty-one and three-quarter degrees East four hundred and forty-one feet; thence by land of J. R. Hagerman, North twenty-eight and one-half degrees East ninety-one and two-fifteenth feet; thence by land of George Weaver, North fifty-one and three-quarter degrees West four hundred and twenty-four feet to the place of Beginning. Containing one hundred and forty-two and three-fifth perches of land, more or less.

BEING KNOWN AS 2407 N. Delaware Drive, Mount Bethel, PA 18343.

TAX PARCEL NUMBER: C11SE1 4 13 0131.

SEIZED AND TAKEN into execution of the writ as the property of Mary D. Lawson.

MICHAEL T. McKEEVER, ESQUIRE

No. 13
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-06726

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

PROPERTY BEING KNOWN AS:

ALL THAT CERTAIN piece, parcel or tract of woodland with the improvements thereon erected on the northwest side of Deer Path Drive as shown on a map or plan of the Development of 'Mountain Acres' as laid out by Richard C. Becker, his wife, (sic) in December 1962 and recorded in Plan Book Volume 17, page 36, Northampton County Records, situate in the Township of Lehigh,

County of Northampton and State of Pennsylvania, being more fully bounded and described in accordance with a survey in January 1970 by George W. Knehr, Registered Professional Surveyor No. 5260E of Reading, Pennsylvania, as follows, to wit:

Beginning at an iron pin on the northwest side of Deer Path Drive (40 feet wide street);

Thence, leaving Deer Path Drive along property belonging to Geza J. Kovacs, North fifty one degrees fifty eight minutes West (N 51 degrees 58 minutes) one hundred twenty-five and thirty-four one-hundredths feet (125.34 feet) to an iron pin in line of property now or late of Asher R. Snyder and Janet D. Snyder, his wife, on said northwest side of Deer Path Drive at a point of tangency, having a radius of three hundred fifty two and seventy one-hundredths feet (352.70 feet) and a central angle of twenty degrees fifty one minutes (21 degrees 51 minutes);

Thence, along the northwest side of Deer Path Drive the next three following courses and distances viz:

1. South 5 degrees fifty one minutes West (S 5 degrees 51 minutes W) one hundred seventy and ninety three one-hundredths feet (170.93 feet) to a point of curvature;

2. By a curve bearing to the right, having a radius of one hundred forty feet (140.00 feet), a central angle of thirty-three degrees twenty-two minutes (33 degrees 22 minutes) tangent distance of forty one and ninety six one-hundredths feet (41.96 feet), an arc distance of eighty one and fifty-three one-hundredths feet (81.53 feet) and a chord with a bearing of South twenty-two degrees thirty-two minutes West (S 22 degrees 32 minutes W) eighty and thirty-eight one-hundredths feet (80.38 feet) to a point of tangency, and;

3. South thirty-nine degrees thirteen minutes West (S 39 degrees 13 minutes W) eleven and forty two one-hundredths feet (11.42 feet) to the Place of Beginning.

Being the same premises which Nicholas R. Speech, by Deed dated October 25, 2002 and recorded October 30, 2002 in Northampton County of Recorder of Deeds in Record Book 2002-1, page 298793, granted and conveyed unto Glenn Kane, Jr., unmarried and Jessica Borbacs, unmarried, in fee.

The said Glenn Kane, Jr. and Jessica Borbacs have since intermarried and Jessica Borbacs is now known as Jessica Borbacs Kane.

TITLE TO SAID PREMISES IS VESTED IN Edward R. Orak, unmarried, by Deed from Glenn Kane, Jr. and Jessica Borbacs Kane, (fka Jessica Borbacs), h/w, dated 09/22/2006, recorded 09/27/2006 in Book 2006-1, Page 398901.

BEING KNOWN AS 1331 Deer Path Drive, Walnutport, PA 18088.

TAX PARCEL NUMBER: H3NW1 5 1 0516.

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 Edward R. Orak.

MARTHA E. VON ROSENSTIEL,
ESQUIRE

No. 14
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-13411

All That Certain Tract Or Parcel Of Land Situate Along The Southerly Side Of East Main Street In The Borough Of Bath, County Of Northampton, And Commonwealth Of Pennsylvania, Being Lot #2 As Shown On The Final Plan Of Subdivi-

sion For Lorin A. Arthofer As Recorded In Map Book 60, Page 16, In The Northampton County Recorder Of Deeds Office, More Particularly Bounded And Described As Follows, To Wit:

Beginning At A Point In The Centerline Of East Main Street, Lr-48063, Said Point Being The Northeasterly Property Corner Of The Herein Described Tract; Thence In And Through Lands Now Or Late Of Lorin A. Arthofer, The Herein Named Grantor, And Passing Through A Reference Point At 25 Feet, South 25° 09' West, 193.08 Feet To A Point; Thence Continuing In And Through Lands Of Said Grantor, South 44° 00' West 100.00 Feet To A Point; Thence Along The Easterly Property Line Of Lands Now Or Late Of Northampton School District, North 5° 49' East, (Erroneously Stated In Prior Deed As North 5° 49' West), 53.45 Feet To A Point; Thence Along Land Of The Grantor, About To Be Conveyed To Dianne A. Smith, As Described In Parcel No. 2 (Lot #3) And Passing Through A Reference Point At 212.28 Feet, North 25° 09' East, 237.28 Feet To A Point; Thence Along The Centerline Of East Main Street, Lr-48063, South 64° 51' East, 50.00 Feet To The Point Or Place Of Beginning.

Containing In Area 12,412.17 Square Feet.

BEING KNOWN AS 534 East Main Street, Bath, PA 18014.

TAX PARCEL NUMBER: K6SW2B 2 5A-1 0503.

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

SEIZED AND TAKEN into execution of the writ as the property of Wendy A. Stein and Lee J. Stein.

MICHAEL T. MCKEEVER, ESQUIRE

No. 15
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-04159

ALL THAT CERTAIN Messuage, tenement, parcel or piece of land, Situate in the Borough of Pen Argyl, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northern curb line of Main Street in the Borough of Pen Argyl directly opposite the center of the center partition; thence in a Northerly direction through the center of said partition 131 feet 6 inches to the Southerly curb line of Pen Argyl Street; thence in an Easterly direction of the Southern curb line of Pen Argyl Street 25 feet 6 inches to the center of an alley; thence in a Southerly direction through the center of said alley for a distance of 131 feet 6 inches to the Northern curb line of Main Street; thence in a Westerly direction of said curb line 25 feet 6 inches to the point of beginning.

TITLE TO SAID PREMISES IS Vested by Deed, dated 06/18/2007, given by Anthony Decesare and Jennifer Decesare to Kristofor J. Sandholm, as sole owner and recorded 8/6/2007 in Book 2007-1 Page 288177 Instrument #2007035917.

BEING KNOWN AS 423 West Main Street, Pen Argyl, PA 18072.

TAX PARCEL NUMBER: E8NE3A 2 2A 0625.

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

SEIZED AND TAKEN into execution of the writ as the property of Kristofor J. Sandholm.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 17
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-05420

All that certain messuage and lot or piece of land situated on the South side of Berwick Street, and known as No. 918, in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows: Containing in front on said Berwick Street 40 feet and extending of that width in depth Southwardly 140 feet to a 20 feet wide alley.

BEING the same premises which Mich-Shields, LLC, by Deed dated December 8, 2006 and recorded in the Northampton County Recorder of Deeds Office on December 28, 2006 as Deed Instrument Number 2006074370, granted and conveyed unto Adoni Cierra.

BEING KNOWN AS 918 West Berwick, Easton, PA 18042.

TAX PARCEL NUMBER: M9NE1A 6 8 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Adoni Cierra.

CHRISTOPHER A. DeNARDO,
ESQUIRE

No. 18
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-11332

ALL THOSE CERTAIN lots or pieces of land, designated as Lots Nos. 1, 2 and 3 in Block No. 55, according to a certian map or plan of Miller Heights, which is duly recorded in the Office for the Recording of Deeds at Easton, in and for the County of Northampton aforesaid, in Map Book 6, Page 36, with the messuage or

tenement on Lot No. 3 erected, the said lots being situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, and more particularly bounded and described as follows, to wit:

BEGINNING at the point of intersection of the Westerly line of 6th Street with the Northerly line of Linden Street, according to said Plan; thence extending Northwardly in and along said Westerly line of 6th Street a distance of 75 feet to a point; said point being the extension of a line through the middle of the party or partition wall dividing the house erected on these premises from the one adjoining it immediately on the North and of that same width of 75 feet extending Westwardly between parallel lines at right angles to said 6th Street, the Northerly line thereof passing partly through the middle of the party or partition wall aforesaid, a distance of 110 feet to the Easterly line of Chestnut Street.

BOUNDED on the North by Lot No. 4 of Block 55, according to said Plan aforesaid; on the East by 6th Street; on the South by Linden Street; and on the West by Chestnut Street.

TITLE TO SAID PREMISES IS VESTED IN Jamie L. Hauze, by Deed from Jamie L. Hauze and Mary P. Smith, dated 4/18/2012, recorded 04/20/2012 in Book 2012-1, Page 090413.

BEING KNOWN AS 2007 6th Street, Bethlehem, PA 18020.

TAX PARCEL NUMBER: N7NE4 15 5 0205.

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 Mary P. Smith.

ALLISON F. ZUCKERMAN,
ESQUIRE

No. 19
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-03897

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Moore, County of Northampton and Commonwealth of Pennsylvania, being known as Lot No. 13 on the "Final Subdivision Plan of Valley View Estates III Residential Subdivision", as recorded with the Northampton County Recorder of Deeds Office at Easton, Pennsylvania, in Northampton County Map Book Volume 90, Pages 129 A&B, and being further bounded and described as follows, to wit:

BEGINNING at an iron pin set on the southerly right of way line of Buena Vista Drive, said iron pin being 25.00 feet from the centerline of said Buena Vista Drive and being the northwesterly corner of the land of Lot No. 14 of Valley View Estates III Residential Subdivision; thence along the said lands of Lot No. 14 of the Valley View Estates III Residential Subdivision, South 19 degrees 10 minutes 00 seconds East 250.00 feet to an iron pin set on line of the lands of or late of Robert E. Trembler; thence along the said lands of Robert E. Trembler, South 70 degrees 50 minutes 00 seconds West 208.56 feet to an iron pin, the southeasterly corner of the lands of Lot No. 12 of the Valley View Estates III Residential Subdivision; thence along the said lands of Lot No. 12 of the Valley View Estates III Residential Subdivision the following two courses and distances; first, North 19 degrees 00 seconds West 229.73 feet to an iron pin; thence, North 8 degrees 33 minutes 37 seconds East 50.00 feet to an iron pin set on the said southerly right of way of Buena Vista Drive; thence

along the said southerly right of way line of Buena Vista Drive the following two courses and distances; first, along a curve to the left having a radius of 208.91 feet, a central angle of 27 degrees 43 minutes 37 seconds and along a curve length of 101.10 feet to a concrete monument; thence, North 70 degrees 50 minutes 00 seconds East 88.10 feet to an iron pin, the place of beginning.

Title to said premises is vested in Sabrina Straker by deed from Lynor Sumner dated August 24, 2005 and recorded October 10, 2005 in Deed Book 2005-1, Page 396028, Instrument # 2005052700.

BEING KNOWN AS 2844 Buena Vista Drive, Bath, PA 18014.

TAX PARCEL NUMBER: J5 3 24 0520.

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

SEIZED AND TAKEN into execution of the writ as the property of Walter Straker and Sabrina Straker.

CHRISTINE L. GRAHAM, ESQUIRE

No. 20
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-05150

ALL THAT CERTAIN Unit in the property known, named and identified as Cedar Park, a Condominium, located in Township of Williams, Commonwealth of PA, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq by the Recording in the Northampton County Department of Records of a Declaration recorded in Deed Book Volume 2006-1 page 138187 and Supplement Declaration recorded in Deed Book Volume 2006-1 page 138275 and Deed Book Volume

2006-1 page 144141 and any amendments thereto.

The By-laws for said Condominium, and the Declaration Plan recorded as part of the Declaration; together with a proportionate undivided interest in the Common Elements (as defined in such declaration).

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging or in any wise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof; and all the estate, Right, Title, Interest, Property, Claim and Demand whatsoever of it, the said Grantor in law as in equity, or otherwise howsoever, of, in and to the same and every part thereof.

Title to said premises is vested in William J. Sisco by deed from NVR, Inc. a Virginia Corporation, Trading as Ryan Homes dated February 29, 2008 and recorded April 11, 2008 in Deed Book 2008-1, Page 102599.

BEING KNOWN AS 250 Auburn Drive, Easton, PA 18042.

TAX PARCEL NUMBER: M10 2 4-72 0836.

THEREON BEING ERECTED a three-story row home style dwelling with brick exterior and shingle roof; attached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of William J. Sisco.

MARC S. WEISBERG, ESQUIRE

No. 21
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-02581

ALL THAT CERTAIN lot or piece of ground with the improvements

thereon erected, situate on the east side of South Fourteenth 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 east building line of said South Fourteenth Street at a distance of seventy-one (71) feet eight (8) inches south of the south building line of Spruce Street; thence extending southwardly fourteen (14) feet ten (10) inches to property now or late of Sarah J. Segner; thence extending eastwardly of that same width in depth seventy (70) feet to land now or late of George Purdy. The middle of the partition wall between this property and the property adjoining on the north being deemed the dividing line.

BOUNDED on the north by land now or late of William J. Kressler, on the east by land now or late of George Purdy, on the south by land now or late of Sarah J. Segner, and on the west by said Fourteenth Street.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right title, interest, property, claim and demand whatsoever of her, the said grantor, as well at law as in equity of, in and to the same.

Title to said premises is vested in James M. Steinard by deed from Josephine Porrello dated July 12, 2007 and recorded August 30, 2007 in Deed Book 2007-1, Page 320011.

BEING KNOWN AS 146 South 14th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2C
18 17 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of James M. Steinard.

MARC S. WEISBERG, ESQUIRE

No. 22

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-14135**

All that certain piece or parcel of land, situated on the west side of North Seventh Street in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, containing 19 1/2 feet in front on said Seventh Street and extending of that same width in depth 120 feet to land now or late of F. Louis Morgenstern; Bounded on the north by land now or late of E.H. Miller, on the east by North Seventh Street, on the south by now or late of F. Louis Morgenstern; bounded on the north by land now or late of E.H. Miller, on the east by North Seventh Street, on the south by now or late of F. Louis Morgenstern; the middle of the partition wall between the double building being the dividing line, and on the west by land now or late F. Louis Morgenstern.

Together with all and singular the buildings thereon erected, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenance, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantor, as well

at law as in equity, of, in, and to the same.

Title to said premises is vested in Jose Camacho aka Jose D. Camacho by deed from Laura M. Taola and Ricardo Malabett, wife and husband dated September 12, 2007 and recorded December 12, 2007 in Deed Book 2007-1, Page 441371.

BEING KNOWN AS 208 North 7th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9NE4C 9 10 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Jose D. Camacho.

CHRISTINE L. GRAHAM, ESQUIRE

No. 23
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-02582

ALL THAT CERTAIN lot or parcel of land situate between Pennsylvania Legislative Route (L.R.) 946 and Township Road (T.R.) 597, in the Township of Moore, County of Northampton and Commonwealth of Pennsylvania, together with improvements, bounded and described as follows, to wit:

BEGINNING at an iron pin in the Southerly line located twenty-five (25) feet from the centerline of T.R. 597, said pin being in line of lands now or late of James W. Oswald; thence along said Oswald lands, South three (3) degrees forty (40) minutes East one hundred nineteen and eighty-nine hundredths (119.89) feet to an iron pin at the Southwest corner of said Oswald lands; thence along other lands now or late of Charles Zelinsky, South two (2) degrees nineteen (19) minutes West one hundred thirty-eight and thirty-four hundredths (138.34) feet to an iron pin in the Northerly line located twenty-five (25)

feet from the centerline of Pennsylvania L.R. 946, thence along the Northerly line of Pennsylvania L.R. 946; South eighty-four (84) degrees thirty (30) minutes West one hundred seventy-six and fifty-four hundredths (176.54) feet to an iron pin; thence along other lands now or late of Charles Zelinsky, North five (05) degrees thirty (30) minutes West two hundred forty-six and thirty-two hundredths (246.32) feet to an iron pin in the Southerly line located twenty-five (25) feet from the centerline of T.R. 597; thence along the Southerly line of T.R. 597, North eighty-one (81) degrees twenty-eight (28) minutes East one hundred ninety-nine and forty-six hundredths (199.46) feet to an iron pin, the point of beginning.

CONTAINING 48,070 square feet.

Title to said premises is vested in Michael R. Uhler and Christye L. Groh by deed from Laurie Little, single dated February 25, 2005 and recorded March 4, 2005 in Deed Book 2005-1, Page 78182.

BEING KNOWN AS 3066 Mountain View Drive, Bath, PA 18014.

TAX PARCEL NUMBER: H4 19 2A 0520.

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

SEIZED AND TAKEN into execution of the writ as the property of Michael R. Uhler and Christye L. Groh.

MARC S. WEISBERG, ESQUIRE

No. 24
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-05787

UNDER AND SUBJECT to any and all covenants, conditions, restric-

tions, rights of way, easements and agreements of record, including (but not limited to) those contained in the Declaration of Condominium.

TOGETHER with all and singular the Streets, Alleys, Passages, Ways, Waters, Watercourses, Rights, Liberties, Privileges, Hereditaments and Appurtenances whatsoever thereunto belong in or in anywise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof; and all the Estate right, title, interest, property, claim and demand whatsoever of the said Grantor, in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

Title to said premises is vested in Beverly Bazemore by deed form Wagner Enterprises, Ltd, a Pennsylvania corporation dated November 2, 2007 and recorded November 19, 2007 in Deed Book 2007-1, Page 417010.

BEING KNOWN AS 1808 D Merlot Drive, Easton, PA 18045.

TAX PARCEL NUMBER: N8 2 37-4D 0205.

THEREON BEING ERECTED a two-story condominium style dwelling with stucco and fieldstone exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Beverly Bazemore.

MARC S. WEISBERG, ESQUIRE

No. 25

BY VIRTUE OF A CERTAIN

WRIT OF EXECUTION

CV-2012-10115

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

TRACT NO. 1

BEGINNING at a point in the North line of Eighth Street, distance seventy-two (72) feet West from the

Northwest corner of Eighth and Montclair, formerly Chestnut Streets, thence westwardly forty-eight (48) feet, more or less, to the center of a partition dividing the property erected on these premises from the one immediately adjoining it on the west, thence northwardly of that same width, between parallel lines at right angles with said Eighth Street, forty (40) feet to north line of lot No. 83 Chestnut Street. The dwelling erected on said premises is designated 305 West Eighth Street, Bethlehem, according to City numbering.

TRACT No. 2

BEGINNING at a point forty (40') feet North of the Northern line of Eighth Street, said point being the Northwest corner of lot now or late of Leopold Barth, thence Westwardly by a line parallel with and forty (40') feet North of the Northern line of Eighth Street a distance of forty-eight and sixty-two one-hundredths (48.62') feet to a point, said point being the middle of a twin frame dwelling known as #305-307 Eighth Street, thence Northwardly by line parallel with Montclair Avenue, a distance of twenty (20') feet to lands now or late of Stephen Nikles, thence Eastwardly along the same forty-eight and sixty-two one-hundredths (48.62') feet to lands now or late of Leopold Barth, thence Southwardly along the same twenty (20') feet to the place of BEGINNING.

Title to said premises is vested in Elvira Fenner, Executrix of the estate of Lillian D. Horvath, deceased mortgagor and real owner and Elvira Fenner, executrix of the estate of Lillian D. Horvath, deceased mortgagor and real owner by deed from Lillian D. Horvath, executrix of the will of Stephen C. Horvath also

known as Stephen Horvath dated April 30, 1975 and recorded may 12, 1975 in Deed Book 514, Page 33.

BEING KNOWN AS 305 West 8th Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SW3B 11 11 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Elvira Fenner, Executrix of the Estate of Lillian D. Horvath, deceased mortgagor and real owner.

MARC S. WEISBERG, ESQUIRE

No. 26

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-01413**

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

All that certain lot or piece of ground, situate in the Township of Palmer, County of Northampton and State of Pennsylvania, being known as Lot No. 1 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 the Northern Property Line of Wilden Acres;

On the East by Lots No. 2 and 3;

On the South by Lot No. 17; and
On the West by Merion Avenue.

Containing in front or width, or Merion Avenue, 200.48 feet; in depth along Lot No. 17, 124.57 feet being irregular in shape.

TITLE TO SAID PREMISES IS VESTED IN Thomas L. Kisselbach by Deed from Marie Volkert dated 12/02/2003 and recorded 12/03/2003 in Volume 2003-1 and Page 501006.

BEING KNOWN AS 1200 Merion Avenue, Easton, PA 18045.

TAX PARCEL NUMBER: M8SE2 11 19 0324.

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

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

MEREDITH WOOTERS, ESQUIRE

No. 27

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-01119**

ALL THAT CERTAIN half of a double brick dwelling house and lot of land situated on the North side of Spring Garden Street and known as #713 Spring Garden Street, in the City of Easton, County and State aforesaid, bounded and described as follows, to wit:

BEGINNING at a point in the North side of Spring Garden Street at a distance of eighty (80) feet more or less, West from the Northwest corner of Spring Garden and North Seventh Streets; thence extending Westwardly along Spring Garden Street twenty (20) feet to a point; thence extending Northwardly of that same width between parallel lines at right angles with Spring Garden Street, through the middle partition wall of the building erected on the property hereby conveyed and the building adjoining on the West, a distance of sixty-six and one-tenth (66.1) feet more or less, to property now or late of A.J. Herster Estate. Bounded on the South by Spring Garden Street; on the East by property now or late of James A. Betts; on the North by property now or late of A.J. Herster Estate; and on the West by property now or late of Harriet Tallmadge.

TITLE TO SAID PREMISES IS VESTED IN Sheila C. Johnson-Solomon, by Deed from Sheila C. Johnson-Solomon, Ancillary Executrix of the Estate of Benjamin A. Solomon, a/k/a, Benjamin Solomon, dated 01/06/2011, recorded 01/24/2011 in Book 2011-1, Page 15834.

Mortgagor BENJAMIN SOLOMON died on 10/08/2009, leaving a Will dated 07/20/2009. Letters Testamentary were granted to SHEILA C. JOHNSON-SOLOMON on 02/18/2010 in NORTHAMPTON COUNTY, No. 2010-0262. Decedent's surviving heir(s) at law and next-of-kin is SHEILA C. JOHNSON-SOLOMON.

BEING KNOWN AS 713 Spring Garden Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9NE4C 23 5 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Shelia C. Johnson-Solomon, in Her Capacity as Executrix and Devisee of the Estate of Benjamin Solomon.

MEREDITH WOOTERS, ESQUIRE

No. 28

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-09704**

ALL THAT CERTAIN message or tenement and four lots or pieces of ground situate in the Seventeenth Ward of the City of Bethlehem, Northampton County, Pennsylvania, known as 1515 East Sixth Street, according to present city numbering, bounded and described as follows:

BEGINNING at a point one hundred feet east of the northeast corner of Brinker Avenue and Sixth Street, thence extending along the north side of said Sixth Street eastwardly 80 feet to a point, the northwest

corner of a thirteen-foot-wide alley and Sixth Street, thence extending of that same width between parallel lines northwardly 100 feet to a fifteen-foot-wide alley; commonly designated as Lots 25, 26, 27 and 28 on Map of Brinker Terrace as laid out by Frank H. Villie, C.E., January 1914.

BOUNDED on the north by said fifteen-foot-wide alley, on the east by said thirteen-foot-wide alley, on the south by said Sixth Street, and on the west by Lot 24 on said map.

ALSO DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN lot or parcel of land with improvements erected thereon situated on the Northerly side of East Sixth Street, in the 17th Ward of the City of Bethlehem, Northampton County, Pennsylvania, in accordance with a survey dated 15 August 1978, made by Samuel H. Brown, Registered Surveyor, bounded and described as follows:

BEGINNING at a point on the Northerly right-of-way line of East Sixth Street (50 feet wide) said point being located South 86 degrees 10 minutes East 100.00 feet from the intersection of the Northerly right-of-way line of East Sixth Street with the easterly right-of-way line of Brinker Street; thence along the Easterly line of land now or late of John Smolinsky North 03 degrees 50 minutes East 100.00 feet to a point in a 15 foot wide public alley; thence along said alley South 86 degrees 10 minutes East 80.00 feet to a point on the Westerly right-of-way line of a 13 foot wide alley known as Arnold Street; thence along the same South 03 degrees 50 minutes West 100.00 feet to a point on the Northerly right-of-way line of East Sixth Street; thence along the Northerly right-of-way line of East Sixth Street North 86 degrees 10 minutes West 80.00 feet to the place of beginning. BEING also known as Lots Nos. 25, 26, 27 and 28 on a Plan

of Brinker Terrace dated January 1914, made by Frank E. Villie.

TITLE TO SAID PREMISES IS VESTED IN Shawn Croizier and Dorothy Barthold, by Deed from Jose A. Moina, dated 01/12/2007, recorded 01/19/2007 in Book 2007-1, Page 24435.

BEING KNOWN AS 1515 East 6th Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P7SW1A 13 6 0204.

THEREON BEING ERECTED a two-story single style dwelling with brick exterior and flat tar roof; detached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Shawn Croizier and Dorothy M. Barthold.

MEREDITH WOOTERS, ESQUIRE

No. 29
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-09578

ALL THAT CERTAIN piece, parcel or tract of land situate the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania shown as Lot IVA 4 on the Final Layout Plan of Victoria Square IVA as recorded in Map Book 2004-5, Page 772, 773 in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania and being further bounded and described as follows, to wit:

BEGINNING at a point on the northerly right-of-way line of Anthony Court (50 feet wide) at the southwest corner of Lot IVA 5 of Victoria Square IVA;

thence along said northerly right-of-way line of Anthony Court (50 feet wide) South 72 degrees -05 minutes - 45 seconds West 37.50 feet to a point at a corner of Lot IVA3 of Victoria Square IVA.;

thence along said lands of Lot IVA 3 of Victoria Square IVA North 17 degrees -54 minutes -15 seconds West 178.47 feet to a point on the southerly side of the Palmer Township Bike Path;

thence along said southerly side of the Palmer Township Bike Path North 72 degrees -05 minutes -45 seconds East 37.50 feet to a point at a corner of Lot IVA 5 of Victoria Square IVA;

thence along said lands of Lot IVA 5 of Victoria Square IVA South 17 degrees -54 minutes -15 seconds East 178.47 feet to a point, the place of the Beginning.

CONTAINING 6692.62 square feet or 0.153 acre.

UNDER AND SUBJECT to restrictions and conditions appearing of record including those recorded in Deed Book 2002-1, Page 136106, recorded 5/28/02, as modified at Record Book 2002-1, Page 262063 9/30/02, and public and private rights and restrictions in the Plan of VICTORIA SQUARE IVA, recorded 11/24/04, at Plan Book 2004-5, Page 772, which are incorporated herein by reference hereto.

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

TITLE TO SAID PREMISES IS VESTED IN Rick A. Villafrade and Maria Villafrade, by Deed from Victoria Place, Inc., dated 11/30/2005, recorded 12/07/2005 in Book 2005-1, Page 495426.

BEING KNOWN AS 2661 Anthony Court, Easton, PA 18045.

TAX PARCEL NUMBER: M9 30 3-36 0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Rick A. Villafrade and Maria Villafrade.

MEREDITH WOOTERS, ESQUIRE

No. 30
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-09652

All that certain piece or parcel of land lying and being in the Township of Bethlehem, County of Northampton, State of Pennsylvania, being more particularly bounded and described as follows: BEGINNING at an iron pin for a corner on the ultimate right-of-way line of Willow Park Road; thence along the ultimate right-of-way line of an alley the two (2) following courses and distances: (1) South eighty-three degrees fifty-eight minutes fifty-nine seconds West (S. 83 degrees 58 minutes 59 seconds W) thirteen and ninety-two one-hundredths feet (13.92 feet) to an iron pin for a corner; (2) South seventy-three degrees eight minutes twenty-five seconds West (S. 73 degrees 08 minutes 25 seconds W) thirty-nine and fifty one-hundredths feet (39.50 feet) to an iron pin for a corner; thence along the northerly right-of-way line of a twenty-four and zero one-hundredths feet (24.00 feet) wide alley South eighty degrees forty-seven minutes thirty-three seconds West (S 80 degrees 47 minutes 33 seconds W) thirty-five and forty-five one-hundredths feet (35.45 feet) to a concrete monument for a corner; thence along Lot 2 of the David Spirk Subdivision and crossing a twenty and zero one-hundredths feet (20.00 feet) wide sewer and water easement North seven degrees twenty-two minutes twenty seconds East (N 7 degrees 22 minutes 20 seconds E) one hundred twenty-two and fourteen

one-hundredths feet (122.14 feet) to an iron pin for a corner; thence along land now or late of William D. Collins and land now or late of Andrea L. Werkheiser and along the northerly side of a twenty and zero one-hundredths feet (20.00 feet) wide sewer and water easement South eighty-two degrees thirty-seven minutes forty seconds East (S 82 degrees 37 minutes 40 seconds E) one hundred and eighty-three one-hundredths feet (100.83 feet) to an iron pin for a corner; thence along the ultimate right-of-way line of Willow Park Road along a curve deflecting to the right with a radius of three hundred forty-four and fifty one-hundredths feet (344.50 feet) for an arc length of ninety-four and forty-eight one-hundredths (94.48 feet) to the place of beginning.

CONTAINING 10,001 square feet.

EXCEPTING a twenty and zero one-hundredths feet (20.00 feet) wide sewer and water easement granted to Lot 2 as shown on the David Spirk Subdivision Plan recorded in plan book 90, page 338.

TITLE TO SAID PREMISES IS VESTED IN Michael R. Morrone and Andrea A. Morrone, his wife, by Deed from Scott M. Horning and Sherri M. Appleman, unmarried individuals, nka Scott M. Horning and Sherri M. Horning, h/w, dated 07/20/2006, recorded 07/27/2006 in Book 2006-1, Page 304274.

BEING KNOWN AS 1819 Willow Park Road, Bethlehem, PA 18020.

TAX PARCEL NUMBER: N7NW3 59 10 0205.

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

SEIZED AND TAKEN into execution of the writ as the property of Michael R. Morrone and Andrea A. Morrone.

MEREDITH WOOTERS, ESQUIRE

No. 31
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-02643

ALL THAT CERTAIN messuage or tenement and lot or piece of ground 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 middle of the public highway leading from Bath to Klecknersville, said point being the intersection of properties now or late of Henry C. Arndt, Jr. and Lester Miller; thence North sixty (60) degrees fifteen (15) minutes East two hundred ten (210) feet to a point in the middle of a sixteen (16) feet wide proposed alley; thence along property now or late of Lester Miller, the following courses and distances: South twenty-eight (28) degrees thirty (30) minutes East ninety (90) feet to a point in the middle of the said sixteen (16) feet wide proposed alley, and South sixty (60) degrees fifteen (15) minutes West two hundred ten (210) feet to a point in the middle of the aforementioned public highway; thence along the middle of said public highway leading from Bath to Klecknersville, North twenty-eight (28) degrees thirty (30) minutes West ninety (90) feet to the point or place of beginning.

UNDER AND SUBJECT to those restrictions stated in prior deeds of record.

TITLE TO SAID PREMISES IS VESTED IN Kyle J. Beers and Maria Beers, by Deed from Kyle J. Beers and Maria Ercolani, N/K/A, Maria Beers,

dated 12/19/2006, recorded 01/04/2007 in Book 2007-1, Page 6012.

BEING KNOWN AS 492 Monocacy Drive, Bath, PA 18014.

TAX PARCEL NUMBER: H5 23 14D 0520.

THEREON BEING ERECTED a cape cod single style dwelling with aluminum siding; detached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Kyle J. Beers and Maria Lynn Beers.

MEREDITH WOOTERS, ESQUIRE

No. 32
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-08733

ALL THAT CERTAIN messuage or tenement and three (3) lots or pieces of land situate in the Township of Lower Nazareth, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

LOT NO. 1: BEGINNING at a stake on the east side of the State Highway leading from Nazareth to Bethlehem; thence from said stake along other land late of Clinton E. Kern, South fifty nine (59) degrees twenty five (25) minutes East, one hundred fifty (150) feet to a stake; thence by the same South thirty (30) degrees thirty five (35) minutes West, forty three (43) feet to a point, which point is the extension of the middle of the party partition wall of the double frame dwelling erected thereon and on land immediately to the south; thence North fifty nine (59) degrees twenty five (25) minutes West passing through the middle of the said party partition wall, one hundred fifty (150) feet to a point on the east side of said highway; thence along the east side of said

highway North thirty (30) degrees thirty five (35) minutes East, forty three (43) feet to the place of BEGINNING.

LOT NO. 2: BEGINNING at a point, the northeasterly corner of premises No. 1 hereinabove described; thence by land now or late of Edward H. Kern, South fifty nine (59) degrees twenty five (25) minutes East, twenty five (25) feet to a point; thence by the same South thirty (30) degrees thirty five (35) minutes West, forty three (43) feet to a point; thence by land of the Grantors herein North fifty nine (59) degrees twenty five (25) minutes West, twenty five (25) feet to a point in line of Premises No. 1 hereinabove described; thence by the same North thirty (30) degrees thirty five (35) minutes East, forty three (43) feet to the place of BEGINNING.

LOT NO. 3: BEGINNING at a stake on the easterly side of the State Highway leading from Nazareth to Bethlehem, corner of premises No. 1 hereinabove described; thence along the easterly side of said highway North thirty (30) degrees thirty five (35) minutes East, eight (8) feet to a point; thence by land now or late of George W. Buss and Lizzie E. M. Buss, his wife, South fifty six (56) degrees forty eight (48) minutes East, one hundred seventy five and seventeen one hundredths (175.17) feet to a stake; thence by premises Nos. 2 and 1 hereinabove described, North fifty nine (59) degrees twenty five (25) minutes West, one hundred seventy five (175) feet to the place of BEGINNING. Containing 700 square feet.

LESS AND EXCEPTING that portion of premises taken by the Commonwealth of Pennsylvania for highway purposes under date of April

30, 1957, in Highway Map Book Volume 4, Page 14.

BEING THE SAME PREMISES WHICH Phillip M. Rissmiller and Cindy E. Rissmiller by deed dated 11/28/00 and recorded in Northampton County Record book 2000-1, Page 159179, granted and conveyed unto Raymond E. Rossi, Jr. and Patrice J. Rossi, husband and wife.

BEING KNOWN AS 736 Nazareth Pike, Nazareth, PA 18064.

TAX PARCEL NUMBER: K7NE4 2 2 0418.

SEIZED AND TAKEN into execution of the writ as the property of Patrice J. Rossi and Raymond E. Rossi, Jr.

LEON P. HALLER, ESQUIRE

No. 33
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-09773

ALL THAT CERTAIN lot or piece of ground and one-half of a twin dwelling, situate in the Fifteenth Ward of the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the southerly side of Pembroke Road being North seventy-two degrees twelve minutes East (N. 72 degrees 12 minutes E.) distant twenty-five and twenty-nine one hundredths (25.29) feet from an iron pipe set for the southeast corner or intersection of Bridge Street and Pembroke Road; thence along the southerly side of Pembroke Road North seventy-two degrees twelve minutes East (N. 72 degrees 12 minutes E.) a distance of Twenty and forty-six one hundredths (20.46) feet to an iron pipe; thence along the dividing line between No. 726 Pembroke Road herein described

and No. 728 Pembroke Road immediately adjacent to the East South two degrees thirty minutes West (S. 02 degrees 30 minutes W.) a distance of eighty-nine and seventy-eight one-hundredths (89.78) feet to a drill hole in a cement gutter; thence along a concrete wall or coping North eighty-seven degrees thirty minutes West (N. 87 degrees 30 minutes W.) a distance of nineteen and eighteen one hundredths (19.18) feet to a drill hole in said coping; thence through land now or late of Harry R. Davis and Carrie R. Davis, his wife, and in and through a party wall dividing No. 726 Pembroke Road herein described and No. 724 Pembroke Road immediately adjacent to the west North two degrees thirty minutes East (N. 02 degrees 30 minutes E.) a distance of eighty-two and sixty-eight one hundredths (82.68) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michelle E. Freeman, by Deed from Randall D. Mihoover and Janis D. Mihoover, h/w, dated 08/26/2005, recorded 09/09/2005 in Book 2005-1, Page 348901.

BEING KNOWN AS 726 Pembroke Road, Bethlehem, PA 18018.

TAX PARCEL NUMBER: N6SE3C 12 0 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 Michelle E. Freeman.

MELISSA J. CANTWELL, ESQUIRE

No. 34

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-03600**

ALL THAT CERTAIN tract of land located on the east side of Kichline Road (T-406), in Williams Township,

Northampton County, Commonwealth of Pennsylvania, designated Lot 2 and Area 2 on the Minor Subdivision Plan of property of Thomas M. Klucick, recorded on September 21, 1999, in Map Book 1999-5, Page 317, being bounded and described as follows, to wit:

BEGINNING at a point on the easterly property line of Kichline Road, in line of Lot 1 of said subdivision. Thence along the southerly property line of Lot 1, the following two courses and distances: (1) South seventy-four degrees, sixteen minutes, fifteen seconds East, 93.00 feet to a point, and (2) North seventy-seven degrees, twenty-nine minutes, thirty seconds East, 268.55 feet to a point, thence, along the westerly property line of land now or late of Leslie R. Pektor and of land now or late of Peter T. Thompson, South twenty-four degrees, six minutes, zero seconds East, 547.60 feet to a point, thence, along the northerly property line of land now or late of Edward H. Rancke, the following two courses and distances: (1) South eighty-seven degrees, twenty-eight minutes, zero seconds West, 290.50 feet to a point, and (2) North fifty-six degrees, seventeen minutes, zero seconds West, 18.15 feet to a point; thence, along the easterly property line of Kichline Road, the following four courses and distances: (1) along a curve to the left, having a radius of 775.00 feet for an arc distance of 152.66 feet (chord: North fifty-one degrees, thirty-nine minutes, fifteen seconds West, 152.41 feet) to a point of reverse curvature, (2) along a curve to the right, having a radius of 165.00 feet for an arc distance of 194.76 feet (chord: North twenty-three degrees, twenty-nine minutes, zero seconds West, 183.65 feet) to a point of

tangency, (3) North ten degrees, nineteen minutes, fifty-four seconds East, 109.88 feet to a point of curvature, and (4) along a curve to the left having a radius of 175.00 feet for an arc distance of 32.16 feet (chord: North five degrees, four minutes, one second East, 3212 feet to the place of beginning.

BEING the same premises that Thomas M. Klucick, by Deed dated 1/17/2000 and recorded 1/20/2000 in the County of Northampton (in Book 2000-1 Page 007675)/(as Document No. 2000002749) granted and conveyed unto Glenn R. Mathiesen and Geraldine L. Mathiesen, husband and wife, his/her heirs and assigns, in fee.

BEING KNOWN AS 400 Kichline Road, Hellertown, PA 18055.

TAX PARCEL NUMBER: P8 10 8A 0836.

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

SEIZED AND TAKEN into execution of the writ as the property of Glenn R. Mathiesen and Geraldine L. Mathiesen.

THOMAS M. FEDERMAN, ESQUIRE

No. 35
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04856

ALL THAT CERTAIN lot or piece of land situated in Easton, County of Northampton and State of Pennsylvania bounded and described as follows, to wit:

CONTAINING in front on the East side of Raspberry Street between Pine and Ferry Streets eighteen (18) feet more or less and in depth fifty-five (55) feet more or less. Bounded on the North by land and tenement now or late of William K. Bennett, known as

No. 28 Raspberry Street, the center of the partition wall to be the Northern line, thence extending Eastwardly through the center of the above-mentioned partition wall fifty-five (55) feet more or less to a point, thence Southwardly eighteen (18) feet more or less to a point, along the land now or late of Henry Washeim, thence Westwardly fifty-five (55) feet more or less through the center of an alley to Raspberry Street, said alley dividing the above mentioned premises and No. 32 Raspberry Street owned now or late by Walter F. Hollenbach and Kathryn M. Hollenbach but sold by an agreement of sale November First, 1947 to Victor and Sarah Lillian Hummer, thence Northwardly eighteen (18) feet more or less along the East side of Raspberry Street, this property, being known as No. 30 Raspberry Street.

BEING KNOWN AS 30 South Raspberry Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2C 4 20A 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 Chik C. Ihekweba and Adaora O. Ihekweba.

MICHAEL T. McKEEVER, ESQUIRE

No. 36
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-05058

ALL THOSE CERTAIN lots and pieces of land including the buildings thereon, known as No. 1063 Berwick Street, in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, said lots and parcels of land being marked in the plan of lots made by Richard E. Chism for the "Packer Land and Improvement

Company” and designated as Lots Nos. 81 and 82 and ten (10) feet of Lot No. 80. Said lots situated on the North side of Berwick Street in the said Borough of South Easton (now City of Easton).

CONTAINING in front on the said Berwick Street fifty (50) feet made up as follows, to wit: Ten (10) feet of Lot No. 80, Lot No. 81, twenty (20) feet wide, Lot No. 82, twenty (20) feet wide, extending of this width Northwardly one hundred forty (140) feet to Hoyts Alley.

BOUNDED on the North by Hoyts Alley, on the East by land now or late of Alfred Horning, South by Berwick Street, and on the West by land now or late of Adam Hahn.

BEING THE SAME PREMISES WHICH Adam R. Koerber by deed dated 8/30/96 and recorded 9/4/96 in Northampton County Record Book Volume 1996-1, Page 092716, granted and conveyed unto William C. Lockhart.

BEING KNOWN AS 1063 West Berwick Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NEIA 2 16 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of William C. Lockhart.

LEON P. HALLER, ESQUIRE

No. 37

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-01777**

ALL THAT CERTAIN lot, or piece of ground, with improvements thereon erected, situate in the Borough of Wilson, County of Northampton and Commonwealth of

Pennsylvania, bounded and described as follows:

BEGINNING at a distance of nineteen (19) feet west from the northwest corner of 18th and Ferry Streets and extending westwardly a distance of twenty one (21) feet along said Ferry Street and extending northwardly of that same width in depth one hundred thirty (130) feet to Pine Street.

BEING THE SAME PREMISES WHICH Ann Christine Strauss et al by deed dated 8/30/02 and recorded 9/4/02 in Northampton County Record Book 2002-1, Page 233422, granted and conveyed unto Carlos E. Lozada, Jr. and Rebecca M. Lozada, his wife.

BEING KNOWN AS 1803 Ferry Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2D 3 3 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 Rebecca M. Lozada and Carlos E. Lozada, Jr.

LEON P. HALLER, ESQUIRE

No. 38

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-02733**

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected situated in the Township of Wilson, now the Borough of Wilson, County of Northampton and State of Pennsylvania, known and designated as Lot No. 27 in Plan of Lots of Fairview Park Association, entered of record in the office of the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania, in Map Book Volume 1, Page 30.

Said lot being situated at the northeast corner of Eighteenth Street and the right-of-way of the Easton Transit Company, being an extension of Ferry Street, Easton; containing in front on said Eighteenth Street twenty (20) feet and extending of that width in length or depth one hundred twenty (120) feet to Maple Street. Bounded on the South by said right-of-way; on the East by said Eighteenth Street; on the North by Lot No. 28 of said Fairview Park Association, now or late of Christina Millheim; and on the East by said Maple Street.

IT BEING THE SAME PREMISES which Matthew G. Snyder and Christine G. Snyder, his wife, by their Indenture bearing date the nineteenth day of August, A.D. 2004, for the consideration therein mentioned, granted and conveyed unto the said James C. Mazza, and to his 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 2004-1, Page 327963, etc., relation being thereunto had, more fully and at large appears.

BEING KNOWN AS 106 S. 18th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2D 10 9 0837.

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 James C. Mazza.

ALFRED S. PIERCE, ESQUIRE

No. 39

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-11199**

ALL THAT CERTAIN Western half, or 30 feet front, of a building lot known as Lot No. 12 situate in the

Borough of Pen Argyl, County of Northampton and Commonwealth of Pennsylvania, known as 410 William Street, bounded and described as follows, to wit:

BEGINNING at a corner on the South side of a street 40 feet wide and land of John Tinney; thence along said street running in a Westerly direction 30 feet, more or less, to a corner in line of Lot No. 13; thence along said Lot No. 13 running in a Southerly direction 100 feet, more or less, to a corner; thence along land of Anna Repsher, running in an Easterly direction, 30 feet, more or less, to a corner; thence along land of Marcena Bray, running in a Northerly direction 100 feet, more or less, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ralph A. Bengivenga, III, by Deed from Gregg J. Block, dated 04/26/2002, recorded 05/06/2002 in Book 2002-1, Page 118131.

BEING KNOWN AS 410 William Street, Pen Argyl, PA 18072.

TAX PARCEL NUMBER: E8NE2D 14 9 0625.

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

SEIZED AND TAKEN into execution of the writ as the property of Ralph A. Bengivenga, III.

ANDREW J. MARLEY, ESQUIRE

No. 40

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04367**

ALL THAT CERTAIN eastern one-half of a double dwelling and lot or piece of land situated on the north side of and known as #729 Pearl Street in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point 47.81 feet west of the northwest corner of Pearl and Oak Streets and which said point is in the line which passes through the middle of the partition wall between hereby conveyed and the dwelling erected on the West; thence northwardly along said last-mentioned line 80 feet to property late of Josephine Francisco; thence eastwardly along the same 17.56 feet to property now or late of Lizzie Kiefer; thence southwardly 80 feet to the north side of Pearl Street; thence Westwardly along the north side of Pearl Street 17.56 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Doyle N. Winger, single and Leon W. F. Winger, single, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Myrtle C. Otto, widow, nka, Myrtle C. Balogh and Frank Balogh, her husband, dated 04/29/1996, recorded 05/01/1996 in Book 1996-1, Page 41085.

LEON W.F. WINGER was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of LEON W.F. WINGER's death on or about 07/13/2008, his ownership interest was automatically vested in the surviving joint tenant(s). Mortgagor DOYLE N. WINGER died on 09/08/2011 and, upon information and belief, his surviving heir(s) are ARLENE ESQUIVEL, WILLIAM F. WINGER, VICTOR WINGER, DIANE A. FELIX, ROBERT WINGER, LISA WINGER, and CATHLEEN WINGER. Plaintiff's representative contacted the Register of Wills of NORTHAMPTON COUNTY and was informed that no estate has been raised on behalf of the decedent mortgagor. By executed waiver(s), ARLENE

ESQUIVEL, WILLIAM F. WINGER, VICTOR WINGER, DIANE A. FELIX, ROBERT WINGER, LISA WINGER, and CATHLEEN WINGER waived their right to be named as a defendant in the foreclosure action.

BEING KNOWN AS 729 Pearl Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1B 2 13 0310.

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

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

MEREDITH WOOTERS, ESQUIRE

No. 41

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-01847**

ALL THAT CERTAIN lot or piece of land lying and being in the Township of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, and known on Plan of Lots of Birchwood Farms prepared by John C. Ruetter and Associates, William Joseph O'Neil, R.P.E., dated January 30, 1959 and entered of record in the Office for the Recording of Deeds in and for the County of Northampton, At Easton, Pennsylvania, in Book of Maps No. 14, page 35, as BLOCK A, LOT 4.

UNDERAND SUBJECT, nevertheless, to certain agreements, conditions, restrictions, and easements as appear of record.

TITLE TO SAID PREMISES IS VESTED IN Alan M. Gaul and Beth A. Gaul, h/w, by Deed from Prudential Residential Services, Limited Partnership by Prudential Homes

Corporation, dated 05/15/2003, recorded 06/11/2003 in Book 2003-1, Page 213905.

BEING KNOWN AS 1721 Hampton Road, Bethlehem, PA 18020.

TAX PARCEL NUMBER: N7NE3 7 4 0205.

THEREON BEING ERECTED a two-story 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 Alan M. Gaul and Beth A. Gaul.

MEREDITH WOOTERS, ESQUIRE

No. 42

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-03694**

ALL THAT CERTAIN message or tenement and lot or piece of ground, situate on the North side of Lehigh Street, in the City of Easton, County of Northampton and State of Pennsylvania, known as 1141 Lehigh Street, more particularly bounded and described as follows, to wit:

BEGINNING at a point, the intersection of the North building line of Lehigh Street with a line running through the middle of a partition wall of the double frame house which line is 164 feet East of 12th Street; thence in an Eastwardly direction 15 feet along the North building line of Lehigh Street to a point; thence in a Northwardly direction along the East side of side frame house 100 feet to a point; thence in a Westward direction in a line parallel with Lehigh Street, 15 feet to a point; thence in a Southward direction along the line passing through the middle of said frame house, 100 feet to a point the place of BEGINNING.

BOUNDED on the South by Lehigh Street, on the East by land now or late of Mrs. E.C. Brinker, on

the North by land now or late of Edward O. Smith, and on the West by the Easterly half of a double frame house, being property now or late of John C. McGowan and wife, Elizabeth.

BEING KNOWN AS: 1141 Lehigh Street, Easton, PA 18042.

BEING THE SAME PREMISES which The 1141 Lehigh Street Revocable Trust, by Deed dated April 27, 2006 and recorded May 3, 2006 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2006-1, Page 173897, granted and conveyed unto Eric Neal Abrams, unmarried and Fernando Pucciarelli, Jr., unmarried.

TAX PARCEL NUMBER: L9SE1D 13 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 Eric Neal Abrams and Fernando Pucciarelli, Jr.

GREGORY JAVARDIAN, ESQUIRE

No. 43

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-08801**

ALL THAT CERTAIN tract of land known as Lot 2 in the Subdivision of Janet R. Gaston, located in the Borough of Walnutport, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin located along Lehigh Gap Street (25.00' from centerline); said iron pin also located along Lot 3 of the same subdivision and the lands herein described; thence (1) South 88° 47' 40" West, 100.12' passing through the party wall between Lots 2 and 3 of the same subdivision to an iron pin; thence (2) North 08° 15' 00" West, 25.19' along

Lot 6 of the same subdivision to an iron pin; thence (3) North 88° 47' 40" East, 103.21' passing through the party wall between Lots 1 and 2 of the same subdivision to an iron pin; thence (4) South 01° 12' 20" East, 25.00' along Lehigh Gap Street 25.00' from centerline to the aforementioned place of BEGINNING.

This lot is also subject to a parallel easement, 5.00' wide, located along the rear of the lot, which is to be used for access or maintenance.

CONTAINING: 0.58 acres (2541.67 square feet).

BEING KNOWN as 522 S. Lehigh Gap Street, Walnutport, PA.

BEING the same premises which James S. Konrad and Karen H. Konrad, formerly known as Karen H. Buchta, husband and wife, by Deed dated July 30, 2007, and recorded July 30, 2007, in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2007-1, Page 276330, as Instrument No. 2007034589, granted and conveyed unto Deanna Schafer, single, in fee.

TAX PARCEL NUMBER: J2SW2D 1 2B 1033.

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

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

STEVEN K. EISENBERG, ESQUIRE

No. 44
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-01414

All that certain message, tenement, lot or piece of land, situate on the north side of east ST. Joseph Street, known as 142 East ST. Joseph Street and being Lots Nos. 8 and 9 in

the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

Beginning at a point on East ST. Joseph Street at the intersection of Lots Nos. 7 and 8 thence extending Northwardly 183 feet to lands formerly of George W. Stout; thence extending Eastwardly along the same 50 feet to Lot No. 10; thence Southwardly along Lot No. ten 187 feet to East ST. Joseph Street; thence Westwardly along East ST. Joseph Street 50 feet to the place of beginning.

Under and subject, however; to a certain agreement between Theodore Sigafoos and the City of Easton, bearing date September 26, 1930, being on file in the office of the City Clerk, Easton, Pa.

TITLE TO SAID PREMISES IS VESTED IN Thomas J. Coffey, III, by Deed from Bessie A. Foster, widow, dated 03/02/2007, recorded 03/02/2007 in Book 2007-1, Page 81625.

BEING KNOWN AS 142 East Saint Joseph Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE3B 7 28 0310.

SEIZED AND TAKEN into execution of the writ as the property of Thomas J. Coffey, III.

ANDREW J. MARLEY, ESQUIRE

No. 45
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04973

ALL THAT CERTAIN tract of land situate in Bushkill Township, Northampton County, Pennsylvania, known as 1539 Clearfield Road, Nazareth as shown as Lot #1 of the Kemmerer Corporation Subdivision as recorded in the Northampton County Courthouse in Map Book 2008-5 page 15 on January 08, 2008, further described as follows:

BEGINNING at an iron pin found along the Westerly side of Clearfield Road, T-626, and along the Southerly side of lands of Robert Counterman thence along lands of Counterman S 85° 07' 31" W 275.00 ft. to an iron pin found; thence along lands of same S 04° 39' 06" E, 160.00 ft. to an iron pin found and S 85° 07' 31" W, 423.93 ft. to an iron pin found; thence along lands of Frank Franczak S 04° 00' 00" E, 456.02 ft. to an iron pin, thence along remaining lands of the Grantors being Lot #4 N 85° 08' 06" E, 136.42 ft. to an iron pin; thence along lands of the Grantors being Lot #3 N 42° 17' 45" E, 177.57'; thence along remaining lands of Grantor being Lots 2 and 3; N 03° 16' 58" W, 182.04 ft. to an iron pin; thence along said Lot #2 N 47° 00' 03" E, 55.55 ft. to an iron pin and N 72° 50' 54" E, 215.00 ft. to an iron pin, and N 85° 20' 54" E, 180.00 ft. to an iron pin set at a point along the Westerly side of Clearfield Road; thence along the Westerly side of Clearfield Road, at 30 ft. Westerly of center, N 04° 39' 06" W, 234.00 ft. to the PLACE OF BEGINNING.

CONTAINING 4.5184 acres.

Said property also subject to the Deed of Conservation Easement and Declaration of Restrictive Covenants dated December 22, 2007, as recorded in the Northampton County Courthouse in Volume 2008-1, Page 4615.

ALSO UNDER AND SUBJECT, nevertheless, to peripheral drainage and utility easements as shown on aforesaid Plan of record.

TITLE TO SAID PREMISES IS VESTED IN Michael V. Curcio, single, by Deed from Kemmerer Corporation, dated 02/14/2008, recorded 02/20/2008 in Book 2008-1, Page 46349.

BEING KNOWN AS 1539 Clearfield Road, Wind Gap, PA 18091.

TAX PARCEL NUMBER: F6 10 12 0406.

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

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

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 46
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-07879

ALL THAT CERTAIN property located in the Borough of Wilson, County of Northampton and State of Pennsylvania, being known as 2125 Birch Street, bounded and described as follows, to wit:

BEGINNING at a notch in the walk in the northerly right of-line of Birch Street, said notch also marking the southeast corner of land of DeWayne Rickert; thence along said land of DeWayne Rickert North 35 degrees 00 minutes 00 seconds West 125.00 feet to an iron pin; thence partly along land of Donald Tirrell and partly along land of Edgar Warncke North 55 degrees 00 minutes 00 seconds East 15.74 feet to an iron pin; thence along Lot No. 2 of the Subdivision of land belonging to now or late Verna Pfeffer and running through the partition wall of a two and one-half story brick double dwelling South 35 degrees 00 minutes 00 seconds East 125.00 feet to a notch in a concrete step; thence along the northerly right-of-way line of Birch Street South 55 degrees 00 minutes 00 seconds West 15.74 feet to the place of beginning.

CONTAINING: 1,967.5 square feet.

Property Address: 2125 Birch Street, Easton, PA 18042.

Parcel#: L9SW4C-5-35-0837.

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

SEIZED AND TAKEN into execution of the writ as the property of Cheri L. Reiser.

MICHAEL T. McKEEVER, ESQUIRE

No. 47

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-03326**

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate in the Township of Palmer, County of Northampton, State of Pennsylvania, being Lot 5 as shown on Plan of Lots of Stone's Crossing as made by Walter F. Auch, C.E., on July 17, 1925, and being bounded and described as follows, to wit:

BEGINNING at a point in the west side of the road leading from William Penn Highway to the road leading from Easton to Freemansburg, said point being in the division line between Lots Nos. 5 and 6; thence extending along the west side of said road South one (1) degree eleven (11) minutes West fifty (50) feet to a point in the division line between Lots Nos. 4 and 5; thence along said Lot No. 4 southwardly three hundred ninety-one and fourteen one-hundredth (391.14) feet to a point in line of land now or late of William Vaughn; thence by the same and land now or late of Leah Helburn North one (1) degree eight (8) minutes, East fifty (50) feet to a point in line of division between Lots Nos. 5 and 6; thence eastwardly along said Lot No. 6; three hundred ninety-one and nineteen one-hundredth (391.19) feet to a point, the place of beginning.

AND ALSO ALL, that certain lot or piece of land situated in the Township

of Palmer, County and state aforesaid, being a part of Lot No. 4, as shown on Plan of Lots of Stone's Crossings as made by Walter F. Auch C.E. on July 17, 1925, and bounded and described, as follows:

BEGINNING at a point in the west side of the road leading from William Penn Highway to the road that leads from Easton to Freemansburg, said point being the division line between Lots Nos. 4 and 5; thence extending along the west side of said road South one (1) degree and eleven (11) minutes West ten (10) feet to a point, thence in a line at right angle with line of said road in a westerly direction 391.14 feet to a point in line of land now or late of Leah Helburn thence North one (1) degree eight (8) minutes East ten (10) feet to a point in the division between Lots Nos. 4 and 5; thence east along said division line three hundred and ninety-one and fourteen hundredth (391.14) feet to a point, the place of beginning.

BEING KNOWN AS 818 Stones Crossing, Easton, PA 18045.

TAX PARCEL NUMBER: M8SE1 3 12 0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Carolyn J. Shellenberger.

HARRY B. REESE, ESQUIRE

No. 48

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-01672**

ALL THAT CERTAIN lot or parcel of land situate in Palmer Township, Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in line of land now or late of J. VanArtsdalen; thence along the western right of way line of the Easton and Northern Railroad Co. around a curve to the right with a radius of 1804.37 feet, an arc length of 20.00 feet to a point; thence along the line between Lot #2 and Lot #1, South 74 degrees 04 minutes 26 seconds West 270.39 feet to a point; thence still along the same, South 85 degrees 21 minutes 34 seconds West 204.36 feet to a point; thence still along the same North 4 degrees 38 minutes 26 seconds West 130.00 feet to a point; thence along line of land now or late of M. Memering, North 85 degrees 21 minutes 34 seconds East 245.05 feet to a point; thence still along the same, South 5 degrees 26 minutes 48 seconds East 49.30 feet to a point; thence still along the same North 87 degrees 21 minutes 07 seconds East 81.00 feet to a point; thence along line of land now or late of J. VanArtsdalen North 87 degrees 21 minutes 07 seconds East 143.94 feet to the place of beginning.

CONTAINING 42,109 square feet of land.

IT BEING all of Lot #2 as shown on the minor Subdivision of Land of William H. and Caroline Meyers which plan is recorded in Plan Book 86, page 336 in the Office for the Recording of Deeds in Northampton County, Pennsylvania.

EXCEPTING AND RESERVING thereout and therefrom all that certain portion thereof conveyed by William Beck and Caroline Beck, his wife, a former owner thereof, to the Eastern and Northern Railway Company by Deed dated March 14, 1891, and recorded as aforesaid in Deed Book E, Volume 21, page 623.

TITLE TO SAID PREMISES IS VESTED IN Stephen R. Drenzek and Dawn M. Drenzek, h/w, by Deed from Todd A. Zieserl, dated 03/20/2006, recorded 03/31/2006 in Book 2006-1, Page 128114.

BEING KNOWN AS 40 Creek Lane, Easton, PA 18045.

TAX PARCEL NUMBER: J9 18 2A 0324.

THEREON BEING ERECTED a bi-level single style dwelling with asbestos shingle siding and shingle roof; carport.

SEIZED AND TAKEN into execution of the writ as the property of Stephen R. Drenzek, Sr. and Dawn M. Drenzek.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 49

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04250**

ALL those certain lots or pieces of ground situate on the west side of Wood Street, in the City of Bethlehem, (formerly Township of Bethlehem), and designated on plan of lots of R.S. Taylor called 'Fernwood' laid out by A.M. Cawley, C.E., February 16, 1917, and recorded in the office for the recording of Deeds in and for Northampton County in Map Book No. 6, page 44, as lot No. 145 and the southern half of lot No. 144, bounded and described as follows, to wit:

BEGINNING at a point two hundred feet (200 ft.) north of the northwest corner of Goepp and Wood Streets,

Thence extending northwardly along the west side of said Wood Street thirty feet (30 ft.) to the center line of said lot No. 144,

Thence extending of that same width westwardly one hundred feet (100 ft.) to an alley.

BOUNDED on the north by the northern half of lot No. 144 according to said plan, on the east by Wood Street, on the south by lot No. 146 according to said plan, and on the west by said alley.

TITLE TO SAID PREMISES IS VESTED IN Nelson Mercado and Leticia Mercado, h/w, by Deed from Beth A. Finley, aka, Beth A. Blasco, dated 05/02/2005, recorded 05/04/2005 in Book 2005-1, Page 162317.

BEING KNOWN AS 923 Wood Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: N6SE3D 33 6 0204.

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 Nelson Mercado and Leticia Mercado.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 50
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-06638

The land referred to in this policy is situated in the State of Pennsylvania, County of Northampton, Township of Williams, and described as follows:

BEGINNING at a P.K. nail found, said nail represents the point of beginning of Tract Number 1 as described in a deed of conveyance between Douglas C. and Elaine F. Berry to Charles J. Sanguinito, as recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, PA in Deed Book 566, Page 1019; thence the following two courses along lands now or late of Clifford A. Case, Tax Block 1, Lot 6: (1) North 20 degrees 00 minutes

East, a distance of 22.00 feet to an iron pipe found; thence (2) South 64 degrees 26 minutes West a distance of 107.86 feet to a steel axle found in the northerly right-of-way line of the former Doylestown to Easton Railway; thence (3) westerly along a curve to the left with a chord direction of North 83 degrees 25 minutes 5 seconds West chord distance of 93.25 feet to a steel axle found; thence the following three courses along lands now or formerly of Ethel Powell Tax Block 1, Lot 3; (4) North 64 degrees 38 minutes 1 seconds East, a distance of 211.40 feet to an iron pipe found; thence (5) South 88 degrees 11 minutes 33 seconds East a distance of 76.21 feet to a steel axel found; thence (6) South 53 degrees 29 minutes 6 seconds East a distance of 15.98 feet to an iron pipe found; thence the following two courses along lands now or formerly of Clifford A. Case, Tax Block 1, Lot 6; (7) South 13 degrees 2 minutes 27 seconds East a distance of 75.21 feet to a point in the foundation floor of an existing dwelling; thence (8) westerly leaving said foundation North 85 degrees 07 minutes 00 seconds West, a distance of 115.00 fast to P.K. nail found, the point and place of beginning.

BEING KNOWN AS: 1860S Delaware Dr., Easton, PA 18042.

PROPERTY ID NO.: N10NW4-1-6A-0836.

TITLE TO SAID PREMISES IS VESTED IN DOUGLAS L. MORGAN AND PRISCILLA M. MORGAN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY BY DEED FROM DOUGLAS L. MORGAN AND PRISCILLA M. MORGAN, HUSBAND AND WIFE, WHO ACQUIRED TITLE WITHOUT MARTIAL STATUS, AS TENANTS BY THE ENTIRETY DATED 03 / 31 / 2007 RECORDED

02/01/2008 IN DEED BOOK 2008-1
PAGE 28011.

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 Douglas L. Morgan and Priscilla M.
Morgan.

KATHERINE E. KNOWLTON,
ESQUIRE

No. 51
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-00634

ALL THAT CERTAIN message,
tenement and lot or piece of ground
situate on the southerly side of Philip
Street, known as 1426 Philip Street,
and also being Lot No. 321 on the Plan
of Oberly Terrace as recorded in Map
Book 7, page 23, in the City of
Bethlehem, County of Northampton,
Commonwealth of Pennsylvania, as
shown on a recent survey plan
prepared by Kenneth R. Hahn, R.S.,
drawing No. 80-139, dated April 24,
1980, bounded and described as
follows, to wit:

BEGINNING at a point on the
Southerly right-of-way line of Philip
Street, 50 feet wide, said point being
further located 250.00 feet Easterly
of the east curblineline of John Street;
thence extending along the Southerly
right-of-way line of Philip Street,
South 57 degrees 23 minutes East,
20.00 feet to a point; thence extending
along the Westerly property line of
1428 Philip Street, South 32 degrees
37 minutes West, 100.00 feet to a
point on the Northerly side of a 15 feet
wide unopened and unimproved
alley; thence extending along said
alley, North 57 degrees 23 minutes
West, 20.00 feet to a point; thence
extending along the Easterly property
line of 1424 Philip Street, North 32

degrees 37 minutes East, 100.00 feet
to the place of beginning.

BEING KNOWN AS 1426 Philip
Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER: P7SW1D
3 8 0204.

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

SEIZED AND TAKEN into
execution of the writ as the property
of Wayne H. Yerger and Kelly M.
Yerger.

WILLIAM J. FRIES, ESQUIRE

No. 52
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-05794

ALL THAT CERTAIN lot or piece of
ground situate in the Township of
Bethlehem, County of Northampton
and Commonwealth of Pennsylvania,
known as Lot No. D-16 on that certain
map or plan entitled "Highfield
Estates" filed in the Northampton
County Recorder of Deeds Office on
October 28, 1980, in Map or Plan
Book No. 61, Page 37.

BEING KNOWN AS 3251 Highfield
Circle, Bethlehem, PA 18020.

TAX PARCEL NUMBER: M7NW2
11 16 0205.

SEIZED AND TAKEN into
execution of the writ as the property
of Kenneth J. Bartynski and Lisa A.
Bartynski.

WILLIAM J. FRIES, ESQUIRE

No. 53
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-03400

ALL THAT CERTAIN message or
tenement and tract or piece of land
situate on the northerly side of Media
Street, in the City of Bethlehem,
County of Northampton and
Commonwealth of Pennsylvania,
known as No. 851 Media Street

according to present city numbering, and bounded and described as follows, to wit:

BEGINNING at a point on the northerly property line of Media Street, said point being on a curve of five hundred thirty and eighty-five one-hundredths (530.85) feet radius, said point being four hundred ninety-nine and five-tenths (499.5) feet east of the eastern property line of Washington Avenue as measured on the arc of said curve, a distance of thirty-eight (38) feet to a point in line of Lot #24; thence extending northwardly along lot #24, a distance of one hundred twenty-two and five-tenths (122.5) feet to a point on the southern line of a fifteen foot wide alley; thence extending westwardly along said fifteen-foot wide alley, a distance of thirty-eight and five-tenths (38.5) feet to a point; thence extending southwardly a distance of one hundred twenty-two and five tenths (122.5) feet to a point on the northerly line of Media Street, the place of Beginning; Being all of Lot #23 and the easternmost thirteen (13) feet of Lot #22 Block 2900 according to a certain map or plan entitled 'The United States Housing Corporation of Pennsylvania for Project No. 24, Bethlehem, Pennsylvania, Plan showing Lot Division of Block 2900', and recorded in the Office for the Recording of Deeds in and for Northampton County aforesaid in Map Book 9, Page 12.

BOUNDED on the South by Media Street, on the East by Lot #24, on the North by said fifteen-foot wide alley, and on the West by the westernmost twelve feet of Lot #22.

UNDER AND SUBJECT to conditions and restrictions contained of record.

TITLE TO SAID PREMISES IS VESTED IN Shaun Benner, by Deed from Joseph J. Martin, executor of the will of Frances M. Farina, late, dated 07/30/2001, recorded 08/02/2001 in Book 2001-1, Page 151341.

BEING KNOWN AS 851 Media Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N6SE3B 18 6 0204.

SEIZED AND TAKEN into execution of the writ as the property of Shaun P. Benner.

MEREDITH WOOTERS, ESQUIRE

No. 54

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-05793**

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

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

CONTAINING thirty-six feet front on Northampton Street, and

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

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

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

TAX PARCEL NUMBER: E9NE2C 3 5 0102.

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

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

JOSEPH J. PIPERATO, ESQUIRE

No. 55

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04970**

ALL THAT CERTAIN message, dwelling house, together with the lot or piece of ground upon which the same is erected, being known as No. 3057 Shakespeare Road, situate in the City of Bethlehem, County of Northampton and State of Pennsylvania, being further known as Lot No. 113, as shown on the Plan of 'East Hills', Section No. 6, said Map or Plan being recorded in Map Book Vol. 13, Page 48, Northampton County Records, and being more particularly bounded and described as follows, to wit:

On the North by Lot No. 112 on said Plan; on the East by Shakespeare

Road; on the South by Lot No. 49 on said Plan; and on the West by Lots #50 and #104 on said Plan.

CONTAINING in front or width on Shakespeare Road, 65 feet and in depth of equal width 120 feet.

TITLE TO SAID PREMISES IS VESTED IN Christopher P. Carone and Laurie L. Carone, by Deed from Sergio M. Fernandez, dated 08/26/2002, recorded 09/11/2002 in Book 2002-1, Page 243342.

BEING KNOWN AS 3057 Shakespeare Road, Bethlehem, PA 18017.

TAX PARCEL NUMBER: M7SW4 3 7 0204.

SEIZED AND TAKEN into execution of the writ as the property of Christopher P. Carone and Laurie L. Carone.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 56

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-13896**

TRACT NO. 1-ALL THOSE CERTAIN lots or pieces of land situated in the Township of Palmer, County of Northampton and Commonwealth 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 Recording Deeds, etc., at Easton, PA., in and for the said County of Hampton, in Book of Maps No. 6, page 20, etc., as lots number 206 and 207, said lots or piece of land bounded and described as follows:

BOUNDED NORTHERLY BY LOT NO. 208, EASTERLY BY 'D' ST., SOUTHERLY BY LOT NO. 205 AND WESTERLY BY BERKS STREET CONTINUING IN FRONT ON BERKS STREET FOURTY (40) FEET AND EXTENDING IN DEPTH IN AN

EASTERLY DIRECTION OF THAT WIDTH ONE HUNDRED FIFTEEN (115) FEET TO 'D' ST.

TRACT NO. 2- ALL THOSE CERTAIN LOTS or parcels of land, situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania, designated on the plan of lots of 'Highland Park Land Company' laid out by C. M. Brady for Miller S. Willever, Chester Snyder and William J. Danb, and recorded in the office for the recording of deeds, etc., at Easton, PA. in and for said County of Northampton, in Book of Maps #6, Page 620, etc., as lots nos. 208 and 209 Berk Street; Highland Park, Township, County and State aforesaid.

UNDER AND SUBJECT to any and all restrictions, easements, rights of way, covenants and/or encumbrances that may be found in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Mary Luczyszyn, by Deed from Mary Luczyszyn, widow, as her Life Estate interest and Henry Luczyszyn, dated 12/03/2004, recorded 12/13/2004 in Book 2004-1, Page 481582.

BEING KNOWN AS 110 Berks Street, Easton, PA 18045.

TAX PARCEL NUMBER: M8NE3 37 14 0324.

SEIZED AND TAKEN into execution of the writ as the property of Mary Luczyszyn.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 57
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-08935

ALL THAT CERTAIN lot or piece of ground with the building and improvement erected thereon, situate

in Hanover Township, Northampton County, Pennsylvania, described according to a Plan of Subdivision of Gwen Mawr, Phase I, made by CCM Engineering Corp., on May 7, 1990, and recorded in Plan Book No. 90, Page 155A, bounded and described as follows, to wit:

BEGINNING at a point on the southerly right-of-way line of Hanoverville Road, at the northeast corner of Lot No. 18 of said subdivision; thence along said right-of-way line South 69 degrees 46 minutes 45 seconds East, 90.00 feet to a point, a corner of Lot No. 20 of said subdivision; thence along the westerly boundary line of Lot No. 20 South 20 degrees 13 minutes 15 seconds West, 149.00 feet to a point on the northerly right-of-way line of Lenox Drive; thence along said right-of-way line, North 69 degrees 46 minutes 45 seconds West, 90.00 feet to a point, being the southeast corner of Lot No. 18 on said plan; thence along the eastern line of Lot No. 18, North 20 degrees 13 minutes 15 seconds East, 149.00 feet to a point, the place of BEGINNING.

BEING Lot No. 19, Gwen Mawr, Phase I, containing in area 13,410 square feet. Being known as 4518 Lenox Drive.

Under and subject to covenants, conditions and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Stauffer, by Deed from Richard D. Santoro, dated 09/29/2000, recorded 10/03/2000 in Book 2000-1, Page 129241.

BEING KNOWN AS 4518 Lenox Drive, Bethlehem, PA 18017.

TAX PARCEL NUMBER: M6NW1 9 2 0214.

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

SEIZED AND TAKEN into execution of the writ as the property of Robert J. Stauffer.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 58
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-10563

ALL THAT CERTAIN house and lot situate on the West side of 14th Street, between Lehigh and Spruce Streets, in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, containing in front on said 14th Street 15 feet and extending Westwardly of the same width in depth 90 feet to property now or late of Charles H. Kindt.

BOUNDED on the North by property now or late of Mrs. August Miller; on the East by said 14th Street; on the South by property now or late of Martha Leidy; and on the West by property now or late of Charles H. Kindt.

TITLE TO SAID PREMISES IS VESTED IN Laura A. Hernandez, by Deed from James H. Laros, Jr. and Beverly R. Laros, h/w, dated 08/24/2001, recorded 08/30/2001 in Book 2001-1, Page 176134.

BEING KNOWN AS 141 South 14th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2C 17 9 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Laura A. Hernandez.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 59
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-10199

ALL THAT CERTAIN lot of ground situate in the Village of Raubsville,

Township of Williams, County of Northampton and Commonwealth of Pennsylvania, more particularly described as follows:

BEING KNOWN as Lot No. 8 on Plan of Lots of Flafair Subdivision as recorded in the Office for the Recording of Deeds in Northampton County at Easton, Pa. in Map Book 38, Page 42.

BEGINNING at the easterly edge of Royal Manor Road at its intersection with the southerly edge of Flafair Drive; Thence, along the southerly edge of Flafair Drive, North 56 degrees 59 minutes 39 seconds East, two hundred ninety-one feet (291.00 feet) to a corner of Lot No. 9 of Flafair Subdivision; Thence along the lot line of the above-mentioned Lot No. 9 of Flafair Subdivision, South 30 degrees 33 minutes 59 seconds East, one hundred fifty feet (150.00 feet) to lot line of Lot No. 37 of the Young Street Subdivision; Thence, along the lot line of Lots No. 37, 36 and 35 of Young Street Subdivision, South 56 degrees 59 minutes 39 seconds West, two hundred ninety-one feet (291.00 feet) to the easterly edge of Royal Manor Road; Thence, along the easterly edge of Royal Manor Road, North 30 degrees 33 minutes 59 seconds West, one hundred fifty feet (150.00 feet) to the intersection of Royal Manor Road and Flafair Drive, the place of BEGINNING.

The above mentioned plan of lots being part of the land which Theodore Moyer, by deed dated June 19, 1941, and recorded in the Office for the Recording of Deeds in and for Northampton County at Easton, Pa. in Deed Book B, Vol. 72, Page 78, granted and conveyed to Chester Flagler and Martha Flagler.

TITLE TO SAID PREMISES IS VESTED IN Edris B. Green, by Deed from Ruby M. Unangst, dated

12/22/2006, recorded 01/02/2007 in Book 2007-1, Page 614.

BEING KNOWN AS 100 Flafair Drive, Easton, PA 18042.

TAX PARCEL NUMBER: N10 4 13-15 0836.

SEIZED AND TAKEN into execution of the writ as the property of Edris B. Green.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 60
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04867

TRACT No. 1

ALL THAT CERTAIN tract, parcel and piece of land SITUATE in the Borough of Hellertown, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Northerly side of Linden Street, in the Borough of Hellertown, situate 235 feet West of the intersection of the Westerly side of Easton Road with the Northerly side of Linden Street, said point being the Southwesterly corner of Lot No. 370 as shown on Map recorded in the Office of Recorder of Deeds in Map Book 3, page 41; thence along the Northerly side of Linden Street a distance of 45 feet to a point; thence in a Northeasterly direction along a line parallel to Easton Road and at right angles to Linden Street a distance of 130 feet to a point; thence in an Easterly direction along a line parallel to the Northern line of Linden Street a distance of 45 feet to a point; thence along line of land of Emma A. Kucera in a Southwesterly direction parallel to Easton Road a distance of 130 feet to a point, the place of beginning.

SAID TRACT being the Easterly 45 feet of Lots Nos. 371, 372, 373, 374 and 375.

TRACT No. 2

ALL THAT CERTAIN messuage or tenement and lot or piece of land SITUATE along the Northerly side of Linden Avenue, between Easton Road and 3rd Avenue in the Borough of Hellertown, County of Northampton and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made the 9th day of December, 1965, by Leonard M. Fraivilling Company, Engineers, Bethlehem, Pennsylvania, as follows, to wit:

BEGINNING at an iron pipe on the Northerly side of Linden Avenue, distant 195.66 feet Westwardly, along the aforesaid Northerly side of Linden Avenue, from its intersection with the Westerly side of Easton Avenue; thence extending North 72 degrees 00 minutes West along the Northerly side of Linden Avenue, a distance of 39.34 feet to an iron pipe; thence extending North 18 degrees 00 minutes East along land of Emma A. Kucera, the grantee hereof, a distance of 130 feet to a point in line of land of John S. Klepper; thence extending South 72 degrees 00 minutes East along land of John S. Klepper, a distance of 39.34 feet to an iron pin; thence extending South 18 degrees 00 minutes West through and across land of Andrew S. Kucera, the grantor hereof, of which this conveyance is part, a distance of 130 feet to an iron pipe in the Northerly side of Linden Avenue, the point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Hermes Tueros, by Deed from Daniel J. Means, dated 01/20/2006, recorded 02/23/2006 in Book 2006-1, Page 75992.

BEING KNOWN AS 319 Linden Avenue, Hellertown, PA 18055.

TAX PARCEL NUMBER: Q7NW3C
10 8A 0715.

SEIZED AND TAKEN into
execution of the writ as the property
of Hermes Tueros.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 61

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-07835**

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

BEGINNING at a point in the
middle of the township road leading
from Christian Springs to Cherry Hill-
Moorestown Highway, in line of lands
now or late of Sterling and Alice Koch,
formerly of Norman and Mary Koehler;
thence in and along said road South
thirty-three (33) degrees one (1)
minute West a distance of seventy-five
(75) feet to a point in line of lands now
or late of Lewis and Dorrit Riggles,
formerly of Norman and Mary Koehler;
thence along lands now or late of
Lewis and Dorrit Riggles, North forty-
five (45) degrees six (6) minutes West
a distance of one hundred forty-five
and one-tenth (145.1) feet to a point
in line of lands now or late of Conrad
R. Tripp; thence along lands now or
late of Conrad R. Tripp, North
forty-one (41) degrees forty-seven (47)
minutes East, a distance of seventy-
five (75) feet to a point in line of lands
now or late of Sterling and Alice Koch;
thence along lands now or late of
Sterling and Alice Koch, South forty-
five (45) degrees six (6) minutes East,
a distance of one hundred thirty-four
and one-tenth (134.1) feet to a point
in the middle of the aforesaid township
road, the point and place of beginning.

Being Lot No. 3 of Norman Koehler
tract, formerly land of Conrad R.
Tripp, the aforesaid description being
according to a survey made by John
S. Cibula under date of January 23,
1951.

TRACT NO. 2:

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

BEGINNING at an iron pin where
the properties now or late of Conrad
Tripp and of Daniel Ritter, and
property now or late of Paul Baker
meet; thence along property now or
late of Paul Baker, North forty-five (45)
degrees six (6) minutes West, forty
(40) feet to an iron pipe; thence along
property now or late of Conrad Tripp,
South forty-one (41) degrees forty-
seven (47) minutes West, seventy-five
(75) feet to an iron pipe; thence along
land now or late of Donald and
Yolanda Burley, South forty-five (45)
degrees six (6) minutes East, forty (40)
feet to an iron pin; thence along
property of Daniel Ritter North
forty-one (41) degrees forty-seven (47)
minutes East, seventy-five (75) feet to
the place of beginning. Containing
3,000 square feet. The above descrip-
tion being according to a survey made
by William M. Silfies, Consulting
Engineer, under date of June 8, 1957.

Being all and the same lot of
ground which by Deed dated
10/27/06 and recorded 10/31/06
among the Land Records of
Northampton County, State of Penn-
sylvania in Book 2006-1, Page
450593, as Instrument No.
2006063551, was granted and
conveyed by Mark Tanzos and Patti
Jeanne Tanzos to James F. Siegfried
and Carla J. Casterlin.

BEING KNOWN AS 212 Young Road, Nazareth, PA 18064.

TAX PARCEL NUMBER: J7 7 11 0406.

SEIZED AND TAKEN into execution of the writ as the property of James F. Siegfried and Carla J. Siegfried.

MICHAEL T. MCKEEVER, ESQUIRE

No. 62

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-09931**

ALL THAT CERTAIN stone hotel building and lot or piece of ground, situate in the Borough of Bath, Northampton County, Pennsylvania, BOUNDED AND DESCRIBED as follows, to wit:

BEGINNING at a stone placed for a corner in the middle of the Easton and Berwick Road junction of Bethlehem Road, thence up the middle of said Easton Road, South 67 1/2 degrees East, one hundred twenty-one (121) feet to a stone corner of Frank S. Schlachach's land, thence by same South 23 1/2 degrees West one hundred forty (140) feet to a stone, thence South 33 1/2 degrees East ten and one-half (10 1/2) feet to a stone, thence South 3/4 degrees East seventy-seven (77) feet to a stone by side of a sixteen (16) feet -wide alley, thence by said alley North 67 1/2 degrees West sixty-four (64) feet to a stone in middle of Bethlehem Road, thence by land now or late of John Snyder up the middle of the said road North 3/4 degrees West two hundred thirty-six (236) feet to the place of beginning.

BEING KNOWN AS 104 E. Main Street, Bath, PA 18014.

TAX PARCEL NUMBER: K6NW4C 18 1 0503.

SEIZED AND TAKEN into execution of the writ as the property of William F. Lovett.

ROBERT P. DADAY, ESQUIRE

No. 63

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-09198**

ALL that certain lot, tract or piece of land situate in lower Mt. Bethel Township, County of Northampton and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a post corner of land of Tilghman Resh, then by other land of Hiram Rasely north sixty degrees west one hundred and seven perches and six tenths to a post; thence by land of Herbert Rasely north fourteen degrees and three quarters east thirty-nine perches to a post; thence by land of John Rasely north eighty-four degrees and three quarters east thirty-one perches to a post; thence by the same north seventy-nine degrees east forty-five perches and four tenths to a post, the corner of land of John Rasely; thence by the same south three degrees west sixty-nine perches and four tenths to a post; thence by land of Tilghman Resh south fourteen degrees and one-half east thirty-six perches and eight tenths to a post, the place of Beginning. Containing thirty-six acres, one hundred and fifty-three perches strict measure.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM 4.30 acres which Domenico Coccia and Josephine Coccia, his wife, did, by Indenture dated the 5th day of April, 1957, and recorded in the Office for the Recording of Deeds, in and for Northampton County, at Easton, Pennsylvania, in Deed Book A, Volume No. 100 at Page 292, grant and convey unto John Nemeth, Jr. and Rosie M. Nemeth, his wife, their heirs and assigns forever.

BEING KNOWN AS 8670 Little Creek Road, Bangor, PA 18013.

TAX PARCEL NUMBER: G10 4 2 0117.

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

SEIZED AND TAKEN into execution of the writ as the property of Lawrence Sohn, Executor of the Estate of Barbara Sohn.

ROBERT P. DADAY, ESQUIRE

No. 64

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-08913**

ALL THAT CERTAIN messuage or tenement and parcel or piece of land situate in the Fourth Ward of the Borough of Northampton, Northampton County, Pennsylvania, known as 1366 Newport Avenue, bounded and described as follows, to wit:

BEGINNING at a point on the west side of Newport Avenue at the corner of premises known as 1368 Newport Avenue;

THENCE, southwardly along the west side of Newport Avenue for a distance of twenty (20.00) feet, more or less, to a point at the corner of premises known as 1364 Newport Avenue;

THENCE, westward along the same for a distance of one hundred fifteen (115.00) feet to a point on the East side of a 20 foot wide alley;

THENCE, northwardly along the same for a distance of twenty (20.00) feet, more or less, to a point at the corner of premises known as 1368 Newport Avenue;

THENCE, eastwardly and passing through the middle of a party wall between 1366 and 1368 Newport Avenue for a distance of one hundred fifteen (115.00) feet to the PLACE OF BEGINNING.

BEING KNOWN AS 1366 Newport Avenue, Northampton, PA 18067.

TAX PARCEL NUMBER: M4NW1B 19 21 0522.

SEIZED AND TAKEN into execution of the writ as the property of James S. Gogel.

ROBERT P. DADAY, ESQUIRE

No. 65

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2008-07738**

ALL THAT CERTAIN lot or piece of ground situated in the Borough of West Easton, County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Southeasterly property line of Spring Street, thence along the same North forty-eight (48°) degrees forty-five (45') minutes East one hundred (100) feet to land now or late of Joseph P. Kiss, thence along the same South forty-one (41°) degrees fifteen (15') minutes East one hundred thirty-eight and 84/100 (138.84) feet, more or less, to a point in the Northern property line of a private alley, thence along the same South seventy (70°) degrees six hundredths (.06') minutes West one hundred seven and 37/100 (107.37) feet, more or less to a point, thence North forty-one (41°) degrees fifteen (15') minutes West one hundred (100) feet, more or less, to a point, the place of BEGINNING.

BOUNDED on the North by Spring Street, on the East by land now or late of Joseph P. Kiss, on the South by land now or late of the Lehigh Coal and Navigation Co., and on the West by land of the Grantors.

BEING KNOWN AS 140 Spring Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW3D 15 1A 0835.

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

SEIZED AND TAKEN into execution of the writ as the property of Donald H. Kerbaugh, III and Jill S. Schippers.

ROBERT P. DADAY, ESQUIRE

No. 66
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-07962

ALL THAT CERTAIN tract of land situate in the Township of Allen, County of Northampton, and State of Pennsylvania, known as LOT 8 on the Final Plan entitled "Preliminary/Final Plan for Atlas Estates Twins Phase I" recorded on November 30, 1999, with the Northampton County Recorder of Deeds Office at Easton, Pennsylvania, in Northampton County Plan Book 1999-5, Page 398, with the subject description prepared on September 9, 1999, by John C. Miller, P.E., bounded and described as follows, to wit:

BEGINNING at an iron pin on the western right-of-way line of Phyllese Drive, 30.00 feet from center, said iron pin being the northeast corner of Lot 8, being located the following two (2) courses and distances from the centerline intersection of Phyllese Drive (60.00 feet wide, 30.00 feet from center) and Atlas Road (60.00 feet wide, 30.00 feet from center) as shown on the plan of Atlas Estates Twins Phase I, as prepared by Keystone Consulting Engineers, Inc.:

1. South 09 degrees 31 minutes 01 second East 40.00 feet to a point;
2. South 80 degrees 28 minutes 59 seconds West 30.00 feet to a point, the true place of beginning;

thence along the western right-of-way line of Phyllese Drive, 30.00 feet from center South 09 degrees 31 minutes 01 second East 43.00 feet to a point; thence along Lot 7 of the aforesaid Subdivision South 80

degrees 28 minutes 59 seconds West 130.00 feet to a point; thence along other lands of Horwith Leasing Company the two (2) following courses and distances:

1. South 09 degrees 31 minutes 01 second East 53.00 feet to a point;
2. North 80 degrees 28 minutes 59 seconds East 120.00 feet to a point;

thence along the arc of a curve deflecting to the right (having a radius of 10.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord bearing of South 54 degrees 31 minutes 01 second East 14.14 feet) 15.71 feet to a point, the place of BEGINNING.

CONTAINING 6,869 square feet of land (0.158 acres), more or less.

BEING KNOWN AS 44 Phyllese Drive, Northampton, PA 18067.

TAX PARCEL NUMBER: L4 12 5J 0501.

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

SEIZED AND TAKEN into execution of the writ as the property of Thomas W. Stackhouse and Linda A. Stackhouse.

ROBERT P. DADAY, ESQUIRE

No. 67
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-11538

ALL THAT CERTAIN plot or tract of land with all the improvements erected thereon situate in the Township of Lehigh, County of Northampton, and Commonwealth of Pennsylvania, as shown as Lot No. 1 on the 'Mae Kunkle Minor Subdivision,' duly recorded in the Northampton County Recorder of Deeds Office in Map Volume 89, page 176, further described as follows, to wit:

BEGINNING at an iron pin on the western ultimate right-of-way of the 50 foot wide T532, Almond Road, and on line of lands now or late of Tracey Bellesfield; THENCE along the same and along line of lands now or late of Frank Lockard on a course North 82 degrees 30 minutes 00 seconds West, for a distance of 477.47 feet to an iron pin on line of lands now or late of Michael Kulp; THENCE along the same and along line of lands now or late of Bernard Epsner on a course North 00 degrees 57 minutes 19 seconds West, for a distance of 288.41 feet to an iron pin; THENCE continuing along the same on course North 68 degrees 30 minutes 00 seconds East, for a distance of 103.95 feet to an iron pin; THENCE continuing along the same on a course South 81 degrees 00 minutes 00 seconds East, for a distance of 189.75 feet to an iron pin on line of Lot 2; THENCE along the same on a course South 13 degrees 39 minutes 00 seconds West, for a distance of 109.94 feet to an iron pin; THENCE continuing along the same on a course South 76 degrees 21 minutes 00 seconds East, for a distance of 257.66 feet to an iron pin on said western ultimate right-of-way of T532; THENCE along the same on a course South 13 degrees 39 minutes 00 seconds West, for a distance of

161.70 feet to an iron pin, said iron pin being the place of beginning.

CONTAINING 2.7927 acres.

TITLE TO SAID PREMISES IS VESTED IN Patrick Simons and Kerrie A. Simons, h/w, by Deed from Neil Loeb and Mai Ding S. Loeb, h/w, dated 11/14/2005, recorded 12/07/2005 in Book 2005-1, Page 495657.

BEING KNOWN AS 709 Almond Road, Walnutport, PA 18088.

TAX PARCEL NUMBER: J2 16 4 0516.

SEIZED AND TAKEN into execution of the writ as the property of Patrick Simons and Kerrie A. Simons.

ANDREW J. MARLEY, 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

Mar. 14, 21, 28

APRIL 2013

MON	TUE	WED	THU	FRI
1 Juvenile ARD/ Summaries	2 Civil Pretrials	3 DRS Status	4 Juvenile Arraignments DRS	5 Misc. Hrngs.
8 Juvenile Criminal	9 Criminal	10 Criminal	11 Juvenile Criminal	12 Misc. Hrngs.
15 Juvenile	16 Status	17 Asbestos Pretrials Civil Call	18 Juvenile Arraignments	19 Misc. Hrngs.
22 Juvenile Civil	23 Civil	24 Civil	25 Juvenile Civil	26 Misc. Hrngs. O.C. Audit
29 Juvenile Law Day	30 Argument			

**BRETT BROWN, Plaintiff v. IRON HILL CONSTRUCTION
MANAGEMENT CO. v. LEESON PAINTING, EASTON AREA
GLASS, FRAMEWORK TECHNOLOGIES, VICARIO TILE
INSTALLATION, COPE CARPET INTERIORS and STROW'S
PLUMBING AND HEATING, INC., Additional Defendants**

*Summary Judgment—Workers' Compensation Act—Waiver—Employer
Immunity, Indemnification.*

Court grants the subcontractor's motion for summary judgment and dismisses it from the case. The Plaintiff sued the general contractor after he was injured on a construction site controlled by the general contractor while employed by the subcontractor. The general contractor subsequently joined the subcontractor employer as an Additional Defendant. The Court rejected the general contractor's argument that an indemnity clause in the agreement signed by the subcontractor waived the Workers' Compensation Act bar of negligence actions on the issue of the employer's liability when an employee is injured. Pennsylvania law requires a contractual clause to be extremely specific and exact when waiving employer immunity under the Workers' Compensation Act. In this case, the clause in the agreement was not sufficiently specific to waive the subcontractor's immunity under the Workers' Compensation Act.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—Law—No. C-48-CV-2009-7510.

BRANDON SWARTZ, ESQUIRE, for the Plaintiff.

MICHAEL SMALL, ESQUIRE, for Iron Hill Construction.

ANDREW R. BENEDICT, ESQUIRE, for Framework Technologies.

STEVEN T. WILLIAMS, ESQUIRE, for Leeson Painting.

JOANNE KELHART, ESQUIRE, for Easton Area Glass.

JAMES F. SWARTZ, III, ESQUIRE, for Vicario Tile.

BRUCE PANEINO, ESQUIRE, for Cope Carpet Interiors.

LESTER WEINRAUB, ESQUIRE, for Strow's Plumbing and Heating.

Order of Court entered on April 26, 2011 by BARATTA, J.

ORDER

AND NOW, this 26th day of April, 2011, upon due consideration of Leeson Painting's Motion for Summary Judgment, and the briefs and argument submitted in support thereto, it is hereby ORDERED that said Motion is GRANTED, and Additional Defendant, Leeson Painting, is DISMISSED from this case.

STATEMENT OF REASONS

Factual and Procedural History

The matter presently before this Court is a Summary Judgment Motion filed by an Additional Defendant in response to a Joinder Complaint.

The underlying controversy arises from a complaint filed by Plaintiff, Brett Brown, against Defendant, Iron Hill Construction Management Co. (Iron Hill). Plaintiff allegedly injured himself on October 20, 2008, after he tripped over a shovel while walking on Defendant's construction site. At the time of the incident, Plaintiff was employed by Additional Defendant, Leeson Painting. Iron Hill was the general contractor on the construction site and had subcontracted certain work on the construction site to Leeson Painting. The construction project/site was in Phillipsburg, New Jersey.

As a result of the injuries he allegedly sustained, Plaintiff filed for and received workers' compensation benefits from Leeson Painting. Plaintiff also filed a civil action against Iron Hill on July 21, 2009, alleging that Iron Hill's negligence caused his injuries. Interestingly, although Plaintiff's injury occurred in New Jersey and his complaint sounded in negligence, the Plaintiff filed this action in Pennsylvania.

After answering Plaintiff's Complaint, Iron Hill filed a Joinder Complaint on January 29, 2010, joining six additional defendants, including Leeson Painting.

Iron Hill's Joinder Complaint sounds in negligence. The Joinder Complaint seeks to add six different additional defendants, all of which were subcontractors at a construction project in Phillipsburg, New Jersey. Leeson Painting was one of those subcontractors and apparently entered into a Subcontractor Agreement with Iron Hill, the general contractor. Leeson Painting's Subcontractor Agreement was referenced in the complaint and attached as Exhibit "C" (*see* Joinder Complaint, ¶10). Paragraph 18 references eighteen sub-paragraphs (a-r) which contain allegations of negligence and conclusions of law reportedly committed by the six subcontractors. In summary, Paragraph 18 asserts that as a result of the additional defendant's negligent conduct, they created unsafe working conditions and/or instituted unsafe work practices.

Paragraph 19 of the Joinder Complaint sets forth that: "if the facts regarding the condition of the premises as alleged by the Plaintiff are proven to be true ... [Leeson Painting is] liable over to [Iron Hill] for indemnity and/or contribution as the allegations by Plaintiff with regard to the condition of the premises resulted from the breach of contract, construction deficiencies and/or other acts or omissions of Additional Defendants and were the proximate cause of Plaintiff's alleged injuries." (See Joinder Complaint, ¶ 19.)

The addendum clause demands judgment for "indemnity and/or contribution."

On December 30, 2010, Leeson Painting filed the motion for summary judgment presently before this Court. The matter was originally set for the February 1, 2011 Argument List, but a continuance was granted and the matter relisted for the March 1, 2011 Argument List. Leeson Painting timely filed a brief in support of its motion on February 14, 2011, but Iron Hill failed to file either a response to Leeson Painting's motion or a brief opposing the motion prior to the March 1 Argument List.

Legal Standard

Pennsylvania Rule of Civil Procedure 1035.2 states:

After the relevant pleadings are closed, but within such time as not to unreasonably delay trial, any party may move for summary judgment in whole or in part as a matter of law: (1) whenever there is no genuine issue of any material fact as to a necessary element of the cause of action or defense which could be established by additional discovery or expert report, or (2) if, after the completion of discovery relevant to the motion, including the production of expert reports, an adverse party who will bear the burden of proof at trial has failed to produce evidence of facts essential to the cause of action or defense which in a jury trial would require the issues to be submitted to the jury.

Pa. R.C.P. No. 1035.2. Further, under Pa. R.C.P. No. 1035.3(a), the non-moving party may not rest upon mere allegations or denials of the pleadings but must file a response within thirty (30) days after service of the motion. Rule No. 1035.2(a)(2). In other words, the non-moving party has a clear and affirmative duty to respond to a motion for summary judgment. *Harber Philadelphia Center City Office Limited v LPCI Limited Partnership*, 764 A.2d 1100, 1104 (Pa. Super. 2000). Also, Pa. R.C.P. No. 1035.3(d) specifically provides that “[s]ummary judgment may be entered against a party who does not respond.” The non-moving party bears a responsibility to raise its defenses and grounds for relief in a response to a motion for summary judgment, and a trial court cannot be expected to “scour the record for every conceivable ground on which to deny summary judgment.” *Harber*, supra at 1105.

Summary judgment may be granted only in the clearest of cases where the record shows that there are no genuine issues of material fact and also demonstrates that the moving party is entitled to judgment as a matter of law. *PJS v. Pennsylvania State Ethics Commission*, 555 Pa. 149, 153, 723 A.2d 174, 176 (Pa. 1999). The moving party has the burden of proving the nonexistence of any genuine issue of material fact. *O'Rourke v. Pennsylvania Department of Corrections*, 730 A.2d 1039 (Pa. Commw. 1999). The record must be viewed in the light most favorable to the non-moving party,

and all doubts as to the existence of a genuine issue of material fact must be resolved against the moving party. *Ertel v. Patriot-News Company*, 544 Pa. 93, 98-99, 674 A.2d 1038, 1041 (1996).

Discussion

Iron Hill opted not to file a response to the Motion for Summary Judgment or a brief in opposition to the motion.

Leeson Painting's motion and brief set forth the following claims for relief: 1) Iron Hill is barred by the Workers' Compensation Act from joining Leeson Painting under a negligence theory for alleged injuries sustained by Leeson Painting's employee; 2) the subcontract does not waive Leeson Painting's immunity from negligence actions brought by its employees under the Workers' Compensation Act, and 3) the incident did not "arise from" Leeson Painting's work under the subcontract. In addition, at Argument Court, Leeson Painting's counsel noted that Iron Hill failed to file any response in opposition to this motion.

1. No Response by Iron Hill

Pennsylvania Rule of Civil Procedure No. 1035.3 requires the opposing party to file a response to a Motion for Summary Judgment. In fact, Rule 1035.3(d) permits the Court to "enter judgment against a party who does not respond."

2. The Joinder Complaint

The Joinder Complaint does not plead any facts. It merely references each Subcontractor Agreement by attaching each of the six Subcontractor Agreements as exhibits and sets forth a series of legal conclusions.

It is of note that Leeson Painting is different from the other five additional defendants in that the Plaintiff in the original action was an employee of Leeson Painting. Leeson Painting bears a statutory responsibility under the Workers' Compensation Act to insure the Plaintiff under that statute for his injuries. Further, the Workers' Compensation Act provides protections for Leeson Painting from claims brought by third parties who may bear legal responsibility for all or part of the employee's injuries, such as Iron Hill.

The Joinder Complaint is also silent as to the provisions of the Subcontractor Agreement which come into play. Therefore, we were required to review the two-page Subcontractor Agreement, with eleven attached pages referred to as riders, in an effort to locate those contractual provisions which might be relevant to this cause of action. We located three paragraphs that discuss indemnity on page 4 of 6 to *Rider A: General Conditions*. The pertinent provisions are set forth as follows:

21. *Subcontractor/Material Supplier agrees to defend, indemnify and hold harmless the IHCM, JG Petrucci and/or the*

Project Owner and their agents and employees from and against any and all demands, claims, suits, causes of action, damages, losses, penalties, and/or expenses, including attorney fees, *arising out of or resulting from Subcontractor/Material Supplier's performance of the work required by the Subcontract*, regardless of whether such demand, claim, suit, cause of action, loss, penalty, or expense is incident to or arises out of conditions or omissions permitted or acts performed by any indemnity.

...

23. *The Subcontractor/Material Supplier agrees to assume the entire responsibility and liability for all damages or injury to all persons, and to all property, arising out of or in any manner connected with the execution of the work under this Subcontract and to the fullest extent permitted by the law, the Subcontractor/Material Supplier will defend and indemnify IHCM from all such claims including without limitation claims for which IHCM may be claimed to be liable in whole or in part, and legal fees and disbursements paid or incurred to defend any such claims, as well as legal fees paid or incurred in connection with enforcing the provisions of this section*

24. *The Subcontractor/Material Supplier's obligation under this agreement will not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Subcontractor under Worker's [sic] Compensation Acts, Disability Benefit Acts or any other Employee Benefit Acts.*

(Emphasis added.)

Leeson Painting argues that the Joinder Complaint of Iron Hill sounds in negligence. As a result, Iron Hill improperly joined Leeson Painting as an additional defendant under a negligence theory.

In support of this contention, Leeson argues that Pennsylvania's Workers' Compensation Act explicitly sets forth that when an employee sustains an injury caused by a third party, the employer "shall not be liable to a third party for damages, contribution or indemnity in any action at law, or otherwise, unless liability for such damages, contribution or indemnity shall be expressly provided for in a written contract entered into by the party alleged to be liable prior to the date of the occurrence which gave rise to the action." 77 P.S. §481(b). Our appellate courts have held this provision of the Workers' Compensation Act bars a negligence action on the issue of the employer's liability. *See Beary v. Pennsylvania Electric Company*, 332 Pa. Super. 52, 61, 469 A.2d 176, 181 (1983).

We agree with Leeson Painting that Iron Hill's complaint does sound in negligence. In fact, Paragraph 18 of the Joinder Complaint details 18

separate allegations of negligence against Leeson Painting.¹ As the case law clearly indicates, Iron Hill may not join Leeson Painting in this action under a negligence theory.

However, we cannot dismiss Leeson Painting from the lawsuit simply because it is not clear whether Iron Hill joined Leeson Painting pursuant to an indemnification theory. The Joinder Complaint avers that Leeson Painting entered into a subcontract with Iron Hill at Paragraph 10. Iron Hill also *mentions* the word “indemnity” in Paragraph 19 of the Joinder Complaint. Specifically, Paragraph 19 states that “Leeson Painting ... [is] liable to original defendant for indemnity and/or contribution.” However, the Joinder Complaint is devoid of any fact pattern or other description as to how such theories of liability apply. We can only guess that Iron Hill expects this Court to sift through the attached subcontractor agreement, as well as the other pleadings, in order to ferret out the existence of such theories of liability and a factual pattern in support for such claims. We take issue with Iron Hill’s cavalier attitude.

In the context of a preliminary objection, the Superior Court held that as long as sufficient facts are sufficiently pleaded to allow an opposing party to prepare a defense to a cause of action, the pleader need not even identify the legal theory underlying the complaint. *Weiss v. Equibank*, 313 Pa. Super. 446, 453, 460 A.2d 271, 274-75 (1983). In order to survive a motion for summary judgment, there must be something in the record that creates a genuine issue of material fact.

At this point, we begin to struggle because Iron Hill has not asserted any facts which suggest that there exists a genuine dispute as to material facts. We can only *assume* that Iron Hill would argue that Paragraphs 21, 23 and 24 of Rider A establishes that Leeson Painting waived its Workers’ Compensation Act immunity and has a duty to indemnify Iron Hill for any injuries suffered by Plaintiff.

Therefore, we will continue to examine the legal sufficiency of a possible indemnity claim hiding within the Joinder Complaint.

2. *The Legal Effect of the Indemnity Provision of the Subcontractor Agreement*

Leeson Painting also argues in the alternative: Even if this Court finds Iron Hill adequately joined it under a contract-based indemnity claim, the indemnity clause is a boilerplate clause and is not specific enough to show Leeson Painting waived its Workers’ Compensation Act immunity.²

¹ In paragraph 18 of the Joinder Complaint, Iron Hill states:

Plaintiff’s alleged injuries, if any, were caused by the *negligence* of Additional Defendants, Leeson Painting ... and/or their agents, servants, workmen and/or employees acting within the course and scope of their employment and said *negligence* includes the following (Emphasis added.)

² When we refer to the “indemnity clause” in the subcontract agreement, one must look to paragraphs 21, 23 and 24. By reading all three paragraphs, one can piece together Iron Hill’s attempt to require indemnification from Leeson Painting for the lawsuit brought by Plaintiff.

Before we begin our analysis, we first note that the general legislative purpose of the Workers' Compensation Act is to substitute a method of accident insurance in place of common-law rights and liabilities for employees. Under the Act, employers surrender their defenses to civil actions and in exchange, the employees forego any actions in tort against the employers. The Act provides compensation to employees who suffer work related injuries and it enables employers to minimize tort liability for work related injuries. See *City of Erie v. Workers' Compensation Appeal Board (Annunziata)*, 575 Pa. 594, 838 A.2d 598 (2003). The Act also creates an exception in favor of the employers to the general right to contribution from joint tort-feasors by prohibiting third parties, whose negligence is partially responsible for an employee's injuries, from joining the employer as an additional defendant in a suit brought by the employee against a third party. See *Tsarnas v. Jones & Laughlin Steel Corporation*, 488 Pa. 513, 412 A.2d 1094 (1980).³

While §481(b) of the Workers' Compensation Act provides a means for employers to contractually waive their liability from suits by employees and agree to indemnify third parties for suits brought by said employees, such indemnification provisions are not favored in the law as "every intentment must be construed against the party seeking protection from liability or indemnification from the employer." *Snare v. Ebensburg Power Company*, 431 Pa. Super. 515, 521, 637 A.2d 296, 298 (1993). The court must carefully scrutinize and strictly construe purported indemnification agreements. *Shumosky v. Lutheran Welfare Services of Northeastern PA, Inc.*, 784 A.2d 196, 203 (Pa. Super. 2001). General indemnity language such as "any or all" or "any nature whatsoever" is insufficient to strip an employer of its statutory immunity from injury claims by employees. *Bethlehem Steel Corporation v. MATX, Inc.*, 703 A.2d 39, 43 (Pa. Super. 1997). The intent to indemnify against claims by employees of the indemnitor must clearly appear from the terms of the agreement. *Bester v. Essex Crane Rental Corporation*, 422 Pa. Super. 178, 619 A.2d 304 (1993).

The Superior Court in *Bester* noted that ambiguity often arises out of the use of general language. In order to avoid such ambiguity and demonstrate a clear intent of an employer to indemnify a third party for claims brought by an employee, the "contracting parties must specifically use language which demonstrates that a named employer agrees to indemnify a named third party from liability for acts of that third party's own negligence which result in harm to the employees of the named employer." *Bester*, supra at 187, 619 A.2d at 308-309. Without such specificity, the Workers' Compensation Act will preclude liability on the part of the employer. *Id.* at 187, 619 A.2d at 309. This requirement was reiterated in *Snare*, supra at 522-23, 637 A.2d at 299.

³ The *Tsarnas* court recognized that the legislative grant of total immunity to the employer from third-party action is the "quid pro quo" for the increased cost to employees that resulted from the massive overhaul of the state's Workers' Compensation Law.

Because Iron Hill has chosen to not respond to this motion, we are left to speculate as to Iron Hill's arguments. Perhaps Iron Hill would point to a pre-*Bester* decision, *Hershey Foods Corporation v. General Electric Service Co.*, 422 Pa. Super. 143, 619 A.2d 285 (1992), where the Superior Court held that an agreement between a general contractor and subcontractor included an indemnification clause that was sufficiently specific to impose on the subcontractor a duty to indemnify the general contractor for injuries sustained by the subcontractor's employee. The agreement in *Hershey Foods* provided that "[in] any and all claims against [general contractor] or any of their agents or employees by any employee of [subcontractor] ... the indemnification obligation ... shall not be limited [by the] workmens' compensation acts" *Id.* at 145-46, 619 A.2d at 286-87. Because the indemnification clause specifically stated the subcontractor would indemnify the general contractor for claims by the subcontractor's employees *and* the indemnification obligation would not be limited by the workmen's compensation acts, the *Hershey Foods* court found it to be sufficiently specific to show the subcontractor agreed to waive its immunity under the Workers' Compensation Act. We note that *Hershey Foods* relied on *Szymanski-Gallagher v. Chestnut Realty Company*, 409 Pa. Super. 323, 597 A.2d 1225 (1991), to support its holding that the indemnification clause constituted a waiver of Section 481(b) immunity. However, the Superior Court's 3-judge panel decision in *Szymanski-Gallagher* has since been rejected by the Superior Court *en banc* in *Bester*. The *Bester* court found the analysis in *Szymanski* to be "faulty." *Bester*, *supra* at 186, 619 A.2d at 308.

The Commonwealth Court specifically adopted the rationale in *Bester* and *Snare* when it determined that an indemnity provision was too vague to waive an employer's immunity from an employee lawsuit. *See Morgan v. Harnischfeger Corp.*, 791 A.2d 1273 (Pa. Commw. 2002). The language at issue in *Morgan* stated, "[subcontractor] ... shall defend and save harmless [general contractor] and [Turnpike Commission] from all suits and claims whatsoever for loss of life or injury occurring to employees of [subcontractor] who perform such work." *Id.* at 1275. The Commonwealth Court found the clause at issue was "boilerplate" and "lacked the requisite degree of specificity." *Id.* at 1279. Although the indemnity provision in *Morgan* mentioned a duty to indemnify for suits brought by the subcontractor's employees, it was not sufficient to waive Workers' Compensation Act immunity because it did not identify the parties by name and the contractual language was too vague and not specific.

It appears to us that in order for a contract to set forth an effective waiver of a subcontractor's Workers' Compensation Act immunity, the language must be extremely specific and exact. The case law requires the contractual language to specifically set forth that a specifically identified employer will indemnify third parties for injuries suffered by its employees

in order to waive workers' compensation immunity. Otherwise, the court should find the subcontractor did not waive its immunity under the Act.

Turning to the case before us, we carefully read the Subcontract Agreement attached to the Joinder Complaint. Paragraph 21 purportedly imposes a duty on an unnamed "Subcontractor/Material Supplier" to indemnify Iron Hill for any claims or suits arising out of the work under the subcontract. It does not specifically state that Leeson Painting must indemnify Iron Hill for claims raised by a Leeson Painting employee. In Paragraph 23 of the subcontract: "The Subcontractor/Material Supplier agrees to assume the entire responsibility and liability for all damages or injury to all persons ... arising out of ... the work under this Subcontract" The general language, "all persons," is not sufficient to show a clear intent by Leeson Painting that it agreed to waive its Workers' Compensation Act immunity from suit by a Leeson Painting employee. Finally, Paragraph 24 of the subcontract states: "The Subcontractor/Material Supplier's obligation under this agreement will not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Subcontractor under Worker's [sic] Compensation Acts" Clearly, Paragraph 24 is an attempt by Iron Hill to require Leeson Painting to waive immunity under the Workers' Compensation Act.

Apparently, the boilerplate language in Paragraphs 21, 23 and 24 is an attempt by Iron Hill to impose a blanket duty of indemnification on all subcontractors that they employ. We find the language within these paragraphs falls woefully short of the specificity required under the Workers' Compensation Act and in *Bester* to show that Leeson Painting intended to waive its immunity under the Workers' Compensation Act for injuries to its own employees.

As a result, we grant Leeson Painting's Motion for Summary Judgment and dismiss it as a defendant in this action. We do not address Leeson Painting's remaining issues because our holding renders those remaining issues moot.

**JOHN M. FURMAN, JR., Plaintiff v. ROLLAND
WILDERMUTH, Defendant**

Petition To Enforce Settlement—Medicare Lien—Conditional Disbursement.

Plaintiff sued Defendant in connection with injuries he sustained from a motor vehicle accident. The parties reached a verbal settlement, which was followed by a letter, prepared by counsel for Defendant, memorializing the terms thereof. Therein, the payment of the agreed settlement amount was conditioned upon receipt of a Final Conditional Payment Letter from Medicare relative to the medical expenses incurred by Plaintiff as a result of the accident. Thereafter, Plaintiff filed a petition to enforce the settlement agreement, contending that under the Medicare Secondary Payer Act, Defendant did not have the authority to assert a lien on behalf of the government, and as such, Defendant could not legally condition the settlement payment to Plaintiff upon receipt of an FCPL. Upon review and consideration, the Court agreed. Accordingly, it entered an order directing Defendant to make payment under the settlement agreement, and, as proposed by Plaintiff, providing for the escrow of a portion of the settlement funds to address Defendant's concerns regarding their potential liability to Medicare.

In the Court of Common Pleas of Northampton County, Civil Division—No. C-0048-CV-2008-3556.

CHRISTOPHER M. REID, ESQUIRE, for Plaintiff.

RICHARD E. SANTEE, JR., ESQUIRE, for Defendant.

Order of the Court entered on July 5, 2011 by DALLY, J.

ORDER

AND NOW, this 12th day of July 2011, upon consideration of the briefs and the arguments of the parties, Plaintiff's Petition to Enforce Settlement is hereby GRANTED, as set forth more fully in the attached Statement of Reasons. Accordingly, it is hereby ORDERED and DIRECTED that Erie Insurance Company shall deliver a settlement draft to counsel for Plaintiff within ten (10) days from the date of this Order and that upon receipt of the settlement funds, counsel for Petitioner shall escrow the amount of the anticipated Medicare lien and shall assume sole responsibility for satisfying the same from the settlement proceeds.

STATEMENT OF REASONS

The parties to this action were involved in an automobile accident on May 16, 2006, pursuant to which Plaintiff John Furman filed a personal injury action against Defendant Rolland Wildermuth on July 3, 2008. After pleadings and discovery, the parties came before the Honorable Judge (Ret.) and Special Master Isaac A. Garb for a settlement conference on December 16, 2010, at which time a settlement was reached. The terms of the agreement were memorialized in a letter from defense counsel to Plaintiff's counsel on December 17, 2010. Therein, counsel for Defendant, on

behalf of Defendant's insurer, Erie, included a provision conditioning the disbursement of the settlement funds to Plaintiff upon the receipt of a demand letter from Medicare as a means of protecting Erie from liability. Plaintiff initially agreed to the provision. Subsequently, however, the parties learned that the issuance of demand letters had been temporarily suspended per a decision of the Federal District Court in Arizona. *See Haro v. Sebelius*, ___ F. Supp.2d. ___ (D. Ariz. 2011). Thereafter, on June 15, 2011, absent the timely receipt of the aforementioned Conditional Payment Letter given that the disbursement of settlement funds had been indefinitely suspended by the freeze on the government's issuance of demand letters, Plaintiff filed the instant Petition to Enforce Settlement Agreement.¹ The matter came before the undersigned via the Miscellaneous Court list of June 24, 2011.

As the basis for the petition, Plaintiff contends that the conditioning of the insurance payment on the receipt of a final demand letter from Medicare stands in contravention to Pennsylvania law, and therefore, Defendant must proceed with the execution of the settlement. Whereas, Defendant contends that the receipt of a Conditional Payment Letter is one of the terms of the settlement agreement, which is in the nature of a contract.

As Defendant notes, contractual terms may only be reformed upon a showing of fraud, deception, duress or mutual mistake. *See Felix v. Giuseppe Kitchens & Baths, Inc.*, 848 A.2d 943, 947 (Pa. Super. 2004); *see also, Step Plan Services, Inc. v. Koresko*, 12 A.3d 401 (Pa. Super. 2010). Thus, in the absence of such circumstances, Defendant maintains that the agreement should be upheld as per its terms and Plaintiff's petition to enforce should be denied. However, as Plaintiff points out, a recent decision of the Pennsylvania Superior Court suggests that the inclusion of conditions involving the federal government's right to reimbursement for Medicare payments may be beyond the purview of contracting or settling parties. *Zaleppa v. Seiwel*, 9 A.3d 632 (Pa. Super. 2010).

In *Zaleppa*, as in the instant case, the parties were involved in an automobile accident pursuant to which the Plaintiff, Zaleppa, sued the Defendant, Seiwel. Seiwel admitted liability and the matter went to trial for a determination of damages. The jury awarded Zaleppa a verdict in the amount of Fifteen Thousand Dollars (\$15,000.00). Thereafter, both parties filed post-trial motions. By her motion, Seiwel sought to insert certain conditions on the payment of the judgment in order to protect herself from

¹ Under the provisions of the Medicare Secondary Payer Act and the regulations applicable thereto, the federal government has a duty as a secondary insurer, to pay certain medical costs on behalf of recipients to the extent that they are not paid by a primary insurer. As defined by the statute, a primary insurer includes an insurer to a tort action. To the extent that Medicare makes initial payment for medical expenses otherwise deemed the responsibility of a primary insurer, the federal government maintains a right to institute an action for recovery of those funds, upon the issuance of a demand letter from Medicare. 42 C.F.R. §411.22(c).

liability to Medicare under the Medicare Secondary Payer Act (“MSPA”). Specifically, she sought to add Medicare as a payee on the judgment, or alternatively, to escrow the entire amount of the judgment pending receipt of a Conditional Payment Letter from Medicare. The trial court denied the motion, and the matter came before the Superior Court on appeal. In affirming the trial court, the Superior Court held that the MSPA neither “requires, nor allows a private entity to assert the rights of the United States government regarding a potential claim for reimbursement of a Medicare lien” as “nothing in ... the MSPA expressly authorizes a primary plan to assert Medicare’s right to reimbursement as a preemptive means of guarding against its own risk of liability.” *Id.* at 635, 638.

Certainly, the facts of the instant case are distinguishable from *Zaleppa*. Here, the parties entered into a settlement agreement, and Plaintiff is now seeking to enforce the performance of Defendant’s duties under that agreement. However, while the facts of the cases are dissimilar, this Court nevertheless finds itself bound to the Superior Court’s holding in *Zaleppa*, to the extent that it bars parties from contracting to protect the interests of the federal government under the MSPA. Thus, the Court hereby deems invalid the portion of the parties’ settlement agreement deferring payment of the settlement proceeds until the receipt of a final Conditional Payment Letter from Medicare as a clear violation of *Zaleppa*.

However, we further note that the parties to this case are amenable to addressing the future imposition of a Medicare lien as a part of their settlement. In fact, by his motion, Plaintiff offers an alternative means of doing so, suggesting that upon payment of the settlement funds, the estimated amount of the Medicare lien be placed in escrow pending the receipt of a final Conditional Payment Letter. Upon review, the Court finds that Plaintiff’s suggestion adequately protects the interests of the parties, and does so without violating the pronouncement of the Superior Court in *Zaleppa*. While *Zaleppa* prohibits parties from asserting the interests of the federal government relative to the payment of Medicare liens, thereby placing restrictions on the payment of a judgment or settlement funds, nothing in *Zaleppa* precludes parties to an agreement from setting monies aside for the payment of a future Medicare lien. Whatever a payee, such as Plaintiff, wishes to do with the proceeds from a settlement or a judgment cannot be so constrained under *Zaleppa*. In light of the foregoing, the Court hereby GRANTS Plaintiff’s Petition to Enforce Settlement Agreement, as set forth more fully in the attached Order of Court.

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