

Northampton County Reporter

(USPS 395-280)

VOL. LVII

EASTON, PA March 21, 2013

NO. 64

Walter V. Grabowski, Jr., Plaintiff v. Comfort Suites University et al.

**In Re: Judicial Sale, Tax Claim Unit of Northampton County,
Easton, Pennsylvania, Held January 27, 2011**

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INSERT: Green: 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

* * * * *

Reporter Deadline Change

If you plan to have ads published in the March 28, 2013 issue of the NCR, the ad deadline is changed to Monday, March 25, 2013 at noon.

* * * * *

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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2013 BAR ASSOCIATION OFFICERS**

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Northampton County Reporter

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

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Edward P. Shaughnessy, Esquire

Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

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

Registration form inside.

Committee Chairs

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

Annual Reception for the Court – April 5, 2013

Invitations were mailed. If you plan to attend please RSVP early.

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.

Spring is when you feel like whistling even with a shoe full of slush. ~ Doug Larson

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**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, Hellertown, 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 Yellow-
stone, 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 SKOK
a/k/a ELSIE S. GAVALLA
SKOK,** dec'd.

Late of Northampton, Northamp-
ton 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

SECOND PUBLICATION

BAMBU, ROBERT J., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: James P. Bambu,
4194 Countryside Lane, Hellen-
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 Hellen-
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 Heller-
town, 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, Heller-
town, PA 18055-1726

THIRD PUBLICATION

BLUNT, ELIZABETH, dec'd.

Late of Northampton County, PA
Executors: William Orse and
Nancy Modolo c/o William K.
Murphy, Esquire, Herster,
Newton & Murphy, 127 N. 4th
St., P.O. Box 1087, Easton, PA
18044-1087

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

DeLUCA, JOSEPH J. a/k/a JOSEPH JAMES DeLUCA, dec'd.

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

Co-Executors: Janet Pepe and Philip DeLuca 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

HAWN, HEATHER LE a/k/a HEATHER L. HAWN, dec'd.

Late of Bethlehem Township, Northampton County, PA

Administratrix: Catherine L. Tirrell c/o Quintes D. Taglioli, Esquire, 121 N. Cedar Crest Blvd., 2nd Fl., Allentown, PA 18104

Attorney: Quintes D. Taglioli, Esquire, 121 N. Cedar Crest Blvd., 2nd Fl., Allentown, PA 18104

HOENSHOLT, CAREWE F., dec'd.

Late of the Borough of Portland, Northampton County, PA

Co-Executors: Nancy Alice Hughes and Ernest P. Deitz a/k/a Ernest P. Dietz 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

HRIVNOK, JOHN, dec'd.

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

Executrix: Rosemary Staats 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

McGEADY, ANNE P. a/k/a ANNE PETERS McGEADY a/k/a ANNE McGEADY, dec'd.

Late of Bethlehem, Northampton County, PA

Executors: Lee J. McGeady and Patricia Ann Geneczko a/k/a Patricia M. Geneczko 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

PINTO, LEON JOSEPH, dec'd.

Late of the Borough of Roseto, Northampton County, PA

Executrix: Valerie P. Kriney 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

RICE, JOYCE F., dec'd.

Late of the Township of Williams, Northampton County, PA

Executrix: Linda S. Harper c/o Karl H. Kline, Esquire, Karl Kline P.C., 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

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

ROSCIOLI, JOHN P., dec'd.

Late of Easton, Northampton County, PA

Administrator: Edward V. Roscioli c/o Thomas L. Walters, Esquire, Lewis and Walters, 46

South Fourth Street, P.O. Box A,
Easton, PA 18044-2099

Attorneys: Thomas L. Walters,
Esquire, Lewis and Walters, 46
South Fourth Street, P.O. Box A,
Easton, PA 18044-2099

**STETTZ, ELAINE L. a/k/a ELAINE
STETTZ**, dec'd.

Late of the City of Easton,
Northampton County, PA

Executrix: Melanie J. Stettz c/o
Karl H. Kline, Esquire, Karl Kline
P.C., 2925 William Penn
Highway, Suite 301, Easton, PA
18045-5283

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

STOLZ, JOAN C., dec'd.

Late of Bethlehem, Northampton
County, PA

Executor: Robert Stolz, P.O. Box
303164, St. Thomas, VI 00803

STOUT, ROBERT D., dec'd.

Late of Bethlehem, Northampton
County, PA

Executor: Hollis Stout-Giammatteo
c/o Dolores A. Laputka, Esquire,
Norris, McLaughlin & Marcus,
P.A., 1611 Pond Road, Suite 300,
Allentown, PA 18104-2258

Attorneys: Dolores A. Laputka,
Esquire, Norris, McLaughlin &
Marcus, P.A., 1611 Pond Road,
Suite 300, Allentown, PA 18104-
2258

TRAYES, BETTY ADELE, dec'd.

Late of the Borough of Bangor,
Northampton County, PA

Executor: Richard Carl Trayes
c/o Nancy T. Schneiderman,
Esquire, P.O. Box 3443, Palmer,
PA 18043

Attorney: Nancy T. Schneiderman,
Esquire, P.O. Box 3443, Palmer,
PA 18043

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that
Articles of Incorporation were filed
with the Department of State of the
Commonwealth of Pennsylvania at
Harrisburg, Pennsylvania.

The name of the corporation is:

PAUL G. DUPONT, M.D., P.C.

The corporation has been incor-
porated under the Pennsylvania
Business Corporation Law of 1988.

BERNARD M. LESAVOY, ESQUIRE

LESAVOY BUTZ & SEITZ LLC
7535 Windsor Drive
Suite 200

Allentown, PA 18195-1034

Mar. 21

**NOTICE OF NONPROFIT
INCORPORATION**

NOTICE IS HEREBY GIVEN that:

LEHIGH VALLEY

ANGEL INVESTORS CO.

has been incorporated under the
provisions of the Non-Profit Corpora-
tion Law of 1988 on February 22,
2013.

The corporation was organized
exclusively for charitable, scientific
and educational purposes within the
meaning of Section 501(c)(3) of the
Internal Revenue Code of 1986, as
amended. The corporation is
organized as a non-profit organiza-
tion.

BERNARD M. LESAVOY, ESQUIRE

LESAVOY BUTZ & SEITZ LLC
7535 Windsor Drive
Suite 200

Allentown, PA 18195

Mar. 21

**FICTITIOUS NAME
REGISTRATION NOTICE**

Name:

DG PROPERTY MANAGEMENT

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

The names of the persons owning or interested in said business are: Linda L. Dietrick, Kelly L. Berfield, Ryan C. Dietrick, Robert J. Vidoni, Robert G. Vidoni, Virginia E. Vidoni, all within the address of: 5100 West Tilghman Street, Suite 320, Allentown, PA 18104.

Mar. 21

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:

HARD ROCK DRILLING & UTILITY SERVICES, LLC

Alfred S. Pierce, Esquire
Pierce & Dally, LLC

124 Belvidere Street
Nazareth, PA 18064

Mar. 21

COURT OF COMMON PLEAS OF NORTHAMPTON COUNTY, PENNSYLVANIA

Wilson Area School District
vs.

Peter T. Thompson and
Jody A. Thompson

DOCKET NO. C48CV-2011-8098

Notice is given that the above were named as defendants in a civil action by plaintiff to recover 2010 real estate taxes for property located at 630 Hexenkopf Road, Williams Twp., PA,

Tax Parcel No. P8 10 6. A Writ of Scire Facias for \$4,151.08 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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

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

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

PORTNOFF LAW
ASSOCIATES, LTD.

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

Mar. 7, 14, 21

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

Wilson Area School District
vs.

Philip Weitz and Denise Weitz
NO. C-48-CV-2011-10690

NOTICE IS HEREBY GIVEN that the above were named as Defendants in a civil action instituted by plaintiff.

This is an action to recover delinquent real estate taxes for the year 2010, for the property located at 2414 Butler Street, Wilson, Pennsylvania, Tax Parcel No. L9SW4C 1 6. A tax claim in the amount of \$4,919.68 was filed on or about November 8, 2011 for this claim and a Writ of Scire Facias was filed.

You are hereby notified to plead to the writ in this case, on or before 20 days from the date of this publication or a Judgment will be entered.

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

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

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

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Mar. 7, 14, 21

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
INVOLUNTARY TERMINATION
OF PARENTAL RIGHTS**

In Re: C.J.U., minor
NO. 2013-0017

NOTICE

TO: Jason Allen Utter, putative father

A Petition has been filed asking the Court to put an end to all rights you have to your child listed above. The Court has set a hearing concerning your parental rights to your child. That hearing will be held in Courtroom No. 4, Northampton County Government Center, 669 Washington Street, Easton, Pennsylvania, on April 2, 2013 at 10 a.m. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child will be ended by the Court without your being present. You have the right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. You may also have rights under ACT 101, and a notice explaining your rights under this act is included with all your legal papers.

If you cannot afford a lawyer, go to or telephone the office set forth below to find out where you can get legal help.

Lehigh Valley Legal Services:
North Penn Legal Services
65 E. Elizabeth Ave.
Suite 903
Bethlehem, PA 18018
(610) 317-8757

If you can afford to hire a lawyer but do not have a lawyer, go to or telephone the office set forth below to find out where you can get legal help.

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

Mar. 21

ATTORNEY NEEDED

Opening in Bethlehem office of North Penn Legal Services. Varied civil caseload. Bilingual in Spanish preferred. See details at:

www.northpennlegal.org under "jobs." Reply via e-mail to resumes@

northpennlegal.org (preferable) or mail to HR Manager, North Penn Legal Services, 329 Market St., Williamsport, PA 17701. Ref. 031313LVattny. EOE.

Mar. 21

JOB ANNOUNCEMENT

Job Title: Domestic Relations Title
IV-D Attorney for Lehigh County
Type Position: Contracted—
\$50.00/hour

Job Summary: The Title IV-D Attorney acts as part-time legal counsel for the Commonwealth of Pennsylvania through the Domestic Relations Section of the Court of Common Pleas of Lehigh County. This contracted position is responsible for providing legal representation at paternity, establishment and enforcement hearings which qualify for these services.

Minimum Qualifications: A juris doctor degree from an accredited law school; licensed to practice law within the Commonwealth of Pennsylvania. Preference shall be given to the practitioner experienced in family law litigation.

Restriction: Cannot represent private parties in Lehigh County Domestic Relations actions either at the Domestic Relations Office or before a Judge of the Court of Common Pleas of Lehigh County.

To Apply: Send a resume and cover letter to the attention of Julia Parker Greenwood, Director, Domestic Relations Section, 14 N. 6th St., Allentown, PA 18101 no later than April 12, 2013.

Mar. 21

**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

PUBLIC NOTICE

The following announcement is made as per the Pennsylvania "Private Detective Act of 1953" for the application for a Private Detective License by Keith F. Bevacqui, Owner of Centurion Shield Protection Services, LLC, of Easton, PA and Barnegat, New Jersey. A Rule to Show Cause and Hearing is set for Friday, March 22, 2013, at 9:00 a.m., Courtroom #1, Northampton County Courthouse, 669 Washington Street, Easton, Pennsylvania 18042.

Mar. 14, 21

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

The following real estate will be sold by the Sheriff of Northampton 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 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. Ihekwa and Adaora O. Ihekwa.

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 message 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 feet 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 messuage,
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 curbline 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 messuage 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

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**WALTER V. GRABOWSKI, JR., Plaintiff v. COMFORT SUITES
UNIVERSITY and CHOICE HOTELS INTERNATIONAL,
Defendants v. CITY OF BETHLEHEM and NORFOLK
SOUTHERN RAILWAY COMPANY, Additional Defendants**

*Summary Judgment—Abandonment—Railroad Right-of-Way—Sidewalks—
Secondary Liability Equitable Ownership—Oral Agreement—Parol Evi-
dence—Statute of Frauds.*

Court denies railway company's motion for summary judgment but grants in part and denies in part the municipality's motion for summary judgment. The plaintiff filed a lawsuit against a hotel and its parent corporation after he allegedly tripped over a defect in a sidewalk within a railroad crossing in front of the defendants' hotel building. The hotel defendants joined the municipality as an additional defendant; the municipality subsequently joined the railway company. The railway company argued it should be dismissed because it did not own, possess or control the railroad crossing; the City orally agreed to take responsibility for the crossing prior to the alleged incident; and railroads are immune from injuries occurring on public rights-of-way adjacent to a railroad bed. The City argued it should be dismissed because it did not own, possess or control the sidewalk at issue when the incident occurred.

The incident occurred on May 2, 2008. The sidewalk at issue was transferred to the City from the railway company via a quitclaim deed executed on May 20, 2008. The Court found that the railroad did not abandon the crossing prior to the incident because it still was the record owner on May 2. In addition, the Court refused to find that the City orally agreed to be responsible for injuries occurring on the sidewalk before the quitclaim deed was executed. Railroads are immune from tax assessments for sidewalks adjacent to railroad beds when the sidewalk does not confer a special benefit upon the railroad. The record established that the alleged defect over which the plaintiff tripped had once contained a railroad crossing gate. The Court refused to extend a railroad's immunity from tax assessment to immunity from personal injury actions for sidewalks adjacent to railroad beds. Even if such immunity existed, the past existence of a crossing gate might be sufficient to find a special benefit was conferred upon the railroad by the sidewalk in question.

The City's motion for summary judgment on primary liability was granted. The Court found that the City's execution of an agreement of sale for the sidewalk at issue on January 25, 2008, did not make it an equitable owner of the sidewalk and liable for injuries occurring on the sidewalk. The City had no right to possession or control under the agreement, therefore it would be inappropriate to impose such liability on the City. The City allegedly made an oral agreement with the railway company to take responsibility for maintaining the sidewalk prior to the plaintiff's incident. The Court found that this alleged oral agreement would not be enforceable because, even if such an oral agreement was proven to exist, it would violate the Statute of Frauds. However, the City may be secondarily liable under the statutorily imposed duty of municipalities to ensure that sidewalks are kept in good repair by the adjacent property owners.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—Law, No. C-48-CV-2009-1953.

HOWARD B. ZAVODNICK, ESQUIRE, for the Plaintiff.

KEVIN R. McNULTY, ESQUIRE, for Comfort Suites.

BRENT A. GREEN, ESQUIRE, for Choice Hotels.

MICHAEL SMITH, ESQUIRE, for the City of Bethlehem.

JOSHUA D. BONN, ESQUIRE, for Norfolk Southern.

Order of the Court entered on June 3, 2011 by BARATTA, J.

ORDER

AND NOW, this 3rd day of June, 2011, upon consideration of the City of Bethlehem's and Norfolk Southern Railway Company's Motions for Summary Judgment, and the responses thereto, it is hereby ORDERED:

1. Norfolk Southern Railway Company's Motion for Summary Judgment is DENIED.

2. City of Bethlehem's Motion for Summary Judgment is GRANTED IN PART and DENIED IN PART. The motion is granted with regard to primary liability, but denied as to secondary liability. City of Bethlehem remains a party to this lawsuit as a secondarily liable party.

STATEMENT OF REASONS

Factual and Procedural History

This matter arises from a complaint filed by Plaintiff, Walter Grabowski, Jr., on March 2, 2009. Allegedly, Plaintiff was walking on the sidewalk in front of 120 W. Third Street, Bethlehem, PA, around 11:45 P.M. on May 2, 2008, when he allegedly tripped or fell due to a defect on the sidewalk. The alleged defect was a raised concrete base or block that once supported a railroad crossing gate. Plaintiff avers he sustained significant injuries as a result of the fall. Plaintiff further alleges that Defendants, Comfort Suites University and Choice Hotels International (Comfort Suites), as owners of the property at 120 W. Third Street, owed a duty to maintain the sidewalk and their negligence caused Plaintiff's injuries.

After responding to Plaintiff's complaint, Comfort Suites joined the City of Bethlehem (City) through a joinder complaint filed April 20, 2009. The joinder complaint alleged the City had purchased the property containing the sidewalk on which the alleged incident occurred, therefore, it bore primary responsibility to maintain the sidewalk where Plaintiff's fall allegedly occurred.

Subsequently, the City filed a joinder complaint on October 9, 2009, joining Norfolk Southern Railway Company (Norfolk Southern) as an additional defendant. The City alleged Norfolk Southern owned the sidewalk at issue when the incident occurred. Norfolk Southern had previously removed railroad crossing gates that existed on the property prior to the incident involving Plaintiff. Norfolk Southern allegedly left the concrete bases that formerly housed the railroad crossing gates on the sidewalk. As

a result, the City claimed Norfolk Southern should be liable for any injuries Plaintiff suffered.

Norfolk Southern admitted it did remove the railroad crossing signal devices and the gate that once existed at the site sometime between 2004 and 2006. Norfolk Southern further alleges that it had been negotiating with the City to sell the land containing the right-of-way to City as early as 2004. The City and Norfolk Southern executed a “Contract of Purchase and Sale,” dated January 25, 2008, where the City agreed to purchase approximately 34 acres of land owned by Norfolk Southern, which contained the property upon which the concrete base was located. The City and Norfolk Southern closed on the sale and Norfolk Southern executed a quitclaim deed conveying the property to the City on May 20, 2008. The quitclaim deed transferred the property to the City 18 days *after* the Plaintiff’s alleged fall.

The City subsequently requested the Pennsylvania Public Utility Commission (PUC) to abolish all crossings purchased by the City within the city limits, including the crossing at issue in this case. In a Secretarial Letter dated April 6, 2009, the PUC abolished the crossings and imposed on the City the responsibility of “removing any warning devices, including signal cabinets, at the crossings and their foundations to at least 6 inches below ground level.”

Norfolk Southern moved for summary judgment on November 30, 2010, and the City moved for summary judgment on December 8, 2010. Plaintiff and Comfort Suites opposed both motions for summary judgment. Oral argument on both motions was heard on March 1, 2011, and the parties submitted briefs.

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, 764 A.2d 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. *Trowbridge v. Scranton Artificial Limb Company*, 560 Pa. 640, 747 A.2d 862 (2000). The moving party has the burden of proving the non-existence 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 Co.*, 544 Pa. 93, 98-99, 674 A.2d 1038, 1041 (1996).

Discussion

There are two motions for summary judgment before this Court, one filed by Norfolk Southern and the second filed by the City. As we understand Norfolk Southern’s motion, it asserts three grounds in favor of summary judgment: 1) it did not own, control or possess the sidewalk on which Plaintiff’s accident allegedly occurred; 2) the City orally agreed to assume responsibility for maintaining the sidewalk prior to Plaintiff’s alleged accident; and 3) railroads are immune for injuries that occur on public sidewalks abutting their property/right-of-way when the sidewalk does not confer any benefit on the railroad. The City argued it is entitled to summary judgment because it did not own, control or possess the sidewalk where Plaintiff’s alleged accident occurred.

A. Norfolk Southern’s Motion for Summary Judgment

The first two grounds on which Norfolk Southern requests summary judgment are related and will be addressed together. Essentially, Norfolk Southern argues it did not own, possess or control the sidewalk on which Plaintiff allegedly injured himself, and, in the alternative, the City orally agreed to take on responsibility for maintenance of the sidewalk prior to the alleged accident.

1. Ownership, control or possession of the sidewalk.

It is not disputed that Norfolk Southern did own the railroad crossing near the site of the alleged incident at least through the end of 2007. It is also not disputed that the signal equipment with its concrete base was located on the sidewalk in the area of Plaintiff's alleged accident. Nor is it disputed that Norfolk Southern removed the signal equipment sometime between November 2004 and January 2006, but it did not remove the concrete bases.

Despite this factual record, Norfolk Southern argues it did not own, possess or control that area at the time the incident occurred. It appears Norfolk Southern is arguing it successfully abandoned the right-of-way prior to Plaintiff's accident, and therefore, if Plaintiff proves he fell over the concrete bases abandoned by Norfolk Southern, Norfolk Southern's abandonment shields it from liability for Plaintiff's injury.

In order to establish abandonment of a right-of-way, the easement holder must show it intended to permanently give up the right to use the easement. *Buffalo Township v. Jones*, 571 Pa. 637, 813 A.2d 659 (2002). The conduct evidencing intent to abandon the easement must consist of either: 1) an affirmative act by the easement holder rendering use of the easement impossible, or 2) physical obstruction of the easement in some manner inconsistent with its future enjoyment. *Moody v. Allegheny Valley Land Trust*, 930 A.2d 505 (Pa. Super. 2007). While the filing of a certificate of abandonment with the Pennsylvania Utility Commission (PUC) demonstrates an intent to abandon, that action must be coupled with other facts in furtherance of abandonment. *Id.* at 519-20.

Although Norfolk Southern removed the signal equipment and gate sometime between November 2004 and January 2006, there is no evidence that Norfolk Southern filed a certificate of abandonment with the PUC at any time thereafter. Further, although Norfolk Southern and the City were in prolonged negotiations regarding the sale of land containing railroad tracks that ran through the City for several miles, including the crossing at issue in this case, the City and Norfolk Southern did not execute the Agreement of Sale for the land including the crossing at issue until January 25, 2008. The written Agreement did not transfer possession of the property at issue nor did it contain any language that the City had the authority or the obligation to enter the property for purposes of maintaining the right-of-way or, in particular, removing the concrete obstruction. Finally, Norfolk Southern did not execute a quitclaim deed conveying its interest in the land to the City until May 20, 2008, 18 days *after* Plaintiff's alleged fall. Clearly, Norfolk Southern continued ownership and possession until it executed the quitclaim deed.

In addition, it was at the City's request that the PUC issued a Secretarial Letter proclaiming the crossing at issue in this case formally abandoned on April 6, 2009, nearly a year after the sale of the right-of-way. The

record clearly establishes that Norfolk Southern did not abandon its right-of-way prior to May 2, 2008.

Norfolk Southern also alleges it had an oral agreement with the City that Norfolk Southern would remove the signal equipment, but the City would remove the “concrete bases” left in the sidewalk at a future date. In reliance on this alleged agreement, the purchase price of the right-of-way allegedly was lowered by several hundred thousand dollars. The City disputes this assertion. We do not understand Norfolk Southern’s argument because even if the assertion that the City agreed to remove the concrete bases sometime in the future proves to be true, how does that agreement shield Norfolk Southern from its responsibility to third parties to safely maintain the property during its ownership and possession?

Norfolk Southern appears to be arguing the City obtained a pre-sale interest in Norfolk Southern’s property when the City promised to remove the concrete bases *after* the property was purchased. Based on this promise, Norfolk Southern wants this Court to hold the City liable for Plaintiff’s injuries instead of Norfolk Southern.

Norfolk Southern merely alleged the existence of an oral agreement, and the City disputes the existence of that agreement. We will discuss the alleged oral agreement in more detail below, however, it is clear Norfolk Southern did not establish as a matter of law that the City orally agreed to undertake the responsibility of maintaining the sidewalk. Clearly, the alleged existence of an oral agreement is a material issue of fact that can only be resolved by the trier of fact.

Therefore, we deny Norfolk Southern’s motion for summary judgment on this ground.

2. Immunity for railroads from accidents occurring on sidewalks adjacent to railroad rights-of-way.

Norfolk Southern also argues it is entitled to immunity from Plaintiff based on a series of cases prohibiting municipalities from imposing tax assessments against railroads for sidewalks adjacent to railroad tracks, but not located within property possessed by the railroad. It cites a series of antiquated appellate court cases to support its position. *See South Fork Borough v. Pennsylvania Railroad Company*, 251 Pa. 261, 96 A. 710 (1916); *City of Allegheny v. Western Pennsylvania R. Co.*, 138 Pa. 375, 21 A. 763 (1891); *Borough of Mt. Pleasant v. Baltimore & O. R. Co.*, 138 Pa. 365, 20 A. 1052 (1891); *New Castle v. Pittsburgh, Youngstown & Ashtabula Ry. Co.*, 72 Pa. Super. 135 (1919).¹

¹ The case law appears to establish the legal principle that a municipality may not assess a railroad for a sidewalk next to a roadbed or right-of-way when the sidewalk does not confer a “special benefit” upon the railroad. However, a city may be able to assess a sidewalk adjacent to a “passenger or freight depot, the ground belonging to the company, and used as a lumberyard or other purpose.” *Borough of Mt. Pleasant v. Baltimore & O. R. Co.*, 138 Pa. 365, 373, 20 A. 1052, 1053 (1891).

Norfolk Southern then argues that we should extend this railroad immunity from tax assessment to establish a rule holding railroads immune from liability for injuries that occur on an allegedly defective sidewalk located *within* a railroad right-of-way. In support of this position, Norfolk Southern cites a Lackawanna County Court of Common Pleas decision holding that a railroad company could not be held liable for injuries that occurred on a sidewalk that passed underneath a railroad bridge. *See City of Scranton v. Delaware, Lackawanna & Western Railroad Co.*, 76 D. & C.357 (Lackawanna Cnty. 1951). We note that the sidewalk in the Lackawanna County case was not located on the right-of-way or on land in possession of the railroad.

We disagree with Norfolk Southern's argument for three reasons. First, the record contains evidence that the sidewalk was not adjacent to but within the right-of-way. Second, Norfolk Southern derived a benefit from that sidewalk in that it used the sidewalk to construct and operate its signaling device. Third, Norfolk Southern actually constructed the "defect" that allegedly caused Plaintiff to fall. Under these facts, Norfolk Southern cannot claim immunity from liability.

We deny Norfolk Southern's motion for summary judgment.

B. *City of Bethlehem's Motion for Summary Judgment*

The City argues that it is entitled to summary judgment because it did not own, control or possess the sidewalk on which Plaintiff's alleged injury occurred. The City further asserts that Norfolk Southern had the sole responsibility for maintaining the sidewalk.

The Plaintiff responds to the City's motion for summary judgment by arguing that the City became the equitable owner of the railroad crossing when it signed the agreement of sale prior to the Plaintiff's injury.

Norfolk Southern argues that summary judgment is not appropriate for two reasons: First, the City assumed contractual liability for the crossing in an oral agreement made sometime in the year 2004; second, even if the City is not primarily liable to Plaintiff, the City remains secondarily liable under 42 Pa. C.S.A. §8542(b)(7) (placing upon municipalities a duty to make sure property owners adjacent to a sidewalk keep the sidewalk in good repair).

1. Theory of equitable ownership.

We note that there is Pennsylvania case law which recognizes the concept of equitable ownership which arises in a prospective purchaser who has rights "in rem," meaning in the property itself. *See McEwen's Estate*, 348 Pa. 23, 27, 33 A.2d 14, 16 (1943). The *McEwen* court provided an example of an "in rem" property interest: a life tenant to the income of a trust has "equitable ownership" in the property controlled by the trust. *See also, Commonwealth v. Stewart*, 338 Pa. 9, 14, 12 A.2d 444, 446 (1940), *affirmed*, 312 U.S. 649.

Our research indicates the cases that have applied the theory of equitable ownership all turn on the provisions of a written instrument which creates an interest in the subject property. The Supreme Court case frequently referenced as *Synes Appeal*, 401 Pa. 387, 164 A.2d 221 (1960), discusses this concept. The *Synes* court held that “[a]fter a contract for the sale of real estate is duly executed, the purchaser is the equitable owner thereof, entitled to all advantages that may thereafter arise, and responsible for all loss that may befall it.” *Id.* at 391, 164 A.2d at 223. However, a closer reading of *Synes* indicates that the rights or benefits obtained by the prospective purchaser through equitable ownership is defined by the underlying agreement. In *Synes*, a prospective buyer obtained an option to purchase the property which was secured by a substantial down payment. The court held that the optionee was entitled to damages for the loss of his option rights to purchase the property even though he had no title and accepted return of the down payment after condemnation. However, the *Synes* court held that the right was limited to the value of the option created by the agreement. *Id.* at 394, 164 A.2d at 225.

Other cases discussing equitable ownership involve prospective purchasers under written agreement who were pursuing governmental licenses or zoning variances prior to consummating the sale. In such cases, courts have recognized that the purchasers can pursue benefits or licenses linked to the property prior to the purchase. See *Greenwood Gaming and Entertainment, Inc. v. Pennsylvania Gaming Control Board*, 609 Pa. 368, 15 A.3d 884 (2011) (the purchaser of real estate was the equitable owner and was permitted to pursue a gaming license prior to consummating the sale for resort property which was the intended site for a casino).

In all of the cases recognizing the concept of equitable ownership, the courts looked to the underlying agreement of sale to define the extent of equitable ownership. Here, the agreement does not contemplate that the prospective purchaser, the City, would immediately take possession of the railway bed, nor does the agreement discuss the City’s right to enter the property, make repairs or alter the property in any way. We find that under the agreement of sale, the City’s only right to equitable ownership involves the right to pursue specific performance. The agreement does not recognize that the City would become the equitable owner for purposes of liability for injuries to third parties prior to the consummation of the sale. Thus, the theory of equitable ownership is not an impediment to summary judgment.

2. Contractual duty created by oral agreement.

Norfolk Southern argues that the City undertook liability for the repair of the sidewalk in a 2004 oral agreement and therefore the City is not entitled to summary judgment.

The details of the oral agreement have not been pled with any specificity. Norfolk Southern merely alleges that at some point during the

extended negotiations, an unnamed representative of the City stated that the City would prefer Norfolk Southern not to spend money improving the property in order to keep the purchase price lower. Essentially, Norfolk Southern argues that the City exposed itself to liability for injuries occurring on the railroad crossing due to negligent maintenance during the preliminary negotiations for the sale of the railroad crossing which began at least four years prior to signing the written agreement. Norfolk wants to pass its responsibility as an owner of real property to a third party without the existence of a written agreement to do so.

The parties signed a written agreement of sale in January 2008, some four months before Plaintiff's injury. The sales agreement does not transfer possession of the property until closing. Further, the Agreement is silent as to any obligations of the City to maintain Norfolk Southern's property.

The City denies the existence of the oral agreement.

Generally, a contract for the sale of an interest in land must be in writing to be enforceable under the Statute of Frauds. *See* 33 P.S. §1. There are a few exceptions to the Statute of Frauds. One exception recognized by case law is that an oral agreement may be enforced where a defendant admits to making the oral agreement at trial thus waiving the protections of the Statute of Frauds. *See Martin v. Wilson*, 371 Pa. 529, 92 A.2d 193 (1952).

In order for the representations allegedly made in 2004 to be enforceable, we find that those representations had to have been adopted into a written agreement signed by the parties or adopted in the written sales agreement in 2008. They were not. Therefore, the assertion that there existed an oral agreement reached some four years prior to the written agreement for the sale of the property is a violation of the Statute of Frauds and not enforceable.

3. Secondary liability.

Although we find that the City is not primarily liable to the Plaintiff for his injury, we do find that the City is exposed to secondary liability under 42 Pa. C.S.A. §8542(b)(7). Section 8542(b)(7) states liability may be imposed on a local agency when:

(7) Sidewalks.—A dangerous condition of sidewalks within the rights-of-way of streets owned by the local agency, except that the claimant to recover must establish that the dangerous condition created a reasonably foreseeable risk of the kind of injury which was incurred and that the local agency had actual notice or could reasonably be charged with notice under the circumstances of the dangerous condition at a sufficient time prior to the event to have taken measures to protect against the dangerous condition. When a local agency is liable for damages under this paragraph by reason of its

power and authority to require installation and repair of sidewalks under the care, custody and control of other persons, the local agency shall be secondarily liable only and such other persons shall be primarily liable.

Pursuant to this statute, municipalities have a duty to ensure that property owners adjacent to a sidewalk keep the sidewalk in good repair. *See Restifo v. City of Philadelphia*, 151 Pa. Commonwealth Ct. 27, 29, 617 A.2d 818, 820 (1992). However, under the statute, the City's liability is secondary, with the adjacent property owner primarily liable for injuries resulting from a dangerous condition. *Id.* at 29-30, 617 A.2d at 820.

Here, a reading of the complaint suggests that the City was joined as an additional defendant with primary liability. Norfolk Southern argues that its complaint also supports secondary liability.

The City failed to address Norfolk Southern's claim of secondary liability. By failing to respond to this claim, the City fails to contest its exposure as a party with secondary liability. Therefore, we cannot grant full summary judgment in favor of the City. We will grant the City's motion for summary judgment in part as it relates to primary liability, but we will require the City to defend this lawsuit as a party with alleged secondary liability.

**IN RE: JUDICIAL SALE, TAX CLAIM UNIT OF
NORTHAMPTON COUNTY, EASTON, PENNSYLVANIA,
HELD JANUARY 27, 2011**

Confirmation of Distribution—Municipal Lien—Mortgagee.

County petitioned for confirmation and distribution of a schedule setting forth the results of a tax sale held January 27, 2011. The matter came before the undersigned, at which time the mortgagee of one of the properties appeared for the purpose of asserting the priority of his lien. Upon review and consideration, the Court found that although the objector had standing, his lien was in fact secondary to the municipal lien. Accordingly, the Court granted the County's Petition for Confirmation and Distribution.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division, No. C-0048-CV-2010-7490.

CHRISTOPHER SPADONI, ESQUIRE, for Northampton County.

Order of Court entered on June 17, 2011 by DALLY, J.

ORDER

AND NOW, this 17th day of June 2011, upon consideration of the within Petition for Confirmation of Distribution and attached exhibits filed by the Tax Claim Unit of Northampton County in reference to a property located at 1404 Washington Street and identified by Tax Identification Number L9SW2C 26 9 (0310), and objected to by lienholder [sic] Angelo R. Ferraro, it is hereby ORDERED and DECREED that such proposed Schedule of Distribution is confirmed absolutely, as set forth more fully in the attached Statement of Reasons.

STATEMENT OF REASONS

This matter came before the Court via the Miscellaneous Hearing List of June 17, 2011, at which time lien holder Angelo R. Ferraro appeared to lodge an oral objection to the proposed Schedule of Distribution presented by the Tax Claim Unit of Northampton County relative to the property located at 1404 Washington Street and identified by Tax Identification Number L9SW2C 26 9 (0310). By his testimony, Mr. Ferraro identified himself as the mortgagee of the subject property, and he noted his objection to the priority of a municipal lien for unpaid water, sewer and garbage bills, which he believed to be secondary to his mortgage lien. At hearing, the County offered the testimony of Tax Claim Bureau Supervisor Cindy M. Hoffer, who testified that the mortgage lien was secondary to the municipal lien, and therefore the proposed Schedule of Distribution was accurate. At the conclusion of the testimony, the Court took the matter under advisement.

The procedure for objections or exceptions to a tax sale are set forth at 72 P.S. §5860.607. Thereunder, only a property owner or a lien creditor has standing to raise an objection. 72 P.S. §5860.607(b), and objections

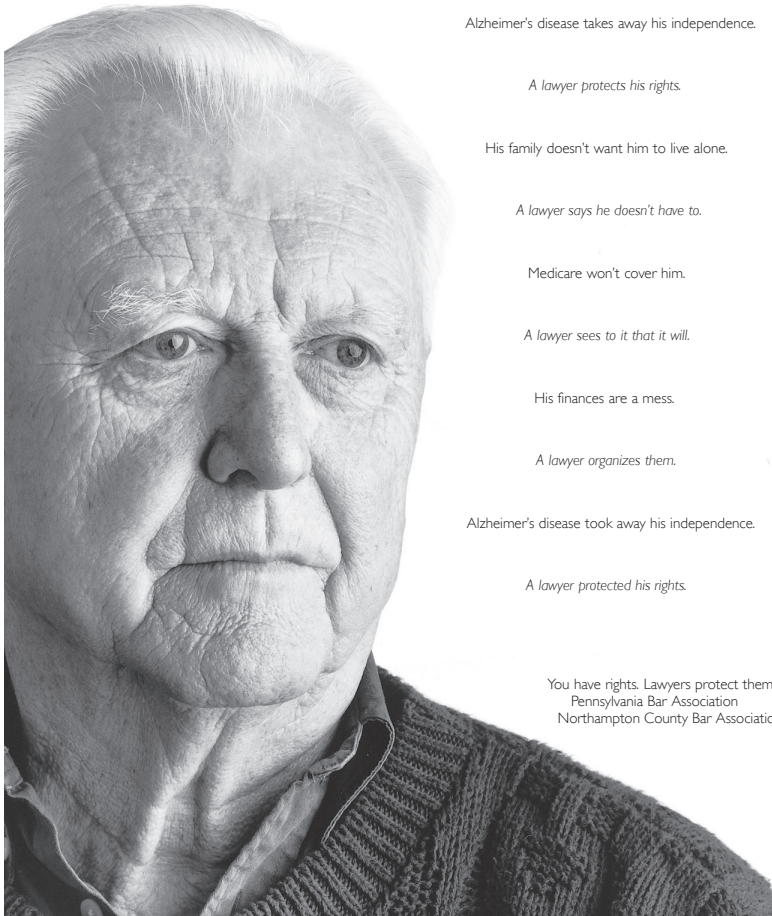
must attack the regularity or legality of the bureau's processes relative to the execution of the tax sale. *Appeal of Yardley*, 166 Pa. Commonwealth Ct. 596, 646 A.2d 751 (1994).

Here, Mr. Ferraro is a mortgage lien holder challenging the legality of the priority of liens, and as such, he has standing, and a proper legal foundation, upon which to proceed. However, upon review and consideration, the Court finds that Mr. Ferraro's mortgage lien is secondary to the municipal lien for unpaid water, sewer and garbage as per the Municipal Claims Act, which provides in pertinent part that:

[a]ll municipal claims, municipal liens, taxes, tax claims and tax liens which may ... be lawfully imposed or assessed on any property in this Commonwealth ... shall have priority to and be fully paid and satisfied out of the proceeds of any judicial sale of said property, before any other obligation, judgment, claim, lien, or estate with which said property may become charged, or for which it may become liable.

53 P.S. §7106; *see also*, *Elmore v. Philadelphia*, 179 Pa. Super. 535, 117 A.2d 765 (1955); *Haspel v. O'Brien*, 218 Pa. 146, 67 A. 123 (1907).

In light of the foregoing, the proposed Petition for Confirmation and Distribution is hereby GRANTED as set forth in the attached Order of Court.



Alzheimer's disease takes away his independence.

A lawyer protects his rights.

His family doesn't want him to live alone.

A lawyer says he doesn't have to.

Medicare won't cover him.

A lawyer sees to it that it will.

His finances are a mess.

A lawyer organizes them.

Alzheimer's disease took away his independence.

A lawyer protected his rights.

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