

Northampton County Reporter

(USPS 395-280)

VOL. LVII

EASTON, PA February 14, 2013

NO. 59

**Cynthia Doyne, Plaintiff v. Erie Insurance Group a/k/a
Erie Insurance Exchange, Defendant**

**Irene Brolsma and John Brolsma, Plaintiffs v. Daniel J. Milavec, DDS,
Milavec Dental Care, Defendants**

CONTENTS

Audit—Orphans' Court.....	12	Legal Notices.....	12
Bar News.....	3	Legal Secretary/Paralegal.....	14
Corporate Fictitious Name Registration Notices.....	10	Limited Liability Company Notices.....	12
Estate and Trust Notices.....	4	Never Write A Brief Again.....	69
Fictitious Name Registration Notice.....	11	Notice of Annual Meeting.....	14
		Sheriff's Sales.....	14

INSERT: Goldenrod: 1. 2013 Calendar
2. Ottawa Senators vs. Philadelphia Flyers
3. Quarterly Association Meeting
4. PBI/CLE Seminars – NCBA Office February – April 2013

NOTICE TO THE BAR...

Quarterly Association Meeting

Thursday, March 14, 2013. Registration form inside.

* * * * *

Flyers v. Senators – Saturday, March 2, 2013

Registration form inside.

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

Stanley J. Margle, III	President
Christopher M. Reid	President-Elect
Abraham P. Kassis	Vice President
Alyssa Lopiano-Reilly	Treasurer
Michael P. Shay	Secretary
Victor E. Scomillio	Past President

BOARD OF GOVERNORS

Robert M. Donchez
Robert Eyer
Daniel M. O'Donnell
Karley Biggs Sebia
Lisa M. Spitale
Thomas L. Walters
Joseph P. Yannuzzi

ZONE II DELEGATES

Michael C. Deschler
Ellen M. Kraft
Maura Zajac McGuire
Joel M. Scheer
Victor E. Scomillio
Ronald W. Shipman

Northampton County Reporter

Attorney Referral & Information Service

155 South Ninth Street, Easton, PA 18042-4399

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

E-mail: ncba@norcobar.org

PBA (800) 932-0311—PBI (800) 932-4637

BAR ASSOCIATION STAFF

Mary Beth Leeson	Executive Director
Patricia A. Gober	Accounting
Heather Rizzotto-Stefanik	Legal Journal
Gloria A. Robison	Attorney Referral
Deborah J. Flanagan	Attorney Referral

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.

Subscription Price—\$75.00 per year.

Periodical Postage Paid at Easton, PA and additional office.

Postmaster: Send all communications and address changes to:

NORTHAMPTON COUNTY REPORTER

155 South Ninth St., Easton, PA 18042-4399

Telephone (610) 258-6333 FAX (610) 258-8715

Edward P. Shaughnessy, Esquire

Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

Quarterly Association Meeting – March 14, 2013

Registration form inside.

New Member Directory

We are currently updating our Membership Directory. If you have new contact information please send it to the NCBA office. New directories should be out to members in March.

Flyers vs. Senators

The NHL is back to work. Join us for a bus trip to see the Philadelphia Flyers vs. Ottawa Senators on Saturday, March 2, 2013. Registration form inside.

2013 Committees

Committees are reorganizing. Remember to return your Committee Preference Form so you are included on the meeting date notices.

Annual Reception for the Court

April 5, 2013

Invitations were mailed this week. 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.

I hope I shall possess firmness and virtue enough to maintain what I consider the most enviable of all titles, the character of an honest man. ~ George Washington

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**CASAMASSA, PAULINE M.,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA

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

EGEN, MARION W. a/k/a MARION E. EGEN, dec'd.

Late of the Township of Forks, Northampton County, PA

Co-Executors: Richard W. Egen and James H. Egen c/o Steven N. Goudsouzian, Esquire, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

Attorney: Steven N. Goudsouzian, Esquire, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

GAHAGAN, MARY L., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Maureen G. O'Connell, 2217 Linden St., Bethlehem, PA 18017-4855

GRECZY, ILONA, dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Ilona Kipa c/o The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

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

GUZZIE, MARGARET E., dec'd.

Late of the City of Bethlehem, Northampton County, PA formerly City of Allentown, County of Lehigh

Administrator: Michael L. Guzzie c/o Gail Weiner Shearer, Esquire, 70 East Broad St., P.O. Box 1426, Bethlehem, PA 18016-1426

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

LAYFIELD, BARBARA A., dec'd.

Late of the Township of Palmer, Northampton County, PA

Administrator C.T.A.: James Layfield 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

McGEE, ANTOINETTE C., dec'd.

Late of the Township of Moore, Northampton County, PA

Executor: James V. McGee 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

MOLNAR, VILMA E., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executrix: Susan L. Gosztanyi
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

**O'HAWK, GRACE a/k/a GRACE
ELIZABETH O'HAWK,** dec'd.

Late of 1246 8th Street, N.
Catasauqua, Northampton
County, PA

Administrator: Bernard S.
O'Hawk, 1246 8th Street, North
Catasauqua, PA 18032

Attorneys: Joshua D. Shulman,
Esquire, Shulman & Shabbick,
1935 Center Street, Northamp-
ton, PA 18067

**PITTENGER, RICHARD C. a/k/a
RICHARD C. PITTENGER, II,**
dec'd.

Late of the City of Easton,
Northampton County, PA

Executrix: Ms. Donna A.
McLeane, 216 North Tenth
Street, Easton, PA 18042

Attorneys: Robert A. Nitchkey,
Jr., Esquire, Hemstreet, Nitchkey
& Freidl, 730 Washington Street,
Easton, PA 18042

**POKOJNI, JAMES P. a/k/a
JAMES P. POKOJNI, SR.,** dec'd.

Late of the City of Easton,
Northampton County, PA

Executor: Phillip J. Pokojni, 805
Spring Garden Street, Easton,
PA 18042

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

PROSPERI, WILLIAM J., dec'd.

Late of the Township of Hanover,
Northampton County, PA

Executrix: Marianne Posivak,
1826 Falcon Drive, Bethlehem,
PA 18017

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

**RASH, SHERWOOD a/k/a S. C.
RASH,** dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executrix: K. Linda Biesecker
a/k/a Linda Kathy Biesecker,
734 E. Macada Road, Bethlehem,
PA 18017

Attorney: Michael A. Santanasto,
Esquire, 114 E. Broad Street,
Bethlehem, PA 18018

**STEINGROEWER, FRANCES S.
a/k/a FRANCESCA S. STEIN-
GROEWER,** dec'd.

Late of the Township of Hanover,
Northampton County, PA

Executor: Patrick A. Steingroewer
Attorney: Mary Ann Snell,
Esquire, 3400 Bath Pike, Suite
311, Bethlehem, PA 18017

**STEININGER, ROBERT JOSEPH
a/k/a ROBERT J. STEININGER,**
dec'd.

Late of Bethlehem, Northampton
County, PA

Administrators C.T.A.: John S.
Simchak and Vivian Calderon
c/o Robert H. Jacobs, Esquire,
8 Centre Square, Easton, PA
18042-3606

Attorney: Robert H. Jacobs,
Esquire, 8 Centre Square,
Easton, PA 18042-3606

SZAKALY, VICTORIA E., dec'd.

Late of 602 E. 21st Street,
Northampton County, PA

Executrix: Jean A. Bankowski
c/o Linda S. Luther-Veno,
Esquire, 1605 N. Cedar Crest
Blvd., Suite 106, Allentown, PA
18104

Attorney: Linda S. Luther-Veno,
Esquire, 1605 N. Cedar Crest
Blvd., Suite 106, Allentown, PA
18104

**WEBSTER, E. KESSLER, JR.
a/k/a ELWOOD K. WEBSTER,
JR. a/k/a E. K. WEBSTER, JR.,**
dec'd.

Late of Lower Saucon Township,
Northampton County, PA

Executors: Charles E. Webster
and Thomas K. Webster c/o
Dianne C. Magee, Esquire, Grim,
Biehn & Thatcher, 104 South
Sixth Street, P.O. Box 215,
Perkasie, PA 18944-0215

Attorneys: Dianne C. Magee,
Esquire, Grim, Biehn & Thatcher,
104 South Sixth Street, P.O. Box
215, Perkasie, PA 18944-0215

**WIEGNER, ANNA S. a/k/a ANNA
M. WIEGNER,** dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: Thomas H. Wiegner,
526 Wood Street, Apt. 411,
Bethlehem, PA 18018

Attorney: Michael A. Santanasto,
Esquire, 114 E. Broad Street,
Bethlehem, PA 18018

WILLIAMS, MARY E., dec'd.

Late of the Borough of Wind Gap,
Northampton County, PA

Executrix: Michelle Bellis c/o
Karl F. Longenbach, Esquire,
425 West Broad St., P.O. Box
1920, Bethlehem, PA 18016-
1920

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

WRIGHT, MILDRED, dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Mildred Wright Revocable Living
Trust dated January 5, 2010

Mildred Wright, Settlor

Co-Trustees: Joanne Meldrum
and Kevin F. Danyi, JD, LLM c/o
Kevin F. Danyi, JD, LLM,
Esquire, Danyi Law Offices, P.C.,
133 East Broad Street,
Bethlehem, PA 18018

Attorneys: Kevin F. Danyi, JD,
LLM, Esquire, Danyi Law Offices,
P.C., 133 East Broad Street,
Bethlehem, PA 18018

ZEHNER, GARY M., SR., dec'd.

Late of Lower Mt. Bethel
Township, City of Bangor,
Northampton County, PA

Administrator: Gary M. Zehner,
Jr. c/o Bradford D. Wagner,
Esquire, 662 Main Street, Heller-
town, PA 18055-1726

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

SECOND PUBLICATION**ANGSTADT, PETER,** dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executor: Peter Angstadt, Jr. c/o
James J. Holzinger, Esquire,
Boyer, Holzinger, Harak &
Scomillio, P.O. Box 1409,
Bethlehem, PA 18016

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

BUKVICS, IRENE a/k/a IRENE G.**BUKVICS**, dec'd.Late of the City of Bethlehem,
Northampton County, PAExecutor: Robert S. Bukvics c/o
Edward L. Redding, Esquire, 548
N. New Street, Bethlehem, PA
18018Attorney: Edward L. Redding,
Esquire, 548 N. New Street,
Bethlehem, PA 18018**DOROFF, CARL L.**, dec'd.Late of Bethlehem, Northampton
County, PAExecutor: Thomas J. Maloney
Attorneys: Maloney, Danyi,
O'Donnell & Tranter, 901 West
Lehigh Street, P.O. Box 1279,
Bethlehem, PA 18016-1279**DOUGHERTY, JOHN H.**, dec'd.Late of Nazareth Borough,
Northampton County, PAExecutor: Barry J. Dougherty,
437 State Street, Pottstown, PA
19464Attorneys: Lawrence Sager,
Esquire, Sager & Sager Associ-
ates, 43 High Street, Pottstown,
PA 19464**KLEINTOP, GLENN R.**, dec'd.Late of the Borough of Heller-
town, Northampton County, PAExecutor: Blake R. Kleintop c/o
Kevin F. Danyi, JD, LL.M.,
Esquire, Danyi Law Offices, P.C.,
133 East Broad Street,
Bethlehem, PA 18018Attorneys: Kevin F. Danyi, JD,
LL.M., Esquire, Danyi Law Offices,
P.C., 133 East Broad Street,
Bethlehem, PA 18018**KORNAFEL, MICHAEL J.**, dec'd.Late of the Borough of Wind Gap,
Northampton County, PAAdministrators: Nicholas M.
Kornafel and Kristy N. Presockc/o Littner, Deschler & Littner,
512 North New Street,
Bethlehem, PA 18018Attorneys: Littner, Deschler &
Littner, 512 North New Street,
Bethlehem, PA 18018**MOYER, ARLINGTON B., JR.**,
dec'd.Late of the Borough of Wind Gap,
Northampton County, PAExecutrix: Ramona A. Bruch c/o
Littner, Deschler & Littner, 512
North New Street, Bethlehem, PA
18018Attorneys: Littner, Deschler &
Littner, 512 North New Street,
Bethlehem, PA 18018**RUNGE, GRANT V.**, dec'd.Late of the Township of Forks,
Northampton County, PAAdministratrix: Lisa Runge c/o
Brett J. Riegel, Esquire, Anders,
Riegel & Masington LLC, 18
North 8th Street, Stroudsburg,
PA 18360Attorneys: Brett J. Riegel,
Esquire, Anders, Riegel &
Masington LLC, 18 North 8th
Street, Stroudsburg, PA 18360**RYAN, MARTHA ANN a/k/a
MARTHA RYAN**, dec'd.Late of the Borough of Heller-
town, Northampton County, PA
Executor: Patrick J. Ryan, 4203
East Mayfield Circle, Bethlehem,
PA 18020-8962Attorney: John L. Obrecht,
Esquire, 1731 Main Street,
Northampton, PA 18067-1544**SHAFFER, CECILE H.**, dec'd.Late of Bethlehem, Northampton
County, PAExecutor: David N. Shaffer 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

SMITH, SPENCER H., dec'd.

Late of the Township of Palmer, Northampton County, PA

Executor: Justin S. Smith 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

SUPINSKI, BERNICE, dec'd.

Late of the Township of East Allen, Northampton County, PA
Executor: Gregory Supinski, 2636 Northwood Ave., Easton, PA 18045

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

TOUZET, FRANK, dec'd.

Late of Hellertown, Northampton County, PA

Executrix: Kelly Touzet Male c/o Thomas F. Dirvonas, Esquire, 11 N. 8th St., Stroudsburg, PA 18360-1717

Attorney: Thomas F. Dirvonas, Esquire, 11 N. 8th St., Stroudsburg, PA 18360-1717

THIRD PUBLICATION

AMATO, THERESA M., dec'd.

Late of the Borough of Northampton, Northampton County, PA
Executrices: Patricia F. Amato, 4610 Hyline Road, Ontario, OR 97914 and Marie C. Kertsmar, 3015 Buck Road, Bath, PA 18014

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

BREINIG, JUNE C., dec'd.

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

Executrix: Jane L. Bell c/o George M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

Attorneys: George M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

CONNELL, ELEANOR M., dec'd.

Late of the Borough of Hellertown, Northampton County, PA
Executor: Timothy M. Connell 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

DiPIERRO, ANTHONY, dec'd.

Late of Roseto, Northampton County, PA

Executor: Stephen A. Hutton, 232 Baltimore Street, Hanover, PA 17331

Attorneys: Matthew J. Goodrich, Esquire, Martino and Karasek, LLP, 641 Market Street, Bangor, PA 18013

FISHLER, EDWARD C., dec'd.

Late of the Borough of Bangor, Northampton County, PA

Co-Executors: Laurence Wayne Fishler, 4630 Fairway Road, Bethlehem, PA 18020 and Beth Ann Kowalski, 3231 Carbon Street, Whitehall, PA 18052

Attorneys: Ronold J. Karasek, Esquire, Martino and Karasek, L.L.P., 641 Market Street, Bangor, PA 18013

HORNING, JUDY J. a/k/a JUDY K. HORNING, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: Jeffrey G. Horning, 532 Third Avenue, Bethlehem, PA 18018

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

HUGGAN, ROBERT J., dec'd.

Late of the Borough of Bath, Northampton County, PA

Executrix: Victoria L. Huggan 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

KERBEL, JOAN S., dec'd.

Late of the City of Easton, Northampton County, PA

Executors: David Bruce Kerbel and Howard Michael Kerbel c/o Daniel E. Cohen, Attorney, Seidel, Cohen, Hof & Reid, L.L.C., 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

Attorneys: Daniel E. Cohen, Attorney, Seidel, Cohen, Hof & Reid, L.L.C., 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

KESSLER, MERVIN G., dec'd.

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

Co-Executors: William M. Kessler and Elaine Mae Curry 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

LOWDEN, AGNES ELIZABETH, dec'd.

Late of Moore Township, Northampton County, PA

Executor: Edward Lowden c/o Richard H. Yetter, III, Esquire, 4480 William Penn Highway, Easton, PA 18045

Attorney: Richard H. Yetter, III, Esquire, 4480 William Penn Highway, Easton, PA 18045

MANNERS, MARION a/k/a MARION B. MANNERS a/k/a MARION S. MANNERS, dec'd.

Late of Northampton County, PA
Executors: Suzanne Baksa and David Manners 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

McALLISTER, JOHN H., dec'd.

Late of Upper Nazareth Township, Northampton County, PA

Executor: Dean S. McAllister, 2664 Lynnwood Drive, Nazareth, PA 18064-8418

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

MILKOVITS, HELEN I., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Administrator: Michael S. Milkovits, 2580 Mountain Road, Bath, PA 18014-9757

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

NEFF, JEANETTE L., dec'd.

Late of the Borough of Walnutport, Northampton County, PA
Executors: Keith M. Neff, 4297 Timberline Rd., Walnutport, PA 18088 and Donna M. Bok, 878 Carbon St., Walnutport, PA 18088

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

PIATT, GERALDINE J., dec'd.

Late of the Borough of Wilson, Northampton County, PA
Executor: Marlowe Wacik 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

TOTH, MARK A. a/k/a MARK ALLEN TOTH, dec'd.

Late of Bethlehem, Northampton County, PA

Administrator cta: Robert E. Donatelli, 32 N. Sixth Street, Allentown, PA 18101

WALKER, JOSEPH R., III, dec'd.

Late of the Township of Forks, Northampton County, PA

Administrator C.T.A.: Joseph R. Walker, Jr. c/o Herster, Newton & Murphy, 127 N. 4th St., P.O. Box 1087, Easton, PA 18044-1087

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

WILLIMET, HELEN I. a/k/a HELEN WILLIMET, dec'd.

Late of Hanover Township, Northampton County, PA

Executrix: Cynthia A. Willimet c/o Rebecca M. Young, Esquire and Lia K. Snyder, Esquire, Young & Young, 119 E. Main Street, Macungie, PA 18062

Attorneys: Rebecca M. Young, Esquire and Lia K. Snyder, Esquire, Young & Young, 119 E. Main Street, Macungie, PA 18062

**CORPORATE FICTITIOUS NAME
REGISTRATION NOTICES**

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

THE BENEFITS FIRM

with its principal place of business at: 74 West Broad Street, Suite 370, Bethlehem, PA 18018.

The name and address of the entity owning or interested in said business is: National Penn Insurance Services Group, Inc., 152 N. Main Street, Doylestown, PA 18901.

Feb. 14

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295 of 1982, as amended, of intention to file, or the filing of, in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg,

Pennsylvania, a certificate for the conduct of a business in Pennsylvania, under the assumed or fictitious name, style or designation of:

CARUSO BENEFITS GROUP

with its principal place of business at: 74 West Broad Street, Suite 370, Bethlehem, PA 18018.

The name and address of the entity owning or interested in said business is: National Penn Insurance Services Group, Inc., 152 N. Main Street, Doylestown, PA 18901.

Feb. 14

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

**INDEPENDENT BUSINESS
ASSOCIATION**

with its principal place of business at: 74 West Broad Street, Suite 370, Bethlehem, PA 18018.

The name and address of the entity owning or interested in said business is: National Penn Insurance Services Group, Inc., 152 N. Main Street, Doylestown, PA 18901.

Feb. 14

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

M. J. CARUSO & ASSOCIATES

with its principal place of business at: 74 West Broad Street, Suite 370, Bethlehem, PA 18018.

The name and address of the entity owning or interested in said business is: National Penn Insurance Services Group, Inc., 152 N. Main Street, Doylestown, PA 18901.

Feb. 14

NOTICE IS HEREBY GIVEN that on January 8, 2013, Morningstar Senior Solutions, Inc. of 175 West North Street, Nazareth, Pennsylvania, registered the fictitious name:

SENIOR SOLUTIONS

by filing an Application for Registration of the Fictitious Name under the Fictitious Names Act, 54 Pa. C.S.A. §301 et seq., with the Department of State of the Commonwealth of Pennsylvania, in Harrisburg, Pennsylvania, for the conduct of business at its principal office or place of business situated at: 175 West North Street, Nazareth, Pennsylvania.

LATSHA DAVIS & McKENNA, P.C.
1700 Bent Creek Boulevard
Suite 140
Mechanicsburg, PA 17050

Feb. 14

**FICTITIOUS NAME
REGISTRATION NOTICE**

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

KATE WORKS

with its principal place of business at: 1221 Lorain Avenue, Bethlehem, PA 18018.

The name and address of the person owning or interested in said business are: Kathleen McVey, 1221 Lorain Avenue, Bethlehem, PA 18018.

The certificate has been applied for on February 11, 2013.

Feb. 14

**LIMITED LIABILITY COMPANY
NOTICES**

NOTICE that on January 22, 2013, a Certificate of Organization was filed in the Department of State of the Commonwealth of Pennsylvania for:

**ATLANTIC PROJECT
MANAGEMENT, LLC**

in accordance with the provisions of the Limited Liability Company Law of 1994.

LEESON, LEESON & LEESON
Attorneys At Law

70 East Broad Street
P.O. Box 1426
Bethlehem, PA 18016-1426
(610) 691-3320

Feb. 14

NOTICE IS HEREBY GIVEN that a Certificate of Organization Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is:

SALON 516, LLC

The Certificate of Organization Domestic Limited Liability Company was filed on November 16, 2012 and was effective upon filing.

JORGE M. PEREIRA, ESQUIRE
1050 Moravia Street
Fountain Hill, PA 18015

Feb. 14

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

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

ESTATE; Accountant

NORMA H. BATTIS; Deborah E. Battis, Executrix

JAMES A. HERMAN; Thomas J. Maloney, Administrator

WILLIAM J. RUCH; Donald W. Ruch, Executor

IDAE. SMITH; Frank S. Poswistillo, Executor

AUDIT NOTICE

All Parties interested are notified that an audit list will be made up of all Accounts and the said list will be called for audit at the Northampton County Government Center, Easton, PA on: WEDNESDAY, FEBRUARY 20, 2013 AT 9:00 A.M. IN COURTROOM #1.

Gina X. Gibbs
Clerk of Orphans' Court
Feb. 7, 14

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

Wilson Area School District
vs.

Sharon L. Reilly

Docket No. C48CV-2011-9375

Notice is given that the above was named as defendant in a civil action by plaintiff to recover 2010 real estate taxes for property located at 45 N. Wright Street, Wilson, PA, Tax Parcel No. L9SW2A 15 18. A Writ of Scire Facias for \$2,084.55 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with

the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you.

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

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

PORTNOFF LAW
ASSOCIATES, LTD.

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

Jan. 31; Feb. 7, 14

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

IN RE: Petition of Career Institute of
Technology for Private Sale of 1
Parcel Totaling approximately .42
Acres located at 1410 Church Lane,
Forks Township, Northampton
County, Pennsylvania

No. 928 of 2013
PUBLIC NOTICE

All parties interested are notified that the Career Institute of Technology desires to sell one parcel of improved real property consisting of .42 total acres and located at 1410 Church Lane, Forks Township, Northampton County, Pennsylvania, 18040 by private sale for the purchase price of \$225,000.00 and has filed a Petition for Approval of the private sale in the Court of Common Pleas of Northampton County. All parties interested are notified that the Petition

for Approval of the Private Sale will be presented to the Court of Common Pleas of Northampton County located at 669 Washington Street, Easton, PA on February 22, 2013 at 9:00 a.m. in Courtroom No. 1. Any party interested shall appear to be heard.

Jan. 31; Feb. 7, 14

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

In Re: C.L.R., R.R.R. & B.N.T.
minors

NO. 2013-0003

INVOLUNTARY TERMINATION OF
PARENTAL RIGHTS

TO: Unknown alleged father of
Brooklyn Nicole Trautman
NOTICE

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. 1, Northampton County Government Center, 669 Washington Street, Easton, Pennsylvania, on February 26 at 9:00 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

Feb. 14

NOTICE OF ANNUAL MEETING

NOTICE IS HEREBY GIVEN that the Annual Meeting of the members of Nazareth Mutual Insurance Company will be held at the office of the Company, 114 South Main Street, Nazareth, Pennsylvania, on Saturday, March 9, 2013 at ten o'clock a.m., local time, for:

1. Election of three directors, each to serve for a three-year term; and
2. The transaction of such other business as may properly come before the meeting.
3. Proxy ballots are available, may be obtained from the company by policyholder request and submitted prior to the above date.

John G. Abbott
Chairman

Attest: Sally F. Jablonski,
Secretary

Feb. 7, 14, 21

LEGAL SECRETARY/PARALEGAL

Lehigh Valley law firm seeks a candidate with a minimum of 2 years' experience in real estate and title insurance, proficient typing skills, working knowledge of Microsoft Office 2010 and EasySoft. Must be detail oriented and self motivated. Excellent benefit package. Salary commensurate with experience. Please send resume in confidence to Hiring Manager at lvlawfirm@yahoo.com.

Feb. 7, 14

SHERIFF'S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northamp-

ton County, Pennsylvania, on MARCH 8, 2013 at ten o'clock a.m. in the COUNCIL CHAMBERS, THIRD FLOOR, of the Northampton County Government Center, within the City of Easton, County of Northampton and State of Pennsylvania, to wit:

PLEASE TAKE NOTICE that the sale price will include only the delinquent taxes certified to the Sheriff's Office. Any current taxes are the responsibility of the purchaser.

No. 1

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2006-06855

All That Certain Tract Or Parcel Of Land Situate In The Township Of Moore, County Of Northampton And Commonwealth Of Pennsylvania, Known As Lot No. 5, Jammond Estates, Recorded In The Recorder Of Deeds Office, Northampton County Court House, Plan Book 38, Pages 38 And 39, Bounded And Described As Follows, To Wit:

Beginning At A Point Along The Easterly Right-Of-Way Line Of James Avenue, (50 Feet Wide), Said Point Being The Southwesterly Property Corner Of Lot No. 4; Thence Along The Southerly Property Line Of Lot No. 4, South 89 Degrees 20 Minutes 38 Seconds East 188.40 Feet To A Point; Thence Along The Westerly Property Line Of Lands Now Or Late Of Fred Jandl, South 03 Degrees 01 Minute 00 Seconds West 248.00 Feet To A Point; Thence Along The Northerly Property Line Of Lot No. 6, North 81 Degrees 20 Minutes 46 Seconds West 189.70 Feet To A Point; Thence Along The Easterly Right-Of-Way Line Of James Avenue The Following Three Courses And Distances: (1) Along The Arc Of A Curve Deflecting To The Left Having A Central Angle Of 5 Degrees 38

Minutes 14 Seconds, A Radius Of 220.00 Feet, And A Curve Length Of 21.64 Feet To A Point; (2) North 03 Degrees 01 Minute 00 Seconds East 174.87 Feet To A Point; And (3) Along The Arc Of A Curve Deflecting To The Left Having A Central Angle Of 2 Degrees 21 Minutes 38 Seconds, A Radius Of 610.00 Feet, And A Curve Length Of 25.14 Feet To The Point Or Place Of Beginning.

Containing In Area 44,102.10 Square Feet.

BEING KNOWN AS 234 James Avenue aka Rd 1 Lot #5 Jamond Estates, Northampton, PA 18067.

TAX PARCEL NUMBER: J5 18 3-3 0520.

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

SEIZED AND TAKEN into execution of the writ as the property of Marianne Mehalschick and Michael A. Mehalschick.

MICHAEL T. MCKEEVER, ESQUIRE

No. 2
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-10118

ALL THAT CERTAIN piece, parcel of tract of land, situate in the Township Forks, County of Northampton and Commonwealth of PA shown as lot SF E5 on the final plan of Vista Estates as recorded in map book 1998-5 page 340 in the office of the recorder of deeds of Northampton County at Easton, Pennsylvania and begin further bounded and described as follows, to wit;

BEGINNING at a point on the southerly right-of-way line of Vista Court (50 Feet wide) at the northeast corner of Lot SF E84 of Vista Estates; thence along said southerly right-of-way line of Vista Court (50.00 feet

wide) the 2 following courses distance: (1) North 86 degrees 15 minutes 15 seconds East 40.00 feet to a concrete monument; (2) along the arc of a curve deflecting to the left having a radius of 175.00 feet and a central angle of 7 degrees 45 minutes 15 seconds for an arc length of 23.68 feet (chord: North 82 degrees 22 minutes 27 seconds east 23.67 feet) to a point at a corner of Lot SF E86 of Vista Estates; thence along said lands of Lot SF E86 of Vista Estates south 11 degrees 30 minutes 00 east 102.54 feet to a point on line of lands now or late of Frank Horvath Et AL; thence along said lands now or late of Frank Horvath ET AL south 86 degrees 15 minutes 15 seconds west 77.45 feet to a point at a corner of lot SF E84 of Vista Estates; thence along said lands of lot SF E84 of Vista Estates North 03 degrees 44 minutes 45 seconds west 100.00 feet to a point, the place of beginning.

CONTAINING 7,076.52 square feet, more or less.

SAID LOT being subject to any and all drainage an utility easements as shown on the final recorded plan.

BEING the same premises which Janusz Szpara, by Deed dated July 31, 2006 and recorded August 3, 2006 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2006-1 Page 316785, granted and conveyed unto Lewis J. Strecker and Michelle M. Strecker, husband and wife

BEING KNOWN AS 335 Vista Court, Easton, PA 18040.

TAX PARCEL NUMBER: K9 39A 25 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Michelle M. Strecker and Lewis J. Strecker.

KEVIN P. DISKIN, ESQUIRE

No. 3
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-05415

PARCEL NO. 1:

ALL THAT CERTAIN messuage or tenement and tract of land, situate in the Second Ward, in the Borough of Bangor, County of Northampton and State of Pennsylvania, bounded and described in accordance with a survey made of the premises by Herbert C. Dilliard, Esq., Civil Engineer, in March 1936, as follows, to wit:

BEGINNING at the southwest corner of High Street and Ridge Avenue on Map or plan of Lots of Miller and Company; thence along the west side of High Street, South five and one-half degrees East, sixty (60) feet to a stake, corner of No. 267; thence along said Lot, South eighty-four and one-half degrees West, one hundred and thirty (130) feet to the east side of a fifteen (15) feet wide alley; thence along the East side of said alley, North five and one-half degrees West, sixty (60) feet to Ridge Avenue; thence along the South side of said Avenue and in line therewith, North eighty-four and one-half degrees East one hundred and thirty (130) feet to the place of BEGINNING.

CONTAINING Lots No. 269 and 268 on Map or plans of lots of Miller and Company.

PARCEL NO. 2:

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

BEGINNING at a point on the West side of High Street, being a corner of tract acquired by the grantees hereof, by Deed from Claude Miller and Mabel M. Miller, his wife, dated April 17, 1936, and recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book D, Volume 67, Page 188, etc.; thence generally West along land acquired by the grantees hereof by the above recited Deed one hundred thirty (130) feet to the East side of a fifteen (15) foot wide alley; thence along the East side of said alley generally South fifteen (15) feet to a point; thence in a course parallel to course No. 1, above set forth, one hundred thirty (130) feet to a point on the West side of High Street; thence along the West side of High Street generally North fifteen (15) feet to the place of BEGINNING.

PARCEL NO. 3:

ALL THAT CERTAIN messuage, tenement, tract, parcel or piece of land lying and being in 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 western side of High Street, being the northeast corner of Lot No. 269 as it appears on the plan of lots of Philip Miller & Company recorded in the Office for the Recording of Deed, in and for Northampton County, at Easton, Pennsylvania, in Map Book 4, Page 13; thence along the western side of Lot No. 269 one hundred and thirty (130) feet to a point on the eastern side of a fifteen (15) foot alley; thence generally north along the eastern side of said alley, projected, twenty (20) feet to a point in a proposed forty (40) foot street; thence generally East in a line parallel to the

northern side of Lot No. 269, one hundred thirty (130) feet to a point in said proposed forty (40) foot street on the West side of High Street, projected; thence generally South along the west side of High Street, projected, twenty (20) feet to the place of BEGINNING.

PARCEL NO.4:

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

BEGINNING at a point on the West side of High Street, being a corner of tract acquired by Joseph A. Straub and Elsa Straub, by deed from Claude Miller and Mabel M. Miller, his wife, dated April 17, 1936, and recorded in the Office for the recording of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed book D, Volume 67, Page 188, etc.; thence generally West along land acquired by the grantees hereof by the above recited deed one hundred thirty (130) feet to the East side of a fifteen (15) foot wide alley; thence along the East side of said alley generally South fifteen (15) feet to a point; thence in a course parallel to course No. 1 above set forth, one hundred thirty (130) feet to a point on the West side of High Street; thence along the West side of High Street generally North fifteen (15) feet to the place of BEGINNING.

IT BEING the northern half of that certain Lot. No. 267 as it appears on the Plan of Lots of Philip Miller & Co. Subdivision recorded in the Northampton County Map Book Volume 4, Page 13.

PARCEL NO. 5:

ALL THAT CERTAIN message, tenement, tract, parcel, piece or lot of land lying and being in the Borough

of Bangor, County of Northampton, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southwest corner of High Street and Ridge Avenue on a map or plan of lots of Miller and Company, as recorded in the Office of the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania, in Map Book 4, Page 13 (erroneously Page 113 in Record Book 2003-1, page 212815); thence west along the northern side of Lot No. 269, a distance of 130 feet to a point on the eastern side of a 15-foot wide alley; thence generally north along the eastern side of said alley, 20 feet to a point in an unopened 30-foot street; thence generally east in a line parallel to the northern side of Lot No. 269, a distance of 130 feet to a point in the proposed 30-foot street designated as Ridge Avenue and west side of High Street; thence generally south along the west side of High Street 20 feet to the place of BEGINNING.

LESS AND EXCEPT

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

BEGINNING at a point at the northwest corner of High Street and Ridge Avenue on a map or plan of lots of Miller and Company, as recorded in the Office of the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania, in Map Book 4, Page 13; thence west along the Southern side of Lot No. 271, a distance of 130 feet to a point on the eastern side of a 15-foot alley; thence generally south along the eastern side

of said alley, a distance of 10 feet to a point in a proposed unopened 30-foot street being designated as Ridge Avenue on said plan; thence generally east in a line parallel to the southern side of Lot 271 a distance of 130 feet to a point in the proposed 30-foot street designated as Ridge Avenue and the west side of High Street; thence generally north along the west side of High Street 10 feet to the place of BEGINNING.

UNDER AND SUBJECT to restrictions and conditions as now appear of record.

BEING the same premises which Cynthia A. Wellerson, widow, by Deed dated 11/16/07, and recorded in the Northampton County Office for the Recorder of Deeds on 11/27/07 in Deed Book 2007-1, Page 424235, granted and conveyed unto Laura M. Castellano and Judith A. Fisher, as joint tenants with rights to survivorship.

BEING KNOWN AS 654 Blue Ridge Avenue, Bangor, PA 18013.

TAX PARCEL NUMBER: E9NE3C 5 1 0102.

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

SEIZED AND TAKEN into execution of the writ as the property of Laura M. Castellano and Judith A. Fisher.

CHRISTOPHER A. DeNARDO,
ESQUIRE

No. 4
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-00149

ALL THAT CERTAIN lot or piece of land situate in the City of Easton, on the south side of Washington Street, and known as No. 1414 Washington Street, Seventh Ward, bounded and described as follows, to-wit:

BEGINNING at a point eighty-three (83) feet east from the building line of Ralpberry Street and extending along the south side of said Washington Street twenty (20) feet; thence the property extending southwardly of the same width in depth one hundred and fifty-one feet and six inches (151 feet 6 inches) to a ten foot wide private alley.

BOUNDED on the north by said Washington Street; on the west by property now or late of Clara M. Rosen and Kathryn R. Miller; on the south by said ten (10 foot) foot wide private alley; and on the east by property now or late of Robert Heimbach. The middle partition wall between this and adjoining property to be the division line between both properties.

BEING the same premises which Clara M. Rosen, et al., by deed dated June 8, 1950, and recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book G, Volume 86, Page 220, granted and conveyed unto James R. Henthorn and Hulda M. Henthorn, his wife.

ALSO BEING the same premises which Mabel Hess, et al., by quit claim deed dated March 29, 1951, and recorded in the Office aforesaid in Deed Book E, Volume 88, Page 189, granted and conveyed unto James R. Henthorn and Hulda H. Henthorn, his wife.

PARCEL IDENTIFICATION NO: L9SW2C 26 4 0310.

BEING THE SAME PREMISES CONVEYED TO Earl F. Ferguson, Jr. and May E. Ferguson, his wife, by Deed from James R. Henthorn, widower, dated 09/26/1979, recorded 09/26/1979 in Book 605, Page 1043.

AND THE SAID Earl F. Ferguson, Jr. being so seized thereof, departed

this life on 06/02/2009, whereby title to said premises became vested in May E. Ferguson, his wife, by operation of law.

AND THE SAID May E. Ferguson being so seized thereof, departed this life on 7/17/2010, having first made her Last Will and Testament in writing bearing the date of 6/12/2009, duly proven and registered at Northampton County, Pennsylvania, being Estate Number #2010-0990.

AND THE SAID Testatrix did nominate, constitute and appoint Mary Jane Hager Executrix of her Estate to whom Letters of Testamentary were duly granted by the Register of Wills Northampton County, Pennsylvania on 7/26/2010.

BEING KNOWN AS 1414 Washington Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2C 26 4 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of the Estate of May E. Ferguson and Mary Jane Hager as Executrix and Heir of the Estate of May E. Ferguson.

CHANDRA M. ARKEMA, ESQUIRE

No. 6
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-05679

ALL THAT CERTAIN lot or parcel of land situate in the west side of Legislative Route 297 known as Linden Street in accordance with a plan and survey executed by Frank G. Waidraff Associates of Bethlehem, Pennsylvania, in January 1979, in the City of Bethlehem, 14th Ward, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located South 34 degrees 14'00" West 120.72 feet from a spike found in the center-line intersection of Thompson Drive Linden Street as established by the City of Bethlehem being a 70.00 foot wide street;

THENCE, in and through the established centerline of Linden Street, South 34 degrees 14' 00 minutes West 86.16 feet to a found p.k nail, a corner in common with the lands N/F of George F. and Rita R. Jaman;

THENCE along said Jaman lands the following two bearings and distances: (1) North 54 , degrees 07' 00" West 174.15 feet to a point; (2) North 10 degrees 42' 45" East 86.31 feet to a point a corner in common with lands N/F of William V. and Dorothy Mae Bruch, the grantors herein;

THENCE along said Bruch lands, South 56 degrees 19'00" East 208.53 feet to the point of Beginning.

CONTAINING 15,784.4 square feet, more or less.

BEING KNOWN AS 3159 Linden Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER: M7 1 11A 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Barbara Carol Thomas.

MICHAEL T. McKEEVER, ESQUIRE

No. 7
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-05414

ALL THAT CERTAIN one half double brick dwelling house and lot or piece of land situate on the East side of 9th Street in the City of Easton,

Northampton County, Pennsylvania, containing in from on said 9th Street 17 feet 10 1/2 inches more or less, and extending of that same width in depth Eastwardly 64 feet and 6 inches.

BOUNDED on the North by land now or late of Samuel Schmell and William S. Paul, on the East by land now or late of Milton Schmickley, on the South by land now or late of Samuel Schmell and on the West by said 9th Street.

BEING KNOWN AS 63 North 9th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1B 1 16 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 Cheryl L. Furman.

MICHAEL T. McKEEVER, ESQUIRE

No. 8

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-05211**

ALL THAT CERTAIN lot or parcel of land situate on the northerly side of Lenox Drive, in the Township of Hanover, County of Northampton and Commonwealth of Pennsylvania and indicated as Lot #12 on a subdivision plan entitled, "Record Plan Gwenmawr [- Phase 2]", dated April 1, 1994, latest revision being April 19, 1994 as prepared by Thomas R. Gibbons and Associates, Inc. of Reading, Pennsylvania and recorded in Map Book 1995-5, Pages 73 and 74 in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania bounded and described as follows to wit:

BEGINNING at a point in the northerly right-of-way line of Lenox Drive (a 50.00 feet wide street), said

point being a corner in common with Lot #13 of Gwenmawr 1 - Phase 1;

thence along the northerly right-of-way of said Lenox Drive, South 83 degrees 34' 25" West, 168.60 feet to a point, a corner in common with Lot #11, Gwenmawr 1 - Phase 2;

thence along said Lot #11, North 06 degrees 25' 37" West, 185.55 feet to a point in the line of lands now or formerly of Kenneth P. Albright;

thence along said Albright lands, and further along lands now or formerly of Donald D. And Marilyn L. Silfee, South 69 degrees 46' 27" East, 188.65 feet to a point, a corner in common with aforementioned Lot #13, Gwenmawr 1 - Phase 1;

thence along said Lot #13, South 06 degrees, 25' 37" East, 100.93 feet to a point, the place of BEGINNING.

CONTAINING 24,151 square feet of land, more or less.

SUBJECT to the easements and restrictions indicated on the plan of record.

BEING KNOWN AS 4666 Lenox Drive, Bethlehem, PA 18017.

TAX PARCEL NUMBER: M5NE2 7 12 0214.

SEIZED AND TAKEN into execution of the writ as the property of Steven J. Yost.

MICHAEL T. McKEEVER, ESQUIRE

No. 10

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-06543**

ALL THAT CERTAIN lot or piece of land with the messuage or tenement No.623 East Frankford Street thereon erected situate lying and being in the Fifteenth Ward of the City of Bethlehem, County of Northampton and State of Pennsylvania more particularly bounded an described as follows:

BEGINNING at a point in the northerly line of East Frankford Street

(formerly Dunn) distant 110.18 feet east of the easterly line of a certain unnamed twenty feet wide street located immediately east of and parallel to Wood Street, said point being the extension of a line through the middle of the party wall dividing the house erected on these premises from the one adjoining immediately on the west, thence extending eastwardly along the said northerly line of East Frankford Street a distance of 21.64 feet to a point, said point begin the extension of a line through the middle of the party or partition well dividing the house elected on those premise from the one adjoining immediately on the east and of that same width of 21.64 feet extending northwardly between parallel lines at right angles to East Frankford Street, said line passing partly through the middle of the party or partition walls aforesaid, a distance of 85 feet to the lands now or late of Bethlehem Realty and Investment Company.

BOUNDED on the North by land now or late of Bethlehem Realty and Investment Company on the East and West by other land nor or formerly of Bethlehem Steel Company, and on the South by East Frankford Street.

BEING KNOWN AS 623 East Frankford Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: N6SE3D 18 6 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Tomas P. Melendez.

MICHAEL T. MCKEEVER, ESQUIRE

No. 11

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-01118

ALL THAT CERTAIN lot or tract of parcel of ground situated in the

Township of Hanover, County of Northampton and Commonwealth of Pennsylvania, being known and referred to as Lot 22, as shown and identified on a certain subdivision map, plat or plan entitled "Plan of Hanover Ridge - Phase III," which Plan was recorded on July 9, 2004 in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania in Plan Book Volume 2004-5 Pages 412 to 415.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER NO.: Map M6, Block 22, Lot 5-22.

BEING THE SAME PREMISES which Nic Zawarski and Sons Builders, Inc., a Pennsylvania Corporation, by Deed dated August 15, 2007 and recorded in the Recorder of Deeds Office, in and for the County of Northampton, at Easton, Pennsylvania, in Record Book Vol. 2007-1, Page 302096, did grant and convey unto Terrance P. Pacheco and Petra D. Pacheco, husband and wife.

BEING KNOWN AS 1311 Foxview Drive, Bethlehem, PA 18017.

TAX PARCEL NUMBER: M6 22 5-22 0214.

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

SEIZED AND TAKEN into execution of the writ as the property of Terrance P. Pacheco and Petra D. Pacheco.

JAMES V. FARERI, ESQUIRE

No. 12

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2012-04361

ALL THOSE TWO (2) contiguous purparts or parcels of land, situate in the Borough of Bangor, in the County of Northampton and State of Penn-

sylvania, respectively bounded and described as follows, to wit:

PURPART NO. 1:

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

PURPART NO. 2:

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

On the East by South Third Street, on the South by land now or late of Geroge E. Flora, now of the grantor, being Purpart No. 1, above described, on the West by an alley of the width of ten feet, on the North by Walnut

(an unopened Street designated on said map or plan of lots as being of the width of forty feet), extending sixty feet in front on South Third Street, and of the same width one hundred and thirty feet Westwardly along the South side of said Walnut Street and the North side of Purpart No. 1, above described.

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

TAX PARCEL NUMBER: E9NE4B 3 1 0102.

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

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

MICHAEL T. McKEEVER, ESQUIRE

No. 13

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-05759**

ALL THAT CERTAIN tract of land 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 the westerly legal right-of-way (twenty (20.00 feet) feet from center-line) of North Railroad Street; said iron pin also located along the Northeast corner of lands now formerly of Theresa Jones and the lands herein described, thence; 1) South seventy-six (76) degrees one (01) minute twenty-nine (29) seconds West, one hundred seventeen and sixteen hundredths (117.16 feet) feet along lands now or formerly of Theresa Jones to an iron pin, thence; 2) North thirteen (13) degrees forty-one (41) minutes nineteen (19) seconds West,

nineteen and sixty-eight hundredths (19.68 feet) feet along the easterly side of a public alley (Koons Alley fifteen (15.00 feet) feet wide) to an iron pin, thence; 3) North seventy-five (75) degrees thirty-six (36) minutes fifteen (15) seconds East, sixty-three and fifty-eight hundredths (63.58 feet) feet along Lot 1 of the same subdivision to an iron pin, thence; 4) North seventy-six (76) degrees eight (08) minutes thirty-nine (39) seconds East, thirty-eight and twenty-six hundredths (38.26 feet) feet along the same and passing through a party wall to a point, thence; 5) North seventy-six (76) degrees four (04) minutes twenty-eight (28) seconds East, fifteen and twenty-four hundredths (15.24 feet) feet along the same to an iron pin, thence; 6) South thirteen (13) degrees fifty-five (55) minutes thirty-four (34) seconds East, twenty and six hundredths (20.06 feet) feet along the westerly legal right of way of North Railroad Street (twenty (20.00 feet) feet from center-line) to the aforementioned place of beginning.

CONTAINING 0.0537 Acres (2,342.47 Sq. Ft.).

IT BEING PART OF THE SAME PREMISES which John D. Jones and Theresa Jones, husband and wife, by their deed dated May 6, 1988, and recorded in the Office for the Recording of Deeds in and for Northampton County, in Deed Book Volume 747, at Page 819, did grant and convey unto Dale A. and Marsha A. Warmkessel, husband and wife.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling.

TITLE TO SAID PREMISES IS VESTED IN Brian C. Filchner and Wendy J. Filchner, h/w, taking title as tenants by the entireties, by Deed from Dale A. Warmkessel and Marsha

A. Warmkessel, h/w, dated 04/24/1992, recorded 04/27/1992 in Book 860, Page 566.

BEING KNOWN AS 17 North Railroad Street, Walnutport, PA 18088.

TAX PARCEL NUMBER: J2SW1A 2 4 1033.

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 Brian C. Filchner and Wendy J. Filchner.

MARTHA E. VON ROSENSTIEL,
ESQUIRE

No. 14**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-04035**

ALL THAT CERTAIN TRACT, piece, or parcel of land situated in the Borough of Wilson, County of Northampton, and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at the southeast corner of Balata Street and Freemansburg Avenue; thence by the southern building line of Freemansburg Avenue, North 53 degrees 39 minutes East 21.0 feet to a point; thence by lot about to be conveyed to Domenick Perruso and passing through the middle partition wall of a double brick home, South 36 degrees 21 minutes, East, 62.0 feet to a point; thence by said lot about to be conveyed to Domenick Perruso, South 53 degrees 39 minutes West, 1.0 feet to a point; thence by the same South 16 degrees 21 minutes East 38.0 feet to a point on the north side of a ten foot wide public alley; thence by said side of said alley, South 53 degrees 39 minutes West, 85.10 feet to a point on the east building line of Balata

Street; thence by said building line of Balata Street, North 3 degrees 17 minutes East, 119.33 feet to a point, the place of BEGINNING.

BEING all of lots No. 23 and Lot No. 24 and a strip 1.0 feet wide and 62.0 feet deep of the northwest portion of Lot No. 22 as laid out on plan of lots of Lipschitz and Peters and recorded in the Recorder of Deeds Office at Easton, Pennsylvania.

UNDER AND SUBJECT to certain conditions and restrictions that appear in the chain of title.

BEING THE SAME PREMISES which Cathrea L. Dunbar aka Cathrea L. Mitchell granted and conveyed unto White Star, Inc., by her deed dated October 1, 2001 and recorded in the Office of the Recorder of Deeds in and for Northampton County in Book 2001-1, Page 208303 on October 8, 2001.

BEING KNOWN AS 2446 Freemansburg Avenue, Easton, PA 18042.

TAX PARCEL NUMBER: M9NW1B 12 1 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 White Star, Inc.

RYAN C. THOMPSON, ESQUIRE

No. 15

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-02783**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania, known as Lot 21 of Sullivan Trail Estates as recorded in Map Book 89, page 432, in the Office of the Recorder of Deeds for Northampton County of Easton, Pennsylvania, and being

further bounded and described as follows, to wit:

BEGINNING at an iron pin on the Westerly right-of-way line of Lee Lane (50 feet wide); said iron pin being on a corner of the lands of Lot 20 of Sullivan Trail Estates; thence along said lands of Lot 20 of Sullivan Trail Estates North 88° 47' 32" West, 115 feet to an iron pin in line with the lands now or formerly of Upstream Farms Corporation, Inc.; thence along said lands now or formerly of Upstream Farms Corporation, Inc. thence along said lands now or formerly of Upstream Farms Corporation, Inc. North 1° 12' 28" East, 107.80 feet to a concrete monument on the Southerly right-of-way line of Kesslersville Road (60 feet wide); thence along said Southerly right-of-way line of Kesslersville Road (60 feet wide) South 87° 16' 13" East, 85.83 feet to an iron pin being a point of curvature; thence along the arc of a curve to the right having a radius of 30 feet and central angle of 88° 28' 41" for an arc length of 46.33 feet (Chord: South 43° 1' 52" East, 41.86 feet) to an iron pin on the Westerly right-of-way line of Lee Lane (50 feet wide); thence along said Westerly right-of-way line of Lee Lane (50 feet wide) South 1° 12' 28" West, 75.53 feet to an iron pin, the place of BEGINNING.

CONTAINING 12,039.68 square feet.

BEING KNOWN AS: 2290 Lee Lane, Easton, PA 18040.

BEING THE SAME PREMISES which Brian S. Philip and Melissa A. Philip, by Deed dated June 30, 2006 and recorded July 5, 2006 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2006-1, Page 270744, granted and conveyed unto Ali H.

Bukhari and Saba F. Azhar, husband and wife.

TAX PARCEL NUMBER: K9NW3 1 5 0311.

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 Ali H. Bukhari and Saba F. Azhar.

GREGORY JAVARDIAN, ESQUIRE

No. 16

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-03437**

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: L9SE1B 30 4 0310 for purposes of compliance with Northampton County Ordinance No. 159-L989.

ALL THAT CERTAIN LOT OR PIECE OF GROUND, TOGETHER WITH THE STUCCO DWELLING ERECTED THEREON, SITUATE ON THE NORTHWEST CORNER OF WALNUT AND PINE STREETS, IN THE CITY OF EASTON, COUNTY OF NORTHAMPTON AND STATE OF PENNSYLVANIA, CONTAINING IN FRONT ON SAID WALNUT STREET TWENTYONE (21) FEET AND EXTENDING OF THAT SAME WIDTH IN DEPTH TO PINE STREET. THE WESTERN LINE HEREOF BEING THIRTY-FOUR (34) FEET MORE OR LESS AND THE EASTERN LINE BEING TWENTY-ONE (21) MORE OR LESS.

BOUNDED ON THE SOUTH BY WALNUT STREET, ON THE WEST BY OTHER PROPERTY OF ARCANGELO MAZZA AND ON THE NORTH AND EAST BY PINE STREET.

PARCEL NO. L9SE1B 30 4 0310.

ALSO being known as 617.5 Walnut Avenue a/k/a 617 Walnut Street, Easton, PA, 18042.

BEING THE SAME PREMISES WHICH STEPHEN T. SMERECZYNSKY, BY DEED DATED FEBRUARY 23, 2006 AND RECORDED MARCH 6, 2006 IN AND FOR NORTHAMPTON COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 2006- 1, PAGE 91737, GRANTED AND CONVEYED UNTO TIMOTHY A. ELLISON.

BEING KNOWN AS 617.5 Walnut Avenue aka 617 Walnut Street, Easton, PA 18042.

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

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

ASHLEIGH L. MARIN, ESQUIRE

No. 17

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-04332**

All that certain tract or parcel of land, with improvements thereon, known as Lot No. 25C as shown on a plan of Greenleaf Estates Phase II, being situated in Forks Township, Northampton County, Pennsylvania, recorded in Northampton County Recorder of Deeds Office in Map Book Volume 1997-5, Pages 311-313, being known and designated as 904 Red Maple Lane.

Tax ID - K9SW2-31-2- 0311.

For information purposes only - property a/k/a 904 Red Maple Ln, Easton, PA 18040.

Title to said premises is vested in Tammy Lynn Miller by deed from Joseph Marangolo and Christina

Marangolo, husband and wife, dated 3/15/2004 and recorded 3/17/2004 in Book 2004-1, Page 99918.

BEING KNOWN AS 904 Red Maple Lane, Easton, PA 18040.

TAX PARCEL NUMBER: K9SW2 31 2 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Tammy Lynn Miller.

CHANDRA R. ARKEMA, ESQUIRE

No. 18

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-06028**

ISSUED TO PLAINTIFF:
MORTGAGE AMERICA.

PROPERTY BEING KNOWN AS:

'Layout and Phasing Plan, Lafayette Meadows,' last dated June 28, 2001, as prepared by Environmental Design and Engineering, West Easton, PA, and as recorded in the Office of the Recorder of Deeds in and for Northampton County in Plan Book 2001-1, Page 236870, as follows, to wit:

BEGINNING at a point, said point being on the northerly legal right-of-way line of Kirkland Road, 50 foot total width, said point being a common corner to Lot 48 of said subdivision;

THENCE (A) along said northerly legal right-of-way line of Kirkland Road, South 77 degrees 02 minutes 12 seconds West, 104.20 feet to a point;

THENCE (B) along the line of lands of Lot 46, North 12 degrees 57 minutes 48 seconds West, 120.00 feet to a point;

THENCE (C) along the line of lands of Lot 3 of the Horvath Estates Subdi-

vision, North 77 degrees 02 minute 12 seconds East, 104.20 feet to a point;

THENCE (D) along the line of lands of Lot 48, South 12 degrees 57 minutes 48 seconds West, 120.00 feet to the first mentioned point and place of beginning.

CONTAINING 12,504.00 SQUARE FEET.

PARCEL IDENTIFICATION NO: K9-16-12-47.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling.

TITLE TO SAID PREMISES IS VESTED IN Charles L. Britt, by Deed from John P. Tierney and Christine E. Tierney, h/w, dated 05/12/2005, recorded 06/09/2005 in Book 2005-1, Page 216911.

BEING KNOWN AS 240 Kirkland Road, Easton, PA 18040.

TAX PARCEL NUMBER: K9 16 12-47 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Charles R. Britt.

MARTHA E. VON ROSENTEL,
ESQUIRE

No. 19

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-02157**

ALL THAT CERTAIN lot or parcel of land known as Lot #24, Block E, Section 1 of Freedom Estates, situated on the north side of Markham Drive in the Fourteenth Ward, City of Bethlehem, Northampton County, Pennsylvania, as shown on a plan of Freedom Estates, Section 1, Dated October 10, 1977, prepared by Hanover Engineering Associates, Inc., and recorded in Map Book Volume

46, Page 5, bounded and described as follows, to wit:

BEGINNING at a point on the northern right-of-way line of Markham Drive said point being located 25 feet from the centerline of Markham Drive, and in line with the lands known as Lot #23, Block E, Section 1, Freedom Estates proceeding along the lands of the same Lot #23, North 14 degrees 48' 45" East a distance of 127.38 feet along and through a party wall to a point in line of the lands of Lots #9 and #8, Block E, Section 1, Freedom Estates, continue along the lands of the same Lots #9 and #8, South 65 degrees 50' 45" East a distance of 60.93 feet to a point; proceed along the lands of Lot #25, South 26 degrees 28' 15" West a distance of 125.85 feet to a point on the northern right-of-way line of Markham Drive, said point being 25 feet from the centerline of Markham Drive; continue along die same northern right-of-way line, curve to the left with a radius of 460.00 feet, a central angle of 04 degrees 22' 51" and an arc distance of 35.17 feet to a point, the place of beginning.

BEING KNOWN AS: 1719 Markham Drive, Bethlehem. PA 18017.

PROPERTY ID NO.: 4963-10-2846-3219.

TITLE TO SAID PREMISES IS VESTED IN DAREN M. VAZQUEZ, AS SOLE OWNER BY DEED FROM DAREN M. VAZQUEZ AND NICOLE MAREVAZQUEZ, NOW KNOWN AS NICOLE MISERO VAZQUEZ, HUSBAND AND WIFE DATED 01/31/2011 RECORDED 02/07/2011 IN DEED BOOK 2011-1 PAGE 27917.

TAX PARCEL NUMBER: M7SW1 2 32 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Daren M. Vazquez.

PAIGE M. BELLINO, ESQUIRE

No. 20

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04924**

ALL THAT CERTAIN tract of land located in the Borough of Freemansburg, County of Northampton and Commonwealth of Pennsylvania, known as Lot no. 82, as shown on the 'Development Plan Final' of Eastgate Townhomes, Sheet 1 of 8, Project No. 460-01 dated August 30, 1988, last revised March 13, 1989, prepared by F & M Associates, Inc., as recorded in the Office of the Recorder of Deeds in the Northampton County Courthouse, Map Book Volume 89, page 86, on June 9, 1989, being more particularly described as follow, to wit:

BEGINNING at an iron pin found at the southwestern corner of Lot 75 of said Eastgate Townhomes, also being the common corner of lands N/F of Bethlehem Development Corporation; thence along the eastern property line of lands N/F of Bethlehem Development Corporation, North 02 degrees 19 minutes 07 seconds West a distance of 238.66 feet to an iron pin to be set, the True Point of Beginning; thence continuing along the eastern property line of lands N/F of Bethlehem Development Corporation, North 02 degrees 19 minutes 07 seconds West a distance of 20.00 feet to a point; thence along the southern property line of Lot 83 North 87 degrees 40 minutes 53 seconds East a distance of 199.99 feet

to an iron pin to be set; thence along the western right-of-way line of Court Abbe (50 feet wide) South 02 degrees 19 minutes 07 seconds East a distance of 20.00 feet to an iron pin to be set; thence along the northern property line of Lot 81 South 87 degrees 40 minutes 53 seconds West a distance of 199.99 feet to an iron pin to be set, being the True Point of Beginning.

SUBJECT to a 15 feet wide drainage & utility easement along the eastern boundary line and a PP&L distribution easement and Lehigh Navigation Electric Co. right-of-way across the rear of the lot as shown a the said 'Development Plan Final' of Eastgate Townhomes.

UNDER and subject, however, to the following:

1. Declaration of Covenants and Restrictions dated March 21, 2001 and recorded in the Office as aforesaid in Record Book 2001-1, page 048067.

2. Drainage Covenants Agreement' and any and all additional covenants, restrictions, set-back lines, drainage easements, and utility easements as set forth on subdivision plan of Eastgate Townhomes recorded in Northampton County Recorder of Deeds Office in Plan Book 89, page 206.

TITLE TO SAID PREMISES IS VESTED IN Samuel G. Williams, by Deed from Patrick H. Garren and Tanya N. Garren, his wife, dated 03/27/2006, recorded 04/03/2006 in Book 2006-1, Page 129747.

BEING KNOWN AS 608 Abbe Court, Freemansburg, PA 18017.

TAX PARCEL NUMBER: N7 2 65 0212.

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

SEIZED AND TAKEN into execution of the writ as the property of Samuel G. Williams.

MEREDITH WOOTERS, ESQUIRE

No. 21

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-05146**

ALL that certain piece, parcel or tract of land situate in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania shown as Lot 75 on the Final Plan of Peron Estates as recorded in Map Book 92, Page 157 in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania being further bounded and described as follows, to wit:

Beginning at a point on the northerly right-of-way line of the Meco Road Extension (60.00 feet wide); said point being on the southwest corner of Lot 74 of Peron Estates;

Thence along said northerly right-of-way line of the Meco Road extension (60.00 feet wide) North 79°-04'-32" West 90.00 feet to a point on a corner of Lot 76 of Peron Estates;

Thence along said land of Lot 78 of Peron Estates North 10°-56'-28" East 136.12 feet to a point on line of lands of Lot 80 of Peron Estates;

Thence along said lands of Lot 80 of Peron Estates North 84°-18'-01" East 93.93 feet to a point on a corner of Lot 74 of Peron Estates;

Thence along said lands of Lot 74 of Peron Estates South 10°-55'-28" West 152.99 feet to a point, the place of the Beginning.

Containing 12,460 square feet or 0.31 acre.

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

Said lot being known as the following County of Northampton

uniform Parcel Identifier Number: Map K9NW3, Block 4, Lot39.

BEING the same premises which Michael J. Perrucci, by Deed dated July 12, 1996 and recorded in the Northampton County Recorder of Deeds Office on July 12, 1996 in Deed Book 1996-1, page 71743, granted and conveyed unto Arlonzia H. Wyandt and Janice Wyandt, his wife.

BEING KNOWN AS 615 Meco Road, Easton, PA 18040.

TAX PARCEL NUMBER: K9NW3 4 39 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Janice Wyandt and Arlonzia H. Wyandt.

CHRISTOPHER A. DeNARDO,
ESQUIRE

No. 22
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-07656

ALL THAT CERTAIN messuage or tenement and lot or piece of ground situate, lying and being in the Borough of Hellertown, in the County of Northampton, in the Commonwealth of Pennsylvania, being known as 203 Cedar Road according to present Borough numbering and consisting of and being designated as Lot No. 29 in Block No. 11, on the map entitled "Rentzheimer Farm Development, Section C, Mountainview-Property of Bethlehem Steel Company-Located in the Borough of Hellertown, Northampton County, Pennsylvania" dated November 6, 1947, revised April 13, 1948, which is filed in the Office for the Recording of Deeds, etc., in and for said County of Northampton in Map Book Volume 12, page 9.

BEING the same premises which Paul N. Kittek and Beverly A. Kittek, his wife, by Deed dated July 31, 1973 and recorded in the Northampton County Recorder of Deeds Office on August 2, 1973 in Deed Book 465, page 425, granted and conveyed unto Michael McKeta and Patricia McKeta, his wife.

BEING KNOWN AS 203 Cedar Road, Hellertown, PA 18055.

TAX PARCEL NUMBER: Q7SE4A 8 21 0715.

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

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

CHRISTOPHER A. DeNARDO,
ESQUIRE

No. 23
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-12534

ALL THAT CERTAIN parcel of land known as Lot No. 2-26 located in Palmer Township, Northampton County, Commonwealth of Pennsylvania, as shown on a plan entitled "The Villages At Mill Race Record Plan Phase II" prepared by Harte Engineering, Inc., recorded September 22, 2003, in Northampton County Map Book Volume 2003-5, pages 334-337, bounded and described as follows:

BEGINNING at a point on the easterly right-of-way line of Grist Mill Lane, said point being in line with the lands known as Lot 2-27 of The Villages At Mill Race - Phase Two; thence,

Along said easterly right-of-way, North 08 degrees 48 minutes 40 seconds West 59.23 feet to a point; thence,

Along the same, on a curve to the left having a radius of 320.00 feet, a

chord bearing of North 09 degrees 40 minutes 44 seconds West, a chord length of 9.69 feet and an arc length of 9.69 feet to a point; thence,

Along the lands known as Lot 2-25 of The Villages At Mill Race - Phase Two, North 79 degrees 27 minutes 11 seconds East 107.44 feet to a point; thence,

Along the lands known as Lot 3-47 and 3-46 of The Villages At Mill Race - Phase Three, South 10 degrees 17 minutes 45 seconds East 72.20 feet to a point; thence,

Along the lands known as Lot 2-27 of The Villages At Mill Race - Phase Two, South 81 degrees 11 minutes 20 seconds West 109.12 feet to the POINT OF BEGINNING.

CONTAINING: 7,635 sq. ft. or 0.1753 acres.

TITLE TO SAID PREMISES IS Vested by Special Warranty Deed, dated 06/03/2005, given by CMC Development Corporation to Pablo A. Pelaez and Gledys M. Pelaez, husband and wife and recorded 6/23/2005 in Book 2005-1 Page 234223 Instrument # 2005033519.

BEING KNOWN AS 19 Grist Mill Lane, Easton, PA 18045.

TAX PARCEL NUMBER: K9 1 2-26 0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Gledys M. Pelaez and Pablo A. Pelaez.

MEREDITH WOOTERS, ESQUIRE

No. 24

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04852**

ALL THAT CERTAIN messuage, tenement, lot and tract of land situate

and being in the Borough of Portland, County of Northampton, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of Coffin Street and Market Street (now Main Street); thence along said Main Street, South seventy-five and three-quarter degrees West sixty-two feet to a corner; thence North fourteen and a half degrees West one hundred and forty feet along line of land of John Gardner (now Roy Schilling and Anna Schilling Strunk) to a corner; thence North seventy-five and three-quarters degrees East along line of lands of estate of Martha Brown, deceased, sixty-two feet to a corner of Coffin Street; thence along Coffin Street (now enclosed by the late Barlow estate; now Frank S. Raesly) South fourteen and a half degrees East one hundred and forty feet to the place of BEGINNING.

UNDER AND SUBJECT to the following quoted verbatim from the hereinabove recited Deed:

'RESERVING AND EXCEPTING thereout and therefrom all that certain tract of land which Lizzie M. Bowers, widow, did, by indenture dated the 25th day of April, 1925, and recorded in the Office for the Recording of Deeds, in and for Northampton County, at Easton, Pennsylvania, in Deed Book B, Volume No. 53, at page 453, grant and convey unto Roy Schilling and Anna Schilling, his wife.'

The premises reserved and excepted, as aforesaid, are more fully described in quit claim deed from Wayne E. Hughes and Frances N. Hughes, his wife, to James Weidman, Jr. et al. dated the 23rd day of January, 1969, and recorded in the Office for the Recording of Deeds, in and for Northampton County, at

Easton, Pennsylvania, in Deed Book Volume No. 338, at page 312.'

TITLE TO SAID PREMISES IS VESTED IN Stephen Eng and Michele A. Eng, h/w, by Deed from Stefan M. Zuchlinski and Kim Zuchlinski, h/w, dated 05/25/2004, recorded 06/14/2004 in Book 2004-1, Page 227159.

BEING KNOWN AS 110 Main Street, Portland, PA 18351.

TAX PARCEL NUMBER: C11NE2B 2 2 0127.

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

SEIZED AND TAKEN into execution of the writ as the property of Stephen Eng and Michele A. Eng.

MEREDITH WOOTERS, ESQUIRE

No. 25
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-02298

ALL THAT CERTAIN tract or piece of land with the improvements thereon situated on the south side of Freemansburg Avenue in the Borough of Wilson (formerly Township of Palmer), County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the southern building line of said Freemansburg Avenue one hundred seventy-nine (179 feet) feet east of the southeast corner of Ridge and Freemansburg Avenue, said point being the center of a partition wall dividing a double frame dwelling house; thence extending eastwardly along the south side of said Freemansburg Avenue twenty-one (21 feet) feet more or less to property now or late of the Ingersoll-Sargent Drill Company; thence extending southwardly along line of property now or late of the said

Ingersoll-Sargent Drill Company one hundred and forty (140 feet) feet to a fifteen feet (15 feet) alley; thence extending westwardly along the north side of said alley twenty-one (21 feet) feet more or less; thence extending northwardly through the center of a partition wall dividing double frame dwelling house one hundred forty (140 feet) feet to Freemansburg Avenue, the place of beginning.

BOUNDED on the west by property now or late of Owen H. Rader and wife, east by land now or late of the Ingersoll-Sargent Drill Company, north by Freemansburg Avenue and south by the said fifteen (15 feet) feet wide alley. The center of the partition wall dividing the double frame dwelling to be the western line.

TITLE TO SAID PREMISES IS VESTED IN Jose F. Casado and Ana L. Casado, his wife, by Deed from Emilio A. Guido and Mary M. Guido, his wife, dated 11/29/2005, recorded 11/30/2005 in Book 2005-1, Page 481263.

BEING KNOWN AS 1816 Freemansburg Avenue, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW3A 15 8 0837.

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

SEIZED AND TAKEN into execution of the writ as the property of Jose F. Casado dba Best Trucking Services and Ana L. Casado dba Best Trucking Services.

ALLISON F. WELLS, ESQUIRE

No. 26
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-05142

ALL THAT CERTAIN Northern 40 feet of Lot No. 757 and Southern 40 feet of Lot No. 758, according to a Plan of Lincoln Park, Unit No. 2, said Plan

being recorded at Easton, Northampton County, Pennsylvania, in Map Book 11, Page 38; located in the 14th Ward of the City of Bethlehem, Northampton County, Pennsylvania, with the dwelling NO. 2135 WORTHINGTON AVENUE thereon erected, bounded, limited and described as follows, to wit:

BEGINNING At a point in the Western line of Worthington Avenue at a distance of 80 feet South from the intersection formed by the projected Western line of Worthington Avenue with the projected Southern line of Cumberland Street; thence extending Southwardly in and along the Western line of Worthington Avenue a distance of 80 feet to a point and extending in depth of that width Westwardly between parallel lines drawn at right angles to the Western line of Worthington Avenue a distance of 115 feet to Hadden Street.

BOUNDED On the North by the Northern 10 feet of Lot No. 758; on the East by Worthington Avenue; on the South by the Southern 10 feet of Lot No. 757; and on the West by Hadden Street.

TITLE TO SAID PREMISES IS VESTED IN Christopher T. Bibleheimer, unmarried, by Deed from Martha C. Lester, widow, dated 12/12/2002, recorded 12/23/2002 in Book 2002-1, Page 363446.

BEING KNOWN AS 2135 Worthington Avenue, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N7NW4D 1 2 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 Christopher T. Bibleheimer.

MEREDITH WOOTERS, ESQUIRE

No. 27
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04344

ALL THAT CERTAIN lot or tract of land, Situated in Lower Saucon Township, Northampton County, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin located in the Westerly line of Bingen Road (Legislative Route 48001), said pin being located Northwardly six hundred twenty-nine and thirty-three hundredths feet (629.33 feet) from the intersection of the Westerly line of Bingen Road and the Northerly line of Apples Church Road (Township Road 367); thence South fifty-four degrees zero minutes West (S 54 degrees 0 minutes W) two hundred feet (200 feet) to an iron pin; thence North thirty nine degrees ten minutes West (N 30 degrees 10 minutes W) sixty feet (60 feet) to an iron pin; thence North fifty-four degrees zero minutes East (N 54 degrees 0 minutes E) two hundred feet (200 inches) to an iron pin; thence along the Westerly line of Bingen Road, South thirty-nine degrees ten minutes East (S 39 degrees 10 minutes E) sixty feet (60 feet) to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Paul Remmey and Patricia Remmey, h/w, by Deed from Tracey J. Hambleton, dated 05/11/2005, recorded 05/18/2005 in Book 2005-1, Page 184784.

BEING KNOWN AS 3218 Bingen Road, Bethlehem, PA 18015.

TAX PARCEL NUMBER: R7SW1 6 6 0719.

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

SEIZED AND TAKEN into execution of the writ as the property

of Paul Remmey and Patricia Remmey.

MEREDITH WOOTERS, ESQUIRE

No. 28

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION**

CV-2011-12135

ALSO KNOWN AS Northampton County Uniform Parcel Identifier: L9-32-1B-34-0324 for purposes of compliance with Northampton County Ordinance No. 159-L989.

ALL THAT CERTAIN unit, designated as Unit 34, in the Enclave at Knobhill Condominiums, situated in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania, as designated in Declaration of Enclave at Knobhill Condominiums, dated September 30, 2005, and recorded on June 1, 2006 in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, in Record Book Volume 2006-1, Page 218310, as amended by the First Amended Declaration as recorded on October 31, 2006 in Record Book Volume 2006-1, Page 451415, as amended by the Second Amended Declaration as recorded on June 11, 2007 in Record Book Volume 2007-1, Page 214994, as amended by the Third Amended Declaration as recorded on October 18, 2007 in Record Book Volume 2007-1, Page 383433, as amended by the Fourth Amended Declaration as recorded on November 6, 2008 in Record Book Volume 2008-1, Page 300344, as amended by the Fifth Amended Declaration as recorded on October 28, 2009 in Record Book Volume 2009-1, Page 273053, as amended by the Sixth Amended Declaration as recorded on December 2, 2009 in Record Book Volume 2009-1, Page 301185, as amended from time to time.

Together with a 2.77% percent undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium, condominium plat and amendments thereto.

PARCEL ID: L9-32-IB-34-0324.

ALSO BEING KNOWN AS 14 Hillside Court North, Easton, PA, 18045-4956.

BEING the same premises which Nic Zawarski and Sons Builders, Inc., a Pennsylvania Corporation, by Deed dated February 23, 2010 and recorded February 24, 2010 in and for Northampton County, Pennsylvania, in Deed Book Volume 2010-1, Page 34748, granted and conveyed unto Dale R. Mack, unmarried.

BEING KNOWN AS 14 Hillside Court North, Easton, PA 18045.

TAX PARCEL NUMBER: L9 32 1B-34 0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Dale R. Mack.

SCOTT A. DIETTERICK, ESQUIRE

No. 29

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION**

CV-2012-04120

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Wind Gap, County of Northampton and Commonwealth of Pennsylvania, shown as Lot Number 2 on a plan of the Frable Subdivision, as prepared by Joseph E. Policelli, Registered Surveyor, and recorded in the Recorder of Deeds Office for Northampton County in Plan Book 91 at Page 260, bounded and described as follows:

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

Containing 2921 square feet.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP: E8SW4D BLOCK: 2 LOT: 2B/BF.

UNDER AND SUBJECT, nevertheless, to the express condition that the Grantees herein, their heirs, successors and assigns, shall equally share the use and costs for the service and maintenance of the common sanitary sewer lateral which services Lots No. 1 and No. 2 of the aforementioned Frable Subdivision, said premises being more commonly referred to as 16 Jefferson Street, Wind Gap, Pennsylvania, and 18 Jefferson Street, Wind Gap, Pennsylvania, with the owner of Lot No. 1 of the Frable Subdivision. Further, the owner of Lot No. 1 and Lot No. 2 of the said Frable Subdivision shall permit free and uninterrupted access to the common sanitary sewer lateral for service and maintenance to the joint user/owner. This covenant shall be construed as

a covenant running with the land, and shall be binding upon the parties heirs, successors and assigns.

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

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

BEING KNOWN AS 18 Jefferson Street, Wind Gap, PA 18091.

TAX PARCEL NUMBER: E8SW4D 2 2B 0638.

SEIZED AND TAKEN into execution of the writ as the property of Craig C. Fehr and Donna M. Fehr. TERRENCE J. McCABE, ESQUIRE

No. 30

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-06056**

ALL THAT CERTAIN Unit designated as Unit No. Six (6), Star Court, being a Unit in the Star Villa Condominiums, situate in the City of Bethlehem, County of Northampton, and Commonwealth of Pennsylvania as designated in Declaration of Condominium of Star Villa Condominiums dated February 25, 1988, and recorded February 26, 1988, in Northampton County Misc. Book Vol. 335, Page 298.

TOGETHER with an eight and thirty-three hundredths percent (8.33%) undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium and Amendment thereto.

BEING KNOWN AS 6 Star Court, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N6NE2 2 17 0204.

THEREON BEING ERECTED a two-story condominium style dwelling

with vinyl siding and shingle roof; attached one-car garage and rear deck.

SEIZED AND TAKEN into execution of the writ as the property of Stephen F. Selvaggio and Teresa A. Selvaggio.

ROBERT P. DADAY, ESQUIRE

No. 31
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-08852

ALL THAT CERTAIN lot located on the North West side of Township Route 467 being known as Lot #10 on the Plan of Country Squire Estates in East Allen Township, Northampton County, Pennsylvania, recorded in the Office for the Recording of Deeds for Northampton County in Easton, Pennsylvania, being bounded and described by a survey by David W. Dotter, P.E. of Northampton, Pennsylvania as follows, to wit:

BEGINNING at a point, said point being located North 49 degrees 00 minutes East 15 feet from the intersection of the Northwest line of Township Route 467 extended with the Northeast line of Mountain View Drive extended; thence by a curve to the right with a radius of 15 feet for a distance of 23.55 feet to a point; thence along the Northeast line of Mountain View Drive North 41 degrees 00 minutes West 93.00 feet to a point; thence along the Southeast line of Lot #11 North 49 degrees 00 minutes East 100.00 feet to a point; thence along Lot #9, South 41 degrees East 115.00 feet to a point; thence along the Northwest line of Township Route 467 South 49 degrees 00 minutes West 85.00 feet to the place of beginning.

BEING KNOWN AS 8003 Valley View Drive, Northampton, PA 18067.

TAX PARCEL NUMBER: K5 10 3M 0508.

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

SEIZED AND TAKEN into execution of the writ as the property of Angelica Lambert.

ROBERT P. DADAY, ESQUIRE

No. 32
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-00396

ALL THAT CERTAIN message, tenement, lot or piece of land, being premises known as No. 830 Bushkill Street, Fourth Ward, situate on the South side of Bushkill Street, between Mulberry and Ninth Streets, in the City of Easton, County of Northampton, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point twenty-five (25) feet West of the Southwest corner of Bushkill and Mulberry Streets, thence extending West twenty-two (22) feet along the South side of said Bushkill Street, thence South one hundred and forty-one (141) feet to Sassafras Street, thence East along same twenty-two (22) feet to a point, thence North one hundred and forty-one (141) feet to Bushkill Street, the place of beginning.

BEING KNOWN AS 830 Bushkill Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9NE4C 14 5 0310.

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 Kenneth J. Ingle.

ROBERT P. DADAY, ESQUIRE

No. 33
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04855

ALL THAT CERTAIN lot or piece of land, Situated on the South side of Bushkill Street, together with the improvements thereon erected, being the Western one-half of a double frame dwelling house in the city of Easton, County of Northampton and State of PA., known as No. 1210 Bushkill Street, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the South side of Bushkill Street 135 feet East of the Southeast corner of Cherry and Bushkill Streets and running thence East along the South side of said Bushkill Street, 22 feet 6 inches to middle of partition wall dividing the double dwelling house erected on this lot and the lot adjoining on the East; thence South through the middle of said partition wall and in a line parallel with Cherry Street 140 feet to a 10 feet wide private alley; thence West along the Northern edge of said 10 feet wide alley and in a line parallel with Bushkill Street 22 feet 6 inches to land now or late of Lloyd V. Walters and Hazel Walters; thence Northwardly along land now or late of Lloyd V. Walters and Hazel Walters and in a line parallel with Cherry Street 140 feet to the place of beginning.

BOUNDED on the North by said Bushkill Street; on the East by land now or late of Frank P. Huel; on the South by said 10 feet wide private alley; and on the West by land now or late of Lloyd V. Walters and Hazel Walters.

BEING KNOWN AS 1210 Bushkill Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9NE4D
22 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 Carlos G. Negron and Ivette S. Negron.

MICHAEL T. McKEEVER, ESQUIRE

No. 34
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-06018

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the BOROUGH OF WILSON, COUNTY OF NORTHAMPTON and Commonwealth of PENNSYLVANIA, as follows:

SITUATE on the West side of and known as 25 South Sixteenth Street in the Borough of Wilson, County of Northampton and State of Pennsylvania, bounded and described as follows:

CONTAINING 26 feet in front on said Sixteenth Street and extending Westwardly of that width 120 feet in depth to a 10 feet wide alley; being 22 feet of Lot No. 90 and the northernmost 4 feet of Lot No. 89 of plan of lots of Edward Somers Estate, prepared by A.D. Chidsey, Jr. C.E. July 21, 1919 and on file in the Recorder of Deeds Office at Easton for Northampton County, in Map Book 8, page 8.

BOUNDED on the North by Lot No. 91, on the East by Sixteenth Street, on the South by the remaining 18 feet of Lot No. 89 as shown on said plan, and on the West by said 10 feet wide alley.

BEING the same premises which Jennifer B. Napoli, by Deed dated April 25, 2000 and recorded July 14, 2000 in the Office of the Recorder of Deeds for Northampton County in Volume 2000-1, Page 49020, granted and conveyed to Lonnie N. Parker.

BEING KNOWN AS 25 South 16th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2D 7 6 0837.

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

SEIZED AND TAKEN into execution of the writ as the property of Lonnie N. Parker.

CHRISTOPHER A. DeNARDO,
ESQUIRE

No. 35

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-12096**

ALL THAT CERTAIN tract or parcel of land, with improvements thereon, known as Lot No. 244 of Highlands Sections II, Phase II, as shown on the Final Record Plan of said subdivision prepared by Hanover Engineering Associates, Inc. of Bethlehem, Pennsylvania dated June 11, 1999, being located in the City of Easton, Northampton County, Pennsylvania in Record Book Volume 2000-5 pages 78-80, being known and designated as 321 Highlands Blvd.

BEING KNOWN AS 321 Highlands Boulevard, Easton, PA 18042.

TAX PARCEL NUMBER:
M10NW1A 4 34 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Darren M. Schuster and Donna Schuster.

ROBERT P. DADAY, ESQUIRE

No. 36

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-02823**

ALL that certain lot or piece of ground, situate on 'University

Heights' Lower Saucon Township, Northampton County, Pennsylvania, being Lots numbered Three Hundred Seventy-nine (379) and Three Hundred Eighty (380) as shown on Plan of 'University Heights', surveyed by R.E. Neumeyer, Civil Engineer of South Bethlehem, PA, dated April 12, 1912 and filed in the Recorder's Office of Northampton County at Easton, PA in Map Book No. 4, Page 29.

SUBJECT to any Restrictions, Conditions, Covenants, Rights, Rights-of-Way and Easements now of record.

TITLE TO SAID PREMISES IS VESTED IN Holly Steckel, a single woman, by Deed from Timothy J. Houser, a single man, dated 11/03/2006, recorded 11/21/2006 in Book 2006-1, Page 480146.

BEING KNOWN AS 2193 Kistler Avenue, Bethlehem, PA 18015.

TAX PARCEL NUMBER: Q6NW2 18 8 0719.

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 Holly S. Steckel.

MELISSA J. CANTWELL, ESQUIRE

No. 37

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-11086**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Development of 'Hillview Acres' as laid out by Richard C. Becker and Naomi J. Becker, his wife, in October, 1962 in the Township of Lehigh, County of Northampton and Commonwealth of Pennsylvania and being more fully bounded and described in accordance with a survey in April 1963, by George W. Knehr, Registered of Professional Surveyor of Reading, Pennsylvania, as follows, to wit;

BEGINNING at an iron pin on the North side of Benninger Drive (40 feet wide street) in line of property belonging to James C. Benninger and Laverne P. Benninger, his wife; thence along North side of Benninger Drive the two following courses and distances, viz: (1) North 89 degrees 23 minutes West 130.15 feet to an iron pin at a point of curvature and (2) by a curve bearing to the left having a radius of 200 feet, a central angle of 16 degrees 51 minutes, an arc of 58.82 feet, and chord with a bearing of South 82 degrees 11 minutes 30 seconds West 58.61 feet to an iron pin; thence leaving Benninger Drive and along residue property belonging to Richard C. Becker and Naomi J. Becker, his wife, the two following courses and distances, viz, (1) North 23 degrees 04 minutes East 323.53 feet to an iron pin and (2) South 73 degrees 28 minutes East 83.39 feet to an iron pin in line of property belonging to James C. Benninger and Laverne P. Benninger, his wife thence along the same South 03 degrees 58 minutes West 268.02 feet to the place of BEGINNING.

TOGETHER WITH THE BENEFIT OF, AND UNDER AND SUBJECT TO, any easements, covenants and restrictions that appear in the chain of title and/or are visible on the ground, provided, however, that the recital of the within mentioned easements, covenants and restrictions shall not be consumed as a revival thereof in the event that they, or any of them, have expired by limitation or for any other reason whatsoever.

TITLE TO SAID PREMISES IS VESTED IN Randall Bailie and Loraine M. Bailie by Deed from Barry Wassum and Robin L. Wassum, husband and wife, dated 12/28/2005

and recorded 1/3/2006 in Book 2006-1 Page 1395 Instrument # 2006000200.

BEING KNOWN AS 833 Hickory Road, Walnutport, PA 18088.

TAX PARCEL NUMBER: J2 8 5A 0516.

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

SEIZED AND TAKEN into execution of the writ as the property of Randall Howard Bailie and Loraine Marie Bailie.

ANDREW J. MARLEY, ESQUIRE

No. 38

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04563**

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania, more particularly described as follows and as shown on a survey of property designated as 'Chestnut Hills,' bounded and described as follows, to wit:

BEGINNING at a point in the northwest property line of 'Green Trail' at a distance of 11 feet southwesterly from the northwest corner of Green Trail and George Street; thence (1) northwesterly along the property line of No. 206, north forty-one (41) degrees eight (8) minutes West 130.00 feet to a corner in line of Lot No. 225; thence (2) along line of Lot No. 225, north twenty-seven (27) degrees fourteen (14) minutes east, 48.82 feet to a corner in line of Lot No. 226; thence (3) along line of Lot No. 204 south fifty-four (54) degrees eighteen (18) minutes east 152.0 feet to a corner in the northwest property line of Green Trail; thence (4) along the northwest property line of Green Trail south

forty-eight (48) degrees fifty-two (52) minutes west 80.0 feet to a corner, the place of beginning.

BOUNDED on the north by Lo No. 204 on the east by Green Trail; on the south and southwest by Lot No. 206; and on the west by Lots Nos. 225 and 226.

BEING DESIGNATED AS Lot No. 205, Section 'A' on the revised plan of Chestnut Hills, which Plan is recorded in the Office for the Recording of Deeds in Book of Maps No. 13, Page 19, Northampton County.

TITLE TO SAID PREMISES IS VESTED IN Theodore R. Curry and Marjorie J. Curry, h/w, by Deed from Charles D. Roberts, dated 10/25/2000, recorded 11/2/2000 in Volume 2000-1, Page 145404, Instrument # 2000040641.

BEING KNOWN AS 1328 Green Trail, Easton, PA 18040.

TAX PARCEL NUMBER: K9SE4 8 17 0311.

THEREON BEING ERECTED a cape cod single style dwelling with shingle siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Theodore R. Curry and Marjorie J. Curry.

MEREDITH WOOTERS, ESQUIRE

No. 39

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04565**

ALL THAT CERTAIN message, tenement and lot or piece of ground situate in the Township of Bethlehem, County of Northampton and State of Pennsylvania, marked and designated as Lots Nos. 4 and 5 in Block 85, on a certain map or plan of Miller Heights duly recorded in the Office for the Recording of Deeds in and for the County of Northampton aforesaid in Map Book No. 6, Page 36, with the message or tenement on said Lot

No. 4, erected and described together as one lot as follows, to wit:

BEGINNING at a point in the Easterly line or side of Fourth Street at the distance of 75 feet Northwardly from the Northerly line or side of Hamilton Street, thence extending Northwardly in and along the Easterly line or side of the said lots being 25 feet in front, and extending of that width in length or depth Eastwardly between parallel lines at right angles to the said Fourth Street, the Southerly line thereof through the middle of a party wall, 110 feet to the Westerly line or side of Spruce Street.

BOUNDED on the North by Lot No. 6, Block 85, according to said map or plan; on the South by Lot No. 3, Block 85, according to said map or plan, on the East by the said Spruce Street and on the West by the said Fourth Street.

TITLE TO SAID PREMISES IS VESTED IN Leroy Lance and Kimberly Lance, h/w, as tenants by the entireties, by Deed from Crystal Lee Newhart, an adult individual, dated 09/18/2007, recorded 10/05/2007 in Book 2007-1, Page 367081.

BEING KNOWN AS 1908 4th Street, Bethlehem, PA 18020.

TAX PARCEL NUMBER: N7NE4 26 7 0205.

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

SEIZED AND TAKEN into execution of the writ as the property of Leroy Lance and Kimberly Lance.

MEREDITH WOOTERS, ESQUIRE

No. 40

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2008-09380**

ALL THAT CERTAIN lot or tract or parcel of ground situated in the

Township of Forks, County of Northampton and Commonwealth of Pennsylvania, being known and referred to as Lot 8, as shown and identified on a certain subdivision map, plat or plan entitled 'Plan of Knollwood Estates,' which Plan was recorded on June 24, 2005, in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, in Plan Book Volume 2005-5, Page 352.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER NO.: Map K9, Block 10, Lot 7A-8.

UNDER AND SUBJECT to the following condition and restriction which shall run with the land: That no construction activity or structure shall be permitted within the area designated as 'Flood Plain' on the record Plan. Any alteration or regarding of this land shall require the approval of the Pennsylvania Department of Environmental Protection and the Township of Forks.

UNDER AND SUBJECT to the Declaration of Protective Covenants as recorded in Record Book Volume 2005-1, Page 394774.

UNDER AND SUBJECT to the Declaration of Knollwood Estates, a Planned Community, as recorded in Record Book Volume 2005-1, Page 394781.

TITLE TO SAID PREMISES IS VESTED IN Helen G. Alexis, by Deed from Helen G. Alexis and Michael Gilbert, w/h, dated 06/11/2010, recorded 07/21/2010 in Book 2010-1, Page 141635.

BEING KNOWN AS 1160 Cornwallis Drive, Easton, PA 18040.

TAX PARCEL NUMBER: K9 10-7A 8 0311.

THEREON BEING ERECTED a colonial 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 Helen G. Alexis and Michael Gilbert.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 41
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-05215

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

BEGINNING at a point on the south side of Beach Lane, said point being North 45 degrees 43 minutes East 20 feet from the northwest corner of Lot No. 149; thence along the south side of Beach Lane North 45 degrees 43 minutes East 150 feet to an iron pin, a corner of Lot No. 181; thence along the south side of said Lot No. 181 South 46 degrees 36 minutes East 209.6 feet to the northwest corner of Lake Road and another road, said Lake Road being 25 feet wide and said other road being 20 feet wide; thence along the west side of said Lake Road South 13 degrees 17 minutes West 75 feet to a point, said point being North 13 degrees 17 minutes East of the northeast corner of Lot No. 149A; thence parallel to and 20 feet north of the north line of Lot No. 149A North 71 degrees 42 minutes West 139.9 feet to a point; thence parallel to and 20 feet north of the north line of Lot No. 149; North 58 degrees 9 minutes West 140 feet to the place of Beginning. Containing part of Lot No. 180 as depicted upon Plan of Lots of Echo Lake Estates recorded at Easton,

Pennsylvania, in Plan Book Volume 15 at Page 20.

UNDER AND SUBJECT to the Agreement pertaining to use of a well and to the covenants, conditions and restrictions more particularly set forth in the deed from Ralph L. Schlough and Helen Schlough, his wife, to Ralph L. Schlough dated February 28, 1967, and recorded in and for Northampton County, at Easton, Pennsylvania, in Deed Book Volume No. 291 at Page 299.

TITLE TO SAID PREMISES IS VESTED IN Andrew Trotto, by Deed from Gary O. Jones and Ruth Ann Jones, h/w, dated 05/12/2006, recorded 05/18/2006 in Book 2006-1, Page 199283.

BEING KNOWN AS 133 Forest Road, Bangor, PA 18013.

TAX PARCEL NUMBER: C10SE3 5 1A 0131.

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

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

ANDREW J. MARLEY, ESQUIRE

No. 42

BY VIRTUE OF A CERTAIN

WRIT OF EXECUTION

CV-2012-01539

ALL THAT CERTAIN messuage or tract of land situated in Bethlehem Township, Northampton County, in the Commonwealth of Pennsylvania, being Lot No. 20 of Nancy Run Estates Subdivision, bounded and described as follows:

BEGINNING at a point on the Southerly right-of-way line of Bigal Court (50 feet wide), being a common corner of Lots No. 18 and 19 as shown on a Plan titled Phase 1 - Final Plan, Nancy Run Estates, Record Plan'

dated January 1, 1997, prepared by Reimer Associates, Inc., and recorded September 1, 1998, in Map Book 1998-5, Pages 244, 245; thence along said right-of-way line North 86 degrees 11 minutes 22 seconds East 35.82 feet to a point of curvature; thence along the same on a curve to the right with a radius of 100 feet and an arc length of 63.27 feet (chord South 75 degrees 41 minutes 9 seconds East 62.22 feet) to a point of reverse curvature; thence along the same, being a segment of the turn-around (55 foot radius) at the Easterly terminus of Bigal Court, on a curve to the left with a radius of 55 feet and an arc length of 24.82 feet (chord South 70 degrees 29 minutes 25 seconds East 24.61 feet) to a point, being a common corner of Lots Nos. 1 and 20 of Nancy Run Estates; thence along said Lot No. 1 South 6 degrees 34 minutes 51 seconds West 80.07 feet to a point in line of lands of N/L CMC Development Corp., being a common corner of the aforementioned Lots Nos. 1 and 20; thence along said lands of N/L CMC Development Corp. and lands of N/L John E. Bower South 86 degrees 56 minutes 5 seconds West 103.12 feet to a point, being a common corner of the aforementioned Lots Nos. 19 and 20; thence along said Lot No. 19 North 3 degrees 48 minutes 38 seconds West 106.51 feet to the place of beginning. CONTAINING 11,104.06 square feet or 0.255 acres more or less.

UNDER AND SUBJECT to drainage and utility easements and buffer easements shown on the aforementioned Subdivision Plan.

ALSO UNDER AND SUBJECT to a Bethlehem Township Municipal Authority right-of-way as shown on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Jeff A. Hale and Tammy S. Hale, h/w, by Deed from Michael J. Onufer, dated 04/30/2004, recorded 05/21/2004 in Book 2004-1, Page 193770.

BEING KNOWN AS 3935 Bigal Court, Bethlehem, PA 18020.

TAX PARCEL NUMBER: N7NE2 4 15 0205.

SEIZED AND TAKEN into execution of the writ as the property of Jeff A. Hale and Tammy S. Hale.

MEREDITH WOOTERS, ESQUIRE

No. 43

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-11541**

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

BEGINNING at a point on the North side of Mauch Chunk Street distant seventy (70 feet) feet Eastward from the intersection of the North side of Mauch Chunk Street with the East side of Wood Street, thence Northwardly along lot now or late of Charles Cortazzo, on a line parallel with Wood Street, one hundred thirty-five (135 feet) feet to a point on the South side of a twenty (20 feet) feet wide alley, thence Eastwardly along the South side of said alley fifty (50 feet) feet to a point, thence Southwardly along lot now or late of Alphonse Ferraro, one hundred thirty-five (135 feet) feet to a point on the North side of Mauch Chunk Street fifty (50 feet) feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Denise Solt, by Deed from Emma F. Jones, dated 09/30/2004, recorded 10/06/2004 in Book 2004-1, Page 386614.

BEING KNOWN AS 342 Mauch Chunk Street, Nazareth, PA 18064.

TAX PARCEL NUMBER: J7SE4B 3 9 0421.

THEREON BEING ERECTED a ranch 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 Denise A. Solt.

MEREDITH WOOTERS, ESQUIRE

No. 44

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04612**

ALL that certain parcel of land known as Lot No. T3-92 located in Palmer Township, Northampton County, Commonwealth of Pennsylvania, as shown on a plan entitled 'The Villages At Mill Race Record Plan Phase III' prepared by Harte Engineering, Inc., recorded September 17, 2004, in Northampton County Map Book Volume 2004-5, pages 613, et seq., bounded and described as follows:

BEGINNING at a point on the westerly right-of-way line of Willow Drive, said point being in line with the lands known as Lot T3-93 of The Villages At Mill Race, Phase Three; thence,

Along said Lot T3-93, South 73 degrees 33 minutes 25 seconds West 108.27 feet to a point; thence,

Along the lands known as Lots T3-60 and T3-61 of The Villages At Mill Race, Phase Three, North 08 degrees 48 minutes 40 seconds West 26.23 feet to a point; thence,

Along the lands known as Lot T3-91 of The Villages At Mill Race, Phase Three, North 73 degrees 33 minutes 25 seconds East 105.19 feet to a point; thence,

Along the westerly right-of-way line of Willow Drive, on a curve to the left having a radius of 825.00 feet, a chord bearing of South 15 degrees 32 minutes 24 seconds East, a chord length of 26.00 feet and an arc length of 26.00 feet to the POINT OF BEGINNING.

CONTAINING: 2,773 sq. ft. or 0.0637 acres.

TITLE TO SAID PREMISES IS VESTED IN Marc Steinberg, by Deed from CMC Development Corporation, a Pennsylvania corporation, dated 05/10/2005, recorded 05/11/2005 in Book 2005-1, Page 175442.

BEING KNOWN AS 122 Willow Drive, The Villages at Mill Race, Easton, PA 18045.

TAX PARCEL NUMBER: K9 1 1-92B 0324.

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 Marc Steinberg.

MEREDITH WOOTERS, ESQUIRE

No. 45

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-04474**

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate on the South side of Evergreen Street, in the Borough of Nazareth, County of Northampton and State of Pennsylvania, being known as No.18 Evergreen Street, containing in front on said Evergreen Street thirty-two (32 feet) feet and extending of that same width Southwardly one hundred thirty-four (134 feet) feet to an alley; bounded on the North by said Evergreen Street, on the East by lot now or late of John W. Savitz and

on the South and West by public alleys.

TITLE TO SAID PREMISES IS VESTED IN Tammy L. Gerstenberg, by Deed from James D. Garde, dated 06/20/2007, recorded 06/20/2007, in Book 2007, Page 228006, Instrument #2007028854.

BEING KNOWN AS 18 East Evergreen Street, Nazareth, PA 18064.

TAX PARCEL NUMBER: J7SE3D 19 1 0421.

SEIZED AND TAKEN into execution of the writ as the property of Tammy L. Gerstenberg.

MEREDITH WOOTERS, ESQUIRE

No. 46

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-14475**

ALL THAT CERTAIN PARCEL OF GROUND SITUATE IN Moore Twp., Northampton County, Commonwealth of Pennsylvania, as more fully described in Deed Book 765, Page 1034, ID# J6NE3-4-10, being known and designated as Lot 10, Block D, as shown on Plan of Christian Springs Estates, recorded in the Office for the recording of Deeds in and for the County of Northampton, in Plan Book 21, Page 33, more particularly described as follows, to wit:

BEGINNING at an iron pipe located on the Easterly property line of Jefferson Avenue (50.00 feet wide); said pipe being 130.00 feet from the intersection of the Southerly property line of Oak Road (50.00 feet wide); thence along the Southerly property line of Lot 11 North 83 degrees 25 minutes East 100.00 feet to an iron pipe; thence along the Westerly property line of Lot 17 South 6 degrees 35 minutes East 130.00 feet to an iron pipe; thence along the Northerly property line of Lot 9 South

83 degrees 25 minutes West 100.00 feet to an iron pipe; thence along the Easterly property line of Jefferson Avenue North 6 degrees 35 minutes East 130.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert C. Hartzell, Jr. and Jane Hartzell, h/w, by Deed from Robert C. Hartzell, Jr and Jane Hartzell, fka Jane E. Wieand, h/w, dated 05/20/2005, recorded 07/22/2005 in Book 2005-1, Page 275136.

BEING KNOWN AS 226 Jefferson Avenue, Nazareth, PA 18064.

TAX PARCEL NUMBER: J6NE3 4 10 0520.

THEREON BEING ERECTED a colonial 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 Robert C. Hartzell, Jr. and Jane Hartzell.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 47
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-00729

ALL THAT CERTAIN tract or parcel of land situate in the Township of Forks, County of Northampton, and Commonwealth of Pennsylvania, being Lot 13 bounded and described according to a Record Plan entitled 'Revised Phasing Plans-Phase3 Final, Lafayette Meadows,' last dated March 5, 2003, as prepared by Cowan Associates, Inc., Quakertown, PA, as follows, to wit:

BEGINNING at a point on the northerly right-of-way of Timothy Trail North, 50.00 total width, said point being the most southeasterly corner of Lot 12 of said plan;

THENCE (A) along the line of lands of Lot 12, North 01 degree 51' 43" West, 120.00 feet to a point in line of lands of Patrick and Dorothy A. Foran (TMP K9-39A-24);

THENCE (B) along the line of lands of Foran, Sandro Ortiz (TMP K9-39A-25) and Shawn T. and Leisa M. Branum (TMP K9-39A-26), North 88 degrees 08' 17" East, 114.75 feet to a point, said point being most north-westerly corner of lot 14 of said plan;

THENCE (C) along the line of lands of Lot 14, South 11 degrees 53 minutes 25 seconds West, 128.71 feet to a point on the northerly right-of-way of Timothy Trail;

THENCE (D) along the right-of-way of Timothy Trail in a northwesterly direction, following a curve to the left having a radius of 175.00 feet, the arc length of 42.00 feet and a chord bearing and distance of North 84 degrees 59' 09" West, 41.90 feet to a point;

THENCE (E) along the same, South 88 degrees 08' 17" West, 42.55 feet to the first mentioned point and place of beginning;

CONTAINING: 12,080.11 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Americo Colon, Jr. and Rachel E. Wolf-Colon, h/w, by Deed from Signature Homes, by J.T. Maloney, Inc., a Pennsylvania corporation, dated 12/17/2004, recorded 12/17/2004 in Book 2004-1, Page 488745.

BEING KNOWN AS 262 Timothy Trail North, Easton, PA 18040.

TAX PARCEL NUMBER: K9 16 12-13 0311.

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 Americo Colon, Jr. and Rachel E. Wolf-Colon.

MEREDITH WOOTERS, ESQUIRE

No. 48

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-14078**

ALL THAT CERTAIN piece, parcel and lots of land situate in the City of Easton, South side, in the County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southeast corner of Folk Street and Grant Street, thence Eastwardly along the South side of Grant Street, 140 feet to the Southwest corner of Grant and Allen Streets; thence Southwardly along the West side of Allen Street 30 feet to a corner of the West side of Allen Street; thence Westwardly through the middle line of Lot No. 4 as per plan of lots of the Hiram Kleinhans Tract, as surveyed and plotted by AD. Chidsey, Jr., Civil Engineer, 140 feet to the East side of Folk Street; thence Northwardly along the East side of Folk Street 30 feet to the Southeast corner of Folk and Grant Streets, the point and place of beginning.

CONTAINING Lot No. 5 and the Northern one-half of Lot No. 4, as per said plan of lots.

TITLE TO SAID PREMISES IS VESTED IN Francisco Lora and Rosa M. Lora, h/w, by Deed from Francisco Lora, dated 09/13/2005, recorded 11/16/2009 in Book 2005-1, Page 457039.

BEING KNOWN AS 802 Folk Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NE2B
10 11 0310.

SEIZED AND TAKEN into execution of the writ as the property of Francisco Lora and Rosa M. Lora.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 49

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-09204**

ALL THAT CERTAIN tract or parcel of land situate in the Township of Bethlehem County of Northampton, and Commonwealth of Pennsylvania, known as LOT NO. 248, PHASE 5, bounded and described according to a Record Plan entitled 'Phase 5, Final Plan, Nancy Run Estates, as prepared for Nancy Run Estates Family Limited Partnership,' last dated April 5, 1999, as prepared by Reimer Associates, Inc., Allentown, PA, and finalized by Cowan Associates, Inc., Quakertown, PA, as follows, to wit:

BEGINNING at a point on the westerly legal right-of-way line of 10th Street, 60 feet wide., said point being a common corner to Lot 249 of said subdivision;

THENCE (A) along said right-of-way line of 10th Street, South 03 degrees 19 minutes 03 seconds East, 90.00 feet to a point;

THENCE (B) along Lot 247 of said subdivision, South 86 degrees 40 minutes 57 seconds West, 129.57 feet to a point;

THENCE (C) along the line of lands now or formerly of Dale W. and Linda A. Krasley and lands now or formerly of Larry R. and Sandra E. Holben, North 03 degrees 06 minutes 19 seconds West, 90.00 feet to a point;

THENCE (D) along Lot 249 of said subdivision, North 86 degrees 40 minutes 57 seconds East, 129.24 feet to the first mentioned point and place of beginning.

Containing 11,646.41 square feet or 0.267 acres.

UNDER AND SUBJECT to drainage and utility easements and buffer easement as shown on aforementioned subdivision plan.

UNDER AND SUBJECT to conditions, restrictions, covenants, notes, reservations, and easements as set forth on Plan of Nancy Run Estates Subdivision, Phase 5, recorded April 18, 2001 at Map Book 2001-5, Page 107, Northampton County Records.

TITLE TO SAID PREMISES IS VESTED IN Robert A. Lanese and Susan E. Lanese, h/w, by Deed from Nancy Run Estates Family Limited Partnership, a Pennsylvania Limited Partnership, dated 07/19/2002, recorded 07/24/2002 in Book 2002-1, Page 191679.

BEING KNOWN AS 3020 10th Street, Bethlehem, PA 18020.

TAX PARCEL NUMBER: M7 17 1-248 0205.

SEIZED AND TAKEN into execution of the writ as the property of Robert A. Lanese and Susan E. Lanese.

ANDREW J. MARLEY, ESQUIRE

No. 50

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-01028**

ALL THAT CERTAIN piece or parcel or plot of land situate in the 15th Ward, Block 25, Lot 9, City of Bethlehem, Northampton County, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the easterly edge of the right of way of Minsi Trail Street, the southwest corner of land known as Lot 8 and the northwest corner of Lot 9 of the United States Housing Corporation of Pennsylvania Project Number 24,

Block 2500, Section 1; thence along Lots 8 and 9 of the United States Housing Corporation of Pennsylvania Project Number 24, Block 2500, Section 1, North 81 degrees 00 minutes 00 seconds East 120.00 feet to a point at the right of way of Bryan Street and Lots 8 and 9 of the United States Housing Corporation of Pennsylvania Project Number 24, Block 2500, Section 1; thence along right of way of Bryan Street and Lot 9 of the United States Housing Corporation of Pennsylvania Project Number 24, Block 2500, Section 1, South 09 degrees 00 minutes, 00 seconds East 35.00 feet to a point at boundary of Lots 9 and 10 of the United States Housing Corporation of Pennsylvania Project Number 24, Block 2500, Section 1; thence along lots 9 and 10 of the United States Housing Corporation of Pennsylvania Project Number 24, Block 2500, Section 1; South 81 degrees 00 minutes 00 seconds West 120.00 feet to a point at the edge of the right of way of Minsi Trail Street, lots 9 and 10 of the United States Housing Corporation of Pennsylvania Project Number 24, Block 2500, Section 1; thence along the right of way of Minsi Trail Street and lot 9 of The United States Housing Corporation of Pennsylvania Project Number 24 Block 2500 Section 1, North 09 degrees 00 minutes 00 seconds West 35.00 feet to the Place of Beginning.

CONTAINING 4,200 square feet, or 0.10 acres.

UNDER AND SUBJECT to all covenants, easements, restrictions and reservations appearing in the chain of title, including storm sewer and utility easements depicted upon and recorded on the subdivision plan of The United States Housing Corporation of Pennsylvania Project

Number 24 Block 2500 Section 1 recorded in Map Book 9, Page 16, in the Recorder of Deeds Office in Northampton County.

TITLE TO SAID PREMISES IS VESTED IN Connie A. Schmidt, by Deed from Goldstar Management Corporation, a PA Corporation, dated 06/27/2003, recorded 06/30/2003 in Book 2003-1, Page 242395.

BEING KNOWN AS 1144 Minsi Trail Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: N6SE3C 2 9E 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Connie A. Schmidt.

MEREDITH WOOTERS, ESQUIRE

No. 51

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-05907**

All that certain messuage, tract, piece or parcel of land situate in the Second Ward of the Borough of Bangor, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a stake on the North side of Messinger Street and being at the corner in the middle of Lot No. 15 as per Map or Plan of Lots drawn for Bangor Land and Improvements Co., thence Northerly and along the property now or late of Martin L. Smith one hundred twenty feet to a corner on the South side of a public alley ten feet wide; thence along the South side of said public alley East forty-seven and one-half feet to a corner of land or premises now or late of Clyde Cruver; thence South and along the land now or late of said

Clyde Cruver one hundred twenty feet to a corner of aforesaid Messinger Street; thence along said Messinger Street West Forty-seven and one half feet to the place of beginning.

Containing a front on Messinger Street of forty-seven and one half feet and extending northward of even width one hundred and twenty feet to the aforesaid public alley.

Less and excepting there out and therefrom a strip of land having a frontage of 05 feet on Messinger Street and a depth of 120 feet to the public alley, sold and conveyed by Charles T. Heard and Laura Heard, his wife, to Clyde Cruver, by deed recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pennsylvania in Deed Book C, Volume No. 53, page 434.

Having erected thereon a dwelling known as 309 Messinger Street, Bangor, PA 18013.

Being the same premises of Frederick E. Boettinger, Sr and joined in by Shelia Boettinger by their deed dated 6/30/08 and recorded on 7/1/08 in the Recorder of Deeds Office of Northampton County, Pennsylvania in Deed Book Volume 2008-1, page 194004 granting and conveying unto James D. Kover.

TAX PARCEL NUMBER: E9NE3B 4 9 0102.

THEREON BEING ERECTED a cape cod single style dwelling with vinyl exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of James D. Kover.

LOUIS P. VITTI, ESQUIRE

No. 52

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-00728**

ALL THAT CERTAIN lot or piece of ground with frame dwelling house

thereon erected, situated on the South side of Washington Street, being No. 1004 in the City of Easton, County of Northampton, Commonwealth of Pennsylvania.

CONTAINING in front on said Washington street Twenty-three and One-half (23 1/2) Feet and extending of that width in depth Southwardly Eighty-One (81) Feet from the building line on the South side of said street.

BOUNDED on the North by Washington Street on the East by property now or late of Edward S. Pittenger, on the South by land now or late of Lewis Raul and on the west by land now or late of Lewis Raul.

BEING KNOWN AS 1004 Washington Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1D 28 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 Damaris Morales.

ROBERT P. DADAY, ESQUIRE

No. 53
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2007-09873

ALL THAT CERTAIN messuage or tenement and lot or tract of land situate in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, known as 118 East North Street, according to present city numbering and bounded and described as follows:

BEGINNING at a point, said point being the intersection of the southerly line of East North Street and the westerly line of Pine Street; thence extending along the southerly line of said East North Street North 77 degrees 54' West a distance of 16.16 feet to a point, said point being in the

extended middle of a party or partition wall separating the house erected on the premises herein conveyed from the house erected on the premises adjoining the west; thence extending South 12 degrees West and partly through said partition wall a distance of 106.77 feet to a point; thence extending North 77 degrees 54' West a distance of 15.39 feet to a point; thence extending South 12 degrees West a distance of 16.56 feet to a point, thence extending South 77 degrees 54' East a distance of 31.55 feet to a point in the westerly line of said Pine Street; thence extending along the said North 12 degrees East a distance of 123.33 feet to the place of beginning.

Title to said premises is vested in Domenic A. Desei and Judith K. Desei, his wife by deed from First Star Savings Bank dated 04/06/1995 recorded 04/13/1995 in deed book 1995-1 page 31464.

BEING KNOWN AS 118 East North Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: P6NE1C 2 2 0204.

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

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

ELANA B. FLEHINGER, ESQUIRE

No. 54
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-05212

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, known as 232 West Berwick Street.

SITUATE on the South side of said Berwick Street in the said City of Easton, between St. John and Davis

Streets (formerly known as Fourth and Cherry Streets).

BEGINNING at the distance of 87 feet, 9 inches West from the Southwest corner of Lot No. 284 as laid out on plan of lots of Thomas Reilly.

CONTAINING in front on Berwick Street 29 feet, 3 inches, more or less, and extending of that width in depth Southwardly 118 feet to a 20 foot wide alley known as Wireback Street being the remaining part of Lot No. 280 as laid out on said plan of lots.

BOUNDED on the North by Berwick Street; on the East by property of Samuel Seymour Ball, known as 228 West Berwick Street; on the South by Wireback Street and on the West by property of Fred A. Zeiner, known as 236 West Berwick Street.

TITLE TO SAID PREMISES IS VESTED IN Bernard A. Heller and Donna J. Beers, joint tenants with rights of survivorship, by Deed from Richard E. Snyder, married, dated 09/01/2006, recorded 09/13/2006 in Book 2006-1, Page 376624.

BEING KNOWN AS 232 West Berwick Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE3D 26 12 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 Donna J. Beers and Bernard A. Heller.

MEREDITH WOOTERS, ESQUIRE

No. 55
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04769

ALL THAT CERTAIN tract of land lying and being in the Borough of Nazareth, County of Northampton

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

BEING Lot #7, as in Plot Book 2000-1, page 318. Spring Brook Terrace.

TITLE TO SAID PREMISES IS VESTED IN Giuseppe M. Campanelli and Jonia Campanelli, by Deed from Bruce Nickum, dated 05/30/2007, recorded 05/31/2007 in Book 2007-1, Page 199697.

BEING KNOWN AS 130 Spring Brook Terrace, Nazareth, PA 18064.

TAX PARCEL NUMBER: J7 11 6-7 0421.

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

SEIZED AND TAKEN into execution of the writ as the property of Giuseppe M. Campanelli and Jonia Campanelli.

ANDREW J. MARLEY, ESQUIRE

No. 56
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04285

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania, known as Lot W-019 of Riverview Estates West, Phase I as recorded in the Office of the Recorder of Deeds in Record Book 2005-5, page 194, bounded and described as follows, to wit:

BEGINNING at the point formed by the intersection of the division line between Lot 18 and Lot 19, Phase I on the Southerly right-of-way line of Meadow Lane Drive (50 feet right-of-way) (N 215,583.85, E 2,673,813.32), thence with reference to North American Datum 1983 (Pennsylvania North)(NAD83)

1) South-20 degrees-52 minutes-06 seconds-East, 127.42 feet coincident with the division line between Lot 18 and Lot 19 to a point; thence with reference to North American Datum 1983 (Pennsylvania North) (NAD83)

2) South-69 degrees-38 minutes-28 seconds-West, 100.00 feet coincident with the division line between Lot 19 and Lot 5-55, Block 16 and Lot 5-54, Block 16 to a point; thence with reference to North American Datum 1983 (Pennsylvania North) (NAD83)

3) North-20 degrees-52 minutes-06 seconds-West, 126.53 feet coincident with the division line between Lot 19 and Lot 20 to a point on the Southerly right-of-way line of Meadow Lane Drive (50 feet right-of-way); thence with reference to North American Datum 1983 (Pennsylvania North)(NAD83)

4) North-69 degrees-07 minutes-54 seconds-East, 100.00 feet coincident with said Southerly right-of-way line of Meadow Lane Drive to the point and place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Joseph M. Lalier and Michele Mollo-Lalier, h/w; by Deed from Segal & Morel at Forks Township X, LLC., dated 10/11/2006, recorded 10/23/2006 in Book 2006-1, Page 437317.

BEING KNOWN AS 2884 Meadow Lane Drive, Easton, PA 18040.

TAX PARCEL NUMBER: K9 32A 2-19 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Michele Mollo-Lalier and Joseph M. Lalier.

MEREDITH WOOTERS, ESQUIRE

No. 57

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2012-04422

ALL THAT CERTAIN tract, piece or parcel of land, with the messuage or tenement thereon erected, known as No. 788 Washington Avenue, situate, lying and being in the Fifteenth Ward of the City of Bethlehem, County of Northampton, and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at a point on the southwesterly line of Washington Avenue eight-four and four tenths (84.4) feet measured Northwesterly along said southwesterly line of Washington Avenue from a concrete monument at the southwest corner of said Washington Avenue and Media Street; thence Norhtwestwardly fourty-four and forty-six hundredths (44.46) feet measured along said southwesterly line of Washington Avenue to a point; thence extending in a southwesterly direction and through the partition wall of the dwelling hereby conveyed and the one adjoining it immediately on the northwest ninety-two and five tenths (92.5) feet to a point on the northeasterly line of an alley fifteen (15) feet wide; thence Southwestwardly measured along said northwesterly line of said alley forty-four and forty-six hundredths (44.46) feet to a point; thence extending in a North-eastwardly direction and along the division line of Lot No. 18 hereby conveyed and lot No. 19 adjoining it immediately on the southeast ninety-two and five tenths (92.5) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Roberto Maldonado and Janet Maldonado, by Deed from

Charles Zervos, widower, dated 03/05/2007, recorded 03/09/2007 in book 2007-1, Page 90851, Instrument # 2007011579.

BEING KNOWN AS 788 East Washington Avenue, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N6SE3B 13 15 0204.

SEIZED AND TAKEN into execution of the writ as the property of Roberto Maldonado and Janet Maldonado.

MEREDITH WOOTERS, ESQUIRE

No. 58

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-07202**

ALL THAT CERTAIN lot, parcel or tract of land situate along the Westerly side of Cottonwood Road (T-474) in the Township of Lehigh, County of Northampton, Commonwealth of Pennsylvania as shown on the Subdivision Plan for Francis J. and Ida S. Silfies, recorded in the Office of the Recorder of Deeds in and for the County of Northampton in Map Book 49, page 21 bounded and described as follows, to wit:

BEGINNING at a point located along the Westerly right-of-way line of Cottonwood Road (T-474. 25' from center) said point also being located along lands now or late of Randall G. and Dianne M. Binder; thence along lands now or late of Randall G. and Dianne M. Binder, South 73° - 43' - 00" West 208.69' to a point; thence along lands now or late Harold A. and Margaret Silfies, North 31° - 15' - 00" West 190.00' to a point; thence in and through lands now or late Francis; J. and Ida S. Silfies, North 64° - 22' - 00" East 224.51' to a point; thence along the Westerly right-of-way line of said Cottonwood Road, South 25° - 38' - 00" East 223.00' to a point, the place of beginning.

CONTAINING 1.0143 acres.

BEING KNOWN AS 687 S. Cottonwood Road, Walnutport, PA 18088.

TAX PARCEL NUMBER: J4 2 113 0516.

SEIZED AND TAKEN into execution of the writ as the property of Ida S. Silfies.

ROBERT P. DADAY, ESQUIRE

No. 59

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-14180**

TRACT NO. 1: ALL that certain house and lot of land situated on Wilkes Barre Street, in the City of Easton, County of Northampton and State of Pennsylvania, containing in front on the North side of Wilkes Barre Street twenty five (25) feet and extending of that width Northwardly one hundred and twenty five (125) feet to Cooper Alley. BOUNDED on the North by said Cooper Alley; on the East by other land of the said Augusta Trump; on the South by Wilkes Barre Street; and on the West by land now or formerly of the First National Bank of Easton, PA.

TRACT NO. 2: ALL that certain lot or piece of land situated in the City of Easton, in the County and State aforesaid, as per plan of lots known as C. & F. Seitez plan of Seitzville, said lot being bounded and described as follows: Situate on the North side of Wilkes Barre Street, containing in front on said Wilkes Barre Street twenty five (25) feet and extending of that width Northwardly one hundred and twenty five (125) feet to Cooper Alley. Bounded on the North by Cooper Alley; on the East by land now or late of the First National Bank; on the South by Wilkes Barre Street; and on the West by the property of said Augusta Trump.

BEING KNOWN AS 252 E. Wilkes Barre Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE3B 18 5 0310.

SEIZED AND TAKEN into execution of the writ as the property of Raymond E. Piazza, Sr. and Rosemarie Piazza.

ROBERT P. DADAY, ESQUIRE

No. 61

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-09102**

ALL THAT CERTAIN message, tenement and tract of land situate on the south side of Nesquehoning 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 south side of Nesquehoning Street west of Philadelphia Road and in line of land formerly of the Glendon Building and Loan Association; thence westwardly seventy-five (75) feet to land now or late of Frank Bachman, and thence extending southwardly at that same width in depth one hundred twenty-five (125) feet to Cooper Alley. Bounded on the north by Nesquehoning Street, on the west by land now or late of Frank Bachman, on the south by Cooper Alley and on the East by land now or late of the Glendon Building and Loan Association. Being known as premises 113 Cooper Street, Easton, Northampton County, Pennsylvania.

BEING KNOWN AS 113 Cooper Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE3C 1 1 0310.

SEIZED AND TAKEN into execution of the writ as the property of Edward P. Van Dyke and Frances M. Van Dyke.

ROBERT P. DADAY, ESQUIRE

No. 62

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-10005**

All That Certain Lot Or Piece Of Ground With One-Half Twin Dwelling Thereon Erected, Situate In The First Ward Of The City Of Bethlehem, County Of Northampton And Commonwealth Of Pennsylvania, Bounded And Described As Follows, To Wit:

Beginning At An Iron Pipe Set In The Southerly Side Of Cherokee Street South Forty-Four Degrees Forty-Five Minutes West (S. 44° 45' W.) Eighty (80) Feet From The Southwest Corner Or Intersection Of Seminole And Cherokee Streets; Thence Along The Southerly Side Of Cherokee Street South Forty-Four Degrees Forty-Five Minutes West (S. 44° 45' W.) A Distance Of Twenty And Fifty-Four One-Hundredths (20.54) Feet To A Point; Thence In And Through The Party Wall Dividing No. 609 Cherokee Street Herein Described And No. 611 Cherokee Street Immediately Adjacent To The Southwest South Forty-Four Degrees Fifty-Five Minutes Fifty Seconds East (S. 44° 55' 50" E.) A Distance Of Ninety-Nine And Nine One-Hundredths (99.09) Feet To A Fence Line; Thence Along The Said Fence, The Rear Of Nos. 614 And 612 Pawnee Street Property North Forty-Four Degrees Thirty Minutes East (N. 44° 30' E.) A Distance Of Twenty And Fifty-Four One-Hundredths (20.54) Feet To A Corner In Fence; Thence Along The Dividing Line Of No. 609 Cherokee Street Herein Described And No. 607 Cherokee Street Immediately Adjacent To The Northeast North Forty-Four Degrees Fifty-Five Minutes Fifty Seconds West (N. 44° 55' 50" W.) A Distance Of Ninety-Nine (99) Feet To The Place of Beginning.

BEING KNOWN AS 609 Cherokee Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SW2C 13 22 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Gail P. Bethea.

MICHAEL T. McKEEVER, ESQUIRE

No. 63

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-08210**

ALL THAT CERTAIN lot or piece of land, together with the eastern half of the double brick dwelling erected thereon, situate in the First Ward of the Borough of Wilson, 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, said point being ninety-seven feet, nine inches (97'9") east from the northeast corner of Ferry and Seventeenth Streets, thereon extending eastwardly along Ferry Street, nineteen feet, three inches (19'3") to a point, and extending northwardly of that width one hundred (100) feet, more or less, to a ten foot wide alley. The western boundary of this property being the center of the middle partition wall of the double brick house, the property herein described being known as No. 1625 Ferry Street.

BEING KNOWN AS 1625 Ferry Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2D 6 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 Amparo Gaviria and Rodolfo Gaviria and Edwin A. Gaviria.

MICHAEL T. McKEEVER, ESQUIRE

No. 64

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-04906**

ALL THAT CERTAIN parcel of land known as Lot No. 3-47 located in Palmer Township, Northampton County, Commonwealth of Pennsylvania, as shown on a plan entitled 'The Villages at Mill Race Record Plan Phase III' prepared by Harte Engineering, Inc., recorded September 17, 2004, in Northampton County Map Book Volume 2004-5, Pages 613, et seq., bounded and described as follows:

BEGINNING at a point on the westerly right-of-way line of Mill Race Drive, said point being in line with the lands known as Lot 3-48 of the Villages at Mill Race—Phase Three; thence,

Along said westerly right-of-way line, on a curve to the right having a radius of 795.00 feet, a chord bearing of South 21 degrees 01 minute 33 seconds East, a chord length of 82.14 feet and an arc length of 82.17 feet to a point; thence,

Along the lands known as Lot 3-46 of the Villages at Mill Race—Phase Three, South 71 degrees 56 minutes 07 seconds West 137.10 feet to a point; thence,

Along the lands known as Lots 2-26 and 2-25 of the Villages at Mill Race—Phase Two, North 10 degrees 17 minutes 45 seconds West 69.87 feet to a point; thence,

Along the lands known as Lot 3-48 of the Villages at Mill Race—Phase Three, North 66 degrees 00 minute 47 seconds East 124.08 feet to the point of beginning.

CONTAINING: 9,892 sq. ft. or 0.2271 acres.

ALSO BEING KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER. NO.—M/B/L—K9-1-1-47A.

BEING the same premises which CTHL-I, Inc., a Pennsylvania Corporation, by its deed dated May 8, 2006, and recorded May 9, 2006, in the Office for the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania, in Record Book Volume 2006-1, Page 184273, granted and conveyed unto CMC Development Corporation, a Pennsylvania Corporation, the grantor herein.

Title to said premises is vested in Durwin Clark and Lacretia Clark, h/w by deed from CMC Development Corporation dated 08/25/2006 recorded 09/08/2006 in deed book 2006-1 page 370515.

BEING KNOWN AS 124 Mill Race Drive, Easton, PA 18045.

TAX PARCEL NUMBER: K9 1 1-47A 0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Durwin Clark and Lacretia Clark.

ALAN M. MINATO, ESQUIRE

No. 65
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-06880

ALL THAT CERTAIN parcel of land, together with the improvements thereon erected, known as 100 North 11th Street, situate on the east side of said North 11th Street, in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the east side of North 11th Street, said point having been designated in previous deeds for these premises as the northeast corner of 11th and Liberty Streets; thence extending northwardly along the east side of said 11th Street, 17 feet 9 inches and thence extending of that width in depth eastwardly 100 feet to a 10 foot wide alley.

Together with all the right, title and interest of Alice May Hitzel and her predecessors in title of the lot immediately south of and contiguous to the above described premises, as well as the one story brick garage located thereon. Containing in front 30 feet on the east side of North 11th Street and extending of that width in depth easwardly 100 feet to the aforesaid 10 foot wide alley.

Bounded on the north by property now or late of John and Margaret Zarbatany, known as 102 North 11th Street; on the east by said 10 foot wide alley, on the south by property now or late of William and Mae Youngkin, known as 32 North 11th Street; and on the west by North 11th Street.

It being the same premises which Winston D. Rodgers and Sherrie M. Rodgers, husband and wife, by their deed dated the 30th day of June, 1998, and recorded in the Office for the Recording of Deeds in and for the County of Northampton at Easton, Pennsylvania, in Record Book 1998-1, Page 84487, did grant and convey unto Robert A. Hoops and Terri A. Hoops, husband and wife, grantors herein.

Title to said premises is vested in David L. Gearhart and Deanne R. Gearhart, husband and wife by deed from Robert A. Hoops and Terri A. Hoops, husband and wife dated 10/31/2003 recorded 11/03/2003 in deed book 2003-1 page 460952.

BEING KNOWN AS 100 N. 11th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1A 10 27 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of David Gearhart and Deanne R. Gearhart.

ALAN M. MINATO, ESQUIRE

No. 66
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2007-08082

ALL THAT CERTAIN messuage, tenement, and lot or piece of land situated on the north side of Nesquehoning Street, in the City of Easton, Northampton County, Pennsylvania, and known as No. 93 Nesquehoning Street, bounded and described as follows, to wit:

BEGINNING at a point in the northern building line of Nesquehoning Street, said point being at a distance of 235.25 feet by the same building line on the course South 88 degrees West from the westerly building line of Iron Street; thence by the northerly building line of Nesquehoning Street South 88 degrees West 16.35 feet to a point; thence by land now or late M.B. Yotter, and passing through the center line of the middle partition wall of the double brick house known as No. 931 and 933 Nesquehoning Street, North 2 degrees 0 minutes West 98.28 feet, more or less, to a point; thence by land now or late of John Schoonmaker, North 67 degrees 03 minutes East 17.51 feet to a point; thence by land now or late of Frank Horvath, South 2 degrees 0 minutes East 104.54 feet, more or less, more or less, to a point, the place of beginning.

Bounded on the north by land now or late of John Schoonmaker, on the east by land now or late of Frank Horvath, known as 927 Nesquehoning Street, and on the south by Nesquehoning Street, on the west by land now or late of M.B. Yotter, known as No. 933 Nesquehoning Street.

Title to said premises is vested in Domenic A. Desei and Judith K. Desei, his wife, as tenants by the entirety by deed from Everett Delroy Van Ness, a single man dated 10/12/1994 recorded 10/14/1994 in deed book 1994-6 page 85361.

BEING KNOWN AS 931 Nesquehoning Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE4D 4 12 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 Domenic A. Desei and Judith K. Desei.

SALVATORE CAROLLO, ESQUIRE

No. 67
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-14190

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

BEGINNING at a corner of Lot No. 22 in the Southeasterly right of way line of Orchard Road, said corner being located the following two courses from the intersection of the centerlines of Orchard Road and Toboggan Trail; (a) along the centerline of Orchard Road, South 68 degrees 38 minutes and 10 seconds West a distance of 151.49 feet (b) South 21 degrees 21 minutes and 50

seconds East a distance of 25 feet and running from said beginning point; thence (1) along said Southeasterly right of way line of Orchard Roars North 6f degrees 38 minutes and 10 seconds East, a distance of 35.93 feet to a point of curvature; thence (2) along a curve at the Southwest corner of Orchard Road and Toboggan Trail having a radius of 50 feet an arc distance of 99.51 feet and chord bearing South 54 degrees 20 minutes and 50 seconds East a distance of 83.88 feet to a point of tangent in the Westerly right of way of Toboggan Trail (3) along the Westerly right of way line of Toboggan Trail, South 2 degrees 40 minutes and 10 seconds West, a distance of 65.30 feet to a corner of the outside boundary line of Chestnut Hills Section A; thence (4) along the outside boundary of Section A. South 68 degrees 38 minutes and 10 seconds West, a distance of 55 feet to a corner of line of the same, corner to Lot No 22; thence (5) along Lot No. 22, North 21 degrees 21 minutes and 50 seconds West, a distance of 130 feet to the place of beginning.

CONTAINING an area of 9,554 square feet, more or less.

TITLE TO SAID PREMISES Vested by Special Warranty Deed, dated 07/07/2006, to Ercido Beltremonte given by Matthew J. Peters and Amy Peters, husband and wife and recorded 7/20/2006 in Book 2006 Page 294168 Instrument # 2006042464.

BEING KNOWN AS 1330 Toboggan Trail, Easton, PA 18040.

TAX PARCEL NUMBER: K9SE4 11 26A-17 0311.

SEIZED AND TAKEN into execution of the writ as the property of Ercido Beltremonte.

MEREDITH WOOTERS, ESQUIRE

No. 68
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-02488

ALL that certain message or tenement and tract of land situate in the said City of Easton, County of Northampton and Commonwealth of Pennsylvania, known as 1139 Ferry Street bounded and described as follows:

BEGINNING at a point on the north side of Ferry Street, which point is one hundred and fifty seven feet (157 feet), more or less, east of the eastern line of Twelfth Street; thence extending north along property of Russell E. Whitman, a distance of one hundred feet (100 feet); thence extending west on the north side of said property of Russell E. Whitman a distance of nineteen feet, nine inches (19.9 inches); thence northwardly along land now or late of Conrad Zeiner, one hundred and forty feet, eight inches (140 feet 8 inches) to the southern line of Pine Street; thence east along said Pine Street a distance of thirty five feet (35 feet) more or less, to land now or late of John Gano and Mrs. Seppel; thence south along the same a distance of two hundred and forty feet (240 feet) to the northern line of Ferry Street; thence along Ferry Street west a distance of twenty one feet, ten inches (21 feet 10 inches), more or less to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jason Thompson and Jamie Thompson, his wife, by Deed from Jason Thompson and Jamie Broutin, nbm Jamie Thompson, his wife, dated 12/02/2002, recorded 01/09/2003 in Book 2003-1, Page 9287.

BEING KNOWN AS 1139 Ferry Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1D
3 2 0310.

SEIZED AND TAKEN into
execution of the writ as the property
of Jamie Thompson aka Jamie
Broutin and Jason E. Thompson.

MEREDITH WOOTERS, ESQUIRE

No. 69

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04586**

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

SITUATE in the City of Bethlehem,
Northampton County, Pennsylvania
known as 910 Itaska Street, bounded
and described as follows:

BEGINNING at a point in the
Southeast corner of Itaska Street and
Thorpe Street; thence along the
Southern side of Itaska Street 31 feet,
5 inches to a point in line of lands now
or late of Harry Remaley, thence
Southward along the same, 58 feet to
lands now or late of Agnes Nicholas;
thence Westward 31 feet to Thorne
Street; thence Southward along
Thorpe Street 53.56 feet to a point,
the place of beginning.

UNDER AND SUBJECT TO
RESTRICTIONS OF RECORD.

TITLE TO SAID PREMISES IS
VESTED IN Jeffrey D. Hartman and
Amanda L. Hartman, his wife, by
Deed from Jeffrey D. Hartman and
Amanda L. Hartman, his wife, (f/k/a,
Amanda L. Nolet), dated 03/21/2009,
recorded 04/27/2009 in Book
2009-1, Page 94619.

BEING KNOWN AS 910 Itaska
Street, Bethlehem. PA 18015.

TAX PARCEL NUMBER: P6SW3A
4 14 0204.

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

SEIZED AND TAKEN into
execution of the writ as the property
of Jeffrey D. Hartman and Amanda
L. Hartman.

MEREDITH WOOTERS, ESQUIRE

No. 70

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-02504**

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

BEGINNING at a stake on the west
side of South Main Street, at the
corner of land of Russell Pritchard;
thence along said street and in line
therewith, South three and three-
fourth degrees (3 3/4 degrees) East
thirty-five (35) feet to a stake, corner
of land of William O. Finkbeiner and
Gertrude M. Finkbeiner; thence along
said Finkbeiner's land, South eighty-
six and one-quarter degrees (86 1/4
degrees) West one hundred and
twenty (120) feet to the east side of a
sixteen (16) feet wide alley; thence
along the east side of said alley and
in line therewith, North three and
three-fourth degrees (3 3/4) West
thirty-five (35) feet to the rear corner
of said Pritchard's land; thence along
said Pritchard's land, North eighty-six
and one-quarter degrees (86 1/4
degrees) East one hundred twenty
(120) feet to the place of beginning.

CONTAINING thirty-five (35) feet
front, and known as Lot No. 7 upon
J.J. Scheffler's map or plan of lots as
surveyed in July 1907.

TITLE TO SAID PREMISES IS
VESTED IN Courtney B. Stokes, by
Deed from Donald L. Bouch and
Dolores F. Bouch, h/w, dated
07/31/2003, recorded 08/01/2003
in Book 2003-1, Page 306552.

BEING KNOWN AS 688 South Main Street, Bangor, PA 18013.

TAX PARCEL NUMBER: E9NE3D 5 9 0102.

SEIZED AND TAKEN into execution of the writ as the property of Courtney B. Stokes.

MEREDITH WOOTERS, ESQUIRE

No. 71

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04851**

ALL THAT CERTAIN message, tenement and lot or piece of ground, situate on 'Gradwohl Terrace' as surveyed and laid out for the Butztown Realty Corporation in Bethlehem Township, Northampton County, PA., and known as Lot NO. 489 on said Gradwohl Terrace according to a certain map or plan showing, locating and designating the Building Lots on 'Gradwohl Terrace' aforesaid prepared by Allen G. Zoll, Registered Surveyor of Bethlehem, PA, in August 1924, for the use of said Butztown Realty Corporation, the owners of said tract of ground, said map or plan is now recorded in the Office for the Recording of deeds of Easton, PA., in and for the County of Northampton in Map Book Volume 9, Page 56, where reference thereunto being had will more fully and at large appear. Said lot may be bounded and described as follows:

BEGINNING at an iron pipe the intersection of the southern side of Orth Street with the Westerly side of a 10 foot wide strip of land reserved for sewer purposes, extending Westwardly along the Southerly side of said Orth Street, along a curve curving to the left having a radius of 91.90 feet and a central angle of 48 degrees 32 minutes a distance of 77.86 feet to an iron pip on the Southerly side of Kelchner Street, extending Southwestwardly along the

Southerly side of said Kelchner Street, along a curve curving to the right, having a radius of 291.04 feet to an iron pipe on the dividing line between Lots No. 489 and 490, extending Southwardly along the dividing line of said lots No. 489 and 490 a distance of 112.58 feet to an iron pin and South 1 degree 11 minutes 30 seconds West a distance of 24.50 feet to an iron pipe on the Northerly side of DeWalt Street, extending along the Northerly side of said DeWalt Street South 88 degrees 48 minutes 30 seconds East a distance of 99.08 feet to an iron pipe on the Westerly side of the aforesaid 120 foot wide strip of land North 1 degree 11 minutes 30 seconds East a distance of 220 feet to the iron pipe, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sandra J. Davitt, single, by Deed from Bonnie A. Morrow and Raymond V. Morrow, her husband, dated 01/21/1997, recorded 02/04/1997 in Book 1997-1, Page 10846.

BEING KNOWN AS 3360 Kelchner Street, Bethlehem, PA 18020.

TAX PARCEL NUMBER: M7SW3 22 2 0205.

SEIZED AND TAKEN into execution of the writ as the property of Sandra J. Davitt.

MEREDITH WOOTERS, ESQUIRE

No. 72

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04286**

ALL THAT CERTAIN message, tenement and lot or piece of ground, situate in the Borough of North Catasauqua, County of Northampton and State of Pennsylvania, and known as No. 1111 Railroad Street, bounded and described as follows, to wit:

BEGINNING at a point along the eastern property line of Railroad

Street, located 132.10' north of the northern curb line of Arch Street; thence along the southern property line of the premises known as No. 1113 Railroad Street, North 53 degrees 45' East 60.39' to a point; thence along the Western property line of the premises known as No. 1110 Second Street, South 36 degrees 45' East 29.83' to a point; thence along the northern property line of the premises known as No. 120 Arch Street, the following courses and distances: South 53 degrees 45' West 39.27'; South 36 degrees 15' East 2.42'; thence continuing along said property line of property No. 120 Arch Street, along the center line of a party wall segregating the herein described premises from property No. 120 Arch Street, South 53 degrees 45' West 21.12' to a point located along the eastern property line of Railroad Street; thence along said eastern property line of Railroad Street, North 36 degrees 15' West 32.25' to the place of beginning.

BEING PURPART NO. 2 of the same premises which Henry J. Mark, trustee, by Deed dated 01/15/1969 and recorded 01/15/1969 in Northampton County Deed Book 337 Page 195 granted and conveyed unto Harold J. Hersh and Dorothy R. Hersh, husband and wife, as tenants by entireties. Harold J. Hersh departed this life on April 08, 1975, thereby vesting title solely unto Dorothy R. Hersh.

Being known as: 1111 Railroad Street, North Catasauqua, Pennsylvania 18032.

Title to said premises is vested in Shirley Snyder, Co-Executor of the Estate of Dorothy R. Hersh, Deceased Mortgagor and Real Owner and Ruth A. Lesko, Co-Executor of the Estate of Dorothy R. Hersh, Deceased

Mortgagor and Real Owner by deed from dated June 13, 2006 and recorded June 17, 2006 in Deed Book 2006-1, Page 250017.

On September 11, 2011, Dorothy R. Hersh departed this life. Letters Testamentary/Administration were granted to Ruth A. Lesko and Shirley Snyder, Co-Executors of the Estate of Dorothy R. Hersh.

TAX PARCEL NUMBER: M4SE4D 10 8A 0923.

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

SEIZED AND TAKEN into execution of the writ as the property of Shirley Snyder and Ruth A. Lesko, Co-Executors of the Estate of Dorothy R. Hersh, Deceased Mortgagor and Real Owner.

MARGARET GAIRO, ESQUIRE

No. 73**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-03520**

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the Northeastly corner of Boyd Street and Lansdale Avenue, known as 1519 Lansdale Avenue in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania as shown on the Revised Plan of Liberty Park Section A, as recorded in Map Book 13, on page 1, and more recently shown on a survey plan prepared by Kenneth R. Hahn R.S. Drawing No. 80-438 dated November 7, 1980 and bounded and described as follows:

BEGINNING at a point of curve on the Northerly right of way line of Lansdale Avenue (50 feet wide) at a distance of 15 feet measured North 88 degrees 00 minutes East from its intersection with the Easterly right of way line of Boyd (50 feet wide) (both

extended); THENCE extending along the arc of a circle curving to the right having a radius of 15.00 feet an arc distance of 23.56 feet to a point at the end of a curve on the Easterly right of way line of Boyd Street; THENCE extending along the Easterly right of way line of Boyd Street, North 2 degrees 00 minutes West, 95.00 feet to an iron pipe; THENCE extending along the Southerly property line of 2614 Boyd Street, North 88 degrees 00 minutes East, 60.00 feet to a point; THENCE extending along the Westerly property line of 1525 Lansdale Avenue, South 2 degrees 00 minutes East 110.00 feet to a point on the Northerly right of way line of Lansdale Avenue; THENCE extending along the Northerly right of way line of Lansdale Avenue, South 88 degrees 00 minutes West, 45.00 feet to the place of beginning.

Subject to restrictions, easements, covenants and agreements as recorded in previous documents, deeds and plans.

Title to said premises is vested in Ronald R. Mast and Dawn T. Mast by deed from Thomas A. Malinaric, Married, dated September 12, 1994 and recorded September 14, 1994 in Deed Book 1994-6, Page 074382, Instrument # 1994039388.

BEING KNOWN AS 1519 Lansdale Avenue, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N7NW1B 2 5 0204.

THEREON BEING ERECTED a ranch single style dwelling with wood exterior and shingle roof; above ground pool and deck.

SEIZED AND TAKEN into execution of the writ as the property of Ronald R. Mast and Dawn T. Mast.

MARGARET GAIRO, ESQUIRE

No. 74

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-08796**

ALL THAT CERTAIN lot or piece of land with one-half of a certain double brick dwelling house thereon erected, situate in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, known as 316 Packer Avenue, bounded and described as follows, to wit:

BEGINNING at a point in the southern line of Packer Avenue about 91 feet eastwardly from the southern corner of said Packer Avenue and Carlton Avenue (formerly Walnut Street), i.e., about 49 feet westwardly from the intersection of the southern line of Packer Avenue and the western line of the first alley, now Boyce Street, eastwardly from and parallel to said Carlton Avenue, said point of beginning being midway between the northwest corner of the brick dwelling house now situated on the lot at the corner of said Packer Avenue and said Boyce Street and the northeast corner of the brick dwelling house now situate on the piece of land hereby conveyed; thence from said point of beginning extending along the southern line of said Packer Avenue westwardly the distance of 24 feet 8 inches, more or less, to the middle of the brick partition wall; thence of that same width of 24 feet 8 inches, more or less; extending southwardly between two parallel line at right angles to said southern line of said Packer Avenue and parallel to the eastern line of said Carlton Avenue and to the western line of the said Boyce Street the distance of 75 feet, more or less, to line of land now or late of Robert Johnson, marked on the land by high wall and board fence.

BEING the eastern or easterly half (viz: 17 feet 3 inches) of the middle double brick dwelling house of those three double brick dwelling houses erected by J. Davis Brodhead on said southern line of said Packer Avenue between said Boyce Street and said Carlton Avenue. Together with the side yard of about 7 feet 5 inches as hereinbefore set forth, making the total width of the property hereby conveyed about 24 feet 8 inches. Subject to the drainage provision respecting the cellar as recorded in prior deed.

Title to said premises is vested in Jason E. Hedrington by deed from Herbert M. Lindner, III dated 02/28/2005 recorded 03/03/2005 in deed book 2005-1 page 76457.

BEING KNOWN AS 316 West Packer Avenue, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SW2C 23 4 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Jason E. Hedrington.

KATHERINE E. KNOWLTON,
ESQUIRE

No. 75

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-13500**

ALL THAT CERTAIN messuage and lot or tract of ground SITUATE 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 Southwest corner of Lehigh and South 9th Streets; thence along the Westerly line of South 9th Street South 19 degrees 15 minutes West a

distance of 60 feet to a point at the corner of a stone retaining wall; thence by land now or formerly of Reverend Francis Barbato North 70 degrees 45 minutes West a distance of 24 feet to an iron pin at the face of said stone retaining wall; thence along the Easterly line of No. 902 Lehigh Street and passing through the center of a partition wall North 19 degrees 15 minutes East a distance of 60 feet to a point; thence along the Southerly line of Lehigh Street South 70 degrees 45 minutes East a distance of 24 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Vanessa K. Reyes, by Deed from Philip J. Wiegand and Carol M. Wiegand, h/w, dated 08/31/2006, recorded 09/13/2006 in Book 2006-1, Page 376686.

BEING KNOWN AS 900 Lehigh Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1C 13 5 0310.

SEIZED AND TAKEN into execution of the writ as the property of Vanessa K. Reyes.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 76

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-02102**

ALL THAT CERTAIN messuage or tenement and lot or piece of land, Situate at the Southeast corner of Wirebach Alley and Iron Street, in the City of Easton, County of Northampton and State of Pa., containing in front on said Iron Street (60 feet) and extending of that in depth along said Wirebach Alley 41 feet.

Including also the right in common with the owners of the adjoining tract to the South in and to a certain driveway bounding the said premises.

TITLE TO SAID PREMISES IS VESTED IN John P. Shannon, by

Deed from Harry C.G. Bradford and Paula J. Bradford, dated 08/30/1996, recorded 09/04/1996 in Book 1996-1, Page 92349.

BEING KNOWN AS 522 Iron Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NE1A 11 16 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 John P. Shannon.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 77
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04421

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

BEGINNING at a point the intersection of the east building line of Porter Street with the south building line of Burke Street; thence in an easterly direction along the south building line of Burke Street 194.0 feet to a point; thence in a southerly direction along property now or late of Harry Crowder 130.0 feet to a point; thence in a westerly direction along properties now or late of Thomas C. Fassett, A.D. Chidsay, Jr. and Hartley Haytock 194.0 feet to a point in the east building line of Porter Street; thence along the east building line of Porter Street in a northerly direction 130.0 feet to the point or place of BEGINNING.

BOUNDED on the north by Burke Street, on the East by property now or late of Marry Crowder, on the south by property now or late of A.D.

Chidsey, Jr., and Hartley Haytock and on the west by Porter Street.

TITLE TO SAID PREMISES IS VESTED IN PAUL H. KOEGLER AND BARBARA A. KOEGLER, h/w, by Deed from CHARLES S. AZZALINA AND PHILOMENA J. AZZALINA, h/w, recorded 08/22/1988 in Book 753, Page 1083.

BEING KNOWN AS 330 Burke Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9NE2B 13 1 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Barbara A. Koegler and Paul H. Koegler.

LAUREN R. TABAS, ESQUIRE

No. 78
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-06927

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

BEGINNING at a point, a stone monument located on the Stockertown Borough/Plainfield Township line, a common corner of land now or late of A. Giamoni, Hob Nob Hill and 4-L Housing Associates; thence along Hob Nob Hill North seventy-nine (79) degrees seven (7) minutes nineteen (19) seconds East three hundred forty-six and twenty-one one-hundredths (346.21) feet to a stump; thence along line of land now or late of S. Gross South one (1) degree zero (0) minutes thirty-one (31) seconds East seven hundred sixty-four and twenty-two one-hundredths (764.22) feet to a point; thence through land now or late of 4-L Housing Associates,

of which this was a part South eighty-six (86) degrees twenty-five (25) minutes forty-one (41) seconds West three hundred eighteen and ninety-six one-hundredths (318.96) feet to a point; thence along line of land now or late of A. Giamoni the two (2) following courses and distances: (1) North four (4) degrees zero (0) minutes forty-two (42) seconds East sixty and forty-nine one-hundredths (60.49) feet to a point; and (2) North three (3) degrees twenty-five (25) minutes twenty-eight (28) seconds West six hundred fifty-eight and sixty-four one-hundredths (258.64) feet to the place of beginning.

CONTAINING five and five hundred sixty-five one-thousandths (5.565) acres of land.

Bounded on the North by Hob Nob Hill; on the East by land now or late of S. Gross; on the South by the remaining lands of 4-L Housing Associates; and on the West by land now or late of A. Giamoni.

IT BEING THE SAME PREMISES which Oscar B. Long, Jr., Robert J. Long and Douglas H. Long, a co-partnership trading as The 4-L Housing Associates, by their Indenture bearing date the twenty-fourth day of October, A.D. 1975, for the consideration therein mentioned, granted and conveyed unto the said Douglas H. Long and Edith E. Long, his wife, and to their heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book Volume 528, Page 251, etc., relation being thereunto had, more fully and at large appears.

BEING KNOWN AS 295 Crown View Avenue, Stockertown, PA 18083.

TAX PARCEL NUMBER: J8 8 10D 0429.

SEIZED AND TAKEN into execution of the writ as the property of Douglas H. Long and Edith E. Long.

ALFRED S. PIERCE, ESQUIRE

No. 79

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-01428**

ALL THAT CERTAIN tract, lot or piece of ground situate on the South side of Pheasant Drive, Pennsylvania Route 248, in the Township of Moore, County of Northampton, and Commonwealth of Pennsylvania, and being Lot No. 2 on a Subdivision Plan titled Final Plan-Layout Plan of Sickles Estates, as prepared by Kenneth R. Hahn, PLS on drawing No. 94-87 dated and last revised December 7, 1995, bounded and described as follows:

BEGINNING at an iron set on the Southerly right of way line of Pheasant Drive, PA Route 248, said iron pin also marking the Northwesterly property corner of Lot No. 1 of this subdivision;

THENCE extending along the Westerly property line of Lot No. 1, aforesaid, South 35 degrees 43 minutes 59 seconds West, 200.00 feet to an iron pin set;

THENCE extending along the Northerly property line of Lot No. 4 of Sickles Estates, North 46 degrees 15 minutes 20 seconds West, 240.50 feet to an iron pin set;

THENCE extending along the Easterly property line of now or formerly Fred Jaundl, North 34 degrees 55 minutes 45 seconds East, 170.00 feet to an iron pipe found;

THENCE extending along the Southerly right of way line of Pheasant Drive the following 3 courses and distances:

South 54 (1) degrees 16 minutes 01 seconds East, 120.54 feet to a concrete monument;

(2) South 35 degrees 43 minutes 59 seconds West, 3.50 feet to a concrete monument; and

(3) South 54 degrees 16 minutes 01 seconds East, 120.00 feet to an iron pin, the place of beginning.

CONTAINING 44,255.9062 SQUARE FEET, 1.016 ACRES.

Being known as: 2895 Pheasant Drive, Northampton, Pennsylvania 18067.

Title to said premises is vested in Jean F. Rossi aka Jean Rossi by deed from RENO LAND DEVELOPMENT, INC. dated July 10, 2003 and recorded August 8, 2003 in Deed Book 2003-1, Page 320317.

TAX PARCEL NUMBER: J5 19 3B 0520.

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

SEIZED AND TAKEN into execution of the writ as the property of Jean F. Rossi.

TERRENCE J. McCABE, ESQUIRE

No. 80

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-02479**

ALL THAT CERTAIN lot or piece of land with the improvements thereon erected situated in the City of Easton, County of Northampton and State of Pennsylvania, known as Lot No. 33, Section 1, of The Highlands, a subdivision situated in the City of Easton, County of Northampton, Pennsylvania, according to the plats thereof recorded in the Office for the Recording of Deeds in and for Northampton County, Pennsylvania, in Map Book 30, Page 23A, being more particularly bounded and described as follows:

BEGINNING at the southeast corner of Lot No. 32 in the northerly

line of Lot No. 47; said corner is also located by the following two courses from a concrete monument at a Point of Compound Curvature in the easterly right-of-way line of Vista Drive, a fifty (50') feet wide street:

(1) Along said easterly right-of-way line by a curve to the right having a radius of two hundred ninety (290') feet an arc length of fifty-six and twenty-five one-hundredths (56.25') feet and whose chord bears South thirty-nine degrees twenty-six minutes thirty-one seconds East (S 39 degrees 26' 31" E) a distance of fifty-six and fifteen one-hundredths (56.15') feet to a point in said right-of-way line, corner to Lot Nos. 31 and 47; thence

(2) Along the northerly line of Lot 47 being also the southerly line of Lots 31 and 32, South eighty-eight degrees thirty-one minutes thirty-five seconds East (S 88 degrees 31' 35" E) a distance of sixty and fifty-one one-hundredths (60.51') feet to the said Point of Beginning; thence (1) Along the easterly line of Lot No. 32, and passing through the common wall of the residence erected hereon and the residence erected on Lot No. 32, North one degree twenty-eight minutes twenty-five seconds East (N 1 degree 28' 25" E) a distance of one hundred thirty-six (136') feet to a corner of Lot No. 32 in line of Lot No. 107; thence (2) Along the southerly line of Lot No. 107 South eighty-eight degrees thirty-one minutes thirty-five seconds East (S 88 degrees 31' 35" B) a distance of thirty-one (31') feet to a corner in line of Lot No. 107 corner to Lot No. 34; thence (3) Along the easterly line of Lot No. 33, and passing through the common wall of the residence erected hereon and the residence erected on Lot NO. 33, South one degree twenty-eight minutes twenty-five seconds

West (S 1 degree 28' 25" W) a distance of one hundred thirty-six (136') feet to a corner of Lot No. 34, in line of Lot No. 46; thence (4) Along the northerly line of Lots Nos. 46 and 47 North eighty-eight degrees thirty-one minutes thirty-five seconds West (N 88 degrees 31' 35" W) a distance of thirty-one (31') feet to the Place of Beginning.

CONTAINING an area of four thousand two hundred sixteen square feet more or less (4,216 S.F.±).

Being known as: 168 Vista Drive, Easton, Pennsylvania 18042.

Title to said premises is vested in Robert Chappelle by deed from ROBERT A. MACHARRIE dated December 17, 2007 and recorded December 18, 2007 in Deed Book 2007-1, Page 448760.

TAX PARCEL NUMBER: L10SW4C 1 5 0310.

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

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

TERRENCE J. McCABE, ESQUIRE

No. 81

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-04123**

ALL THAT CERTAIN lot of land, together with the building and improvements located thereon, known as Lot 65 as shown on the final plan of Shawnee Ridge II, situated in Forks Township, Northampton County and Commonwealth of Pennsylvania, recorded in Northampton County Recorder of Deeds Office, in Map Book Volume 2003-5, Pages 22-24, being known and designated as 746 Heather Lane.

SUBJECT to easements, covenants and restrictions which appear in the chain of title, as shown on recorded plans and which presently

Being known as: 746 Heather Lane, Easton, PA 18040.

Title to said premises is vested in Carl Lee and Candace D. Lee, husband and wife, by deed from Joseph Gregory Elder and Shea A. Elder, husband and wife dated June 6, 2005 and recorded July 18, 2005 in Deed Book 2005-1, Page 265635.

TAX PARCEL NUMBER: K9 14 23G-66 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Carl Lee and Candace D. Lee.

MARC S. WEISBERG, ESQUIRE

No. 82

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-12827**

ALL THAT CERTAIN lot or piece of land with the improvements thereon, situate on the north side of Wilkes Barre Street, in the City of Easton, County of Northampton, and State of Pennsylvania, containing in front on said Wilkes Barre Street seventeen (17) feet six (6) inches, more or less, and extending of that same width northwardly one hundred and twenty-five (125) feet to Cooper's Alley, bounded and described as follows:

BEGINNING one hundred and sixty-four (164) feet six (6) inches, more or less, from the northeast corner of the intersection of St. John and Wilkes Barre Streets to a point, said point being in the line of land now or late of William C. Schaefer; thence extending northwardly

through the center of an alley between two double brick dwelling houses one hundred and twenty-five (125) feet to Cooper's Alley; thence extending westwardly along the south side of said Cooper's Alley seventeen (17) feet six (6) inches, more or less, to a point; thence southwardly one hundred and twenty-five (125) feet, passing through the center of the partition wall dividing a double brick dwelling house to Wilkes Barre Street; thence eastwardly along the north side of said Wilkes Barre Street seventeen (17) feet six (6) inches, more or less, to the place of beginning; being known as No. 145 Wilkes Barre Street.

The center of the partition wall above mentioned to be the western line of the property hereby conveyed and the eastern line to be the center of an alley between the property hereby conveyed and a double brick dwelling house on the east.

Bounded on the East by land now or late of William C. Schaefer, on the North by said Cooper's Alley, on the West by other land now or late of William C. Schaefer, and on the South by said Wilkes Barre Street.

Being known as: 145 West Wilkes Barre Street, Easton, Pennsylvania 18042.

Title to said premises is vested in Samuel Negron by deed from GERARDO AGUDELO, SR. AND NELLY AGUDELO, HUSBAND AND WIFE dated April 27, 2006 and recorded May 2, 2006 in Deed Book 2006-1, Page 172156, Instrument #2006026831.

TAX PARCEL NUMBER: L9SE3D 10 5 0310.

SEIZED AND TAKEN into execution of the writ as the property of Samuel Negron.

MARC S. WEISBERG, ESQUIRE

No. 83**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-08588**

ALL THAT CERTAIN lot, parcel or piece of land situate in the Borough of Pen Argyl, in the County of Northampton and Commonwealth of Pennsylvania, being Lot No. 7 in Block 1, Borough of Pen Argyl, bounded and described as follows, to wit:

BEGINNING at a corner on the north side of Pennsylvania Avenue and an alley nine feet wide; thence along said avenue west 41 feet to a corner; thence along Lot No. 6, north 100 feet to a corner, thence along Lot No. 3, 41 feet to a corner; thence along said nine foot alley south 100 feet to the place of beginning.

Being known as: 215 Pennsylvania Avenue, Pen Argyl, Pennsylvania 18072.

Title to said premises is vested in Denise R. Hackenburg and Douglas W. Hackenburg, husband and wife, by deed from GLENN G. WILLIAMS dated August 31, 2006 and recorded September 5, 2006 in Deed Book 2006-1, Page 364520.

TAX PARCEL NUMBER: E8NE2B 3 2 0625.

SEIZED AND TAKEN into execution of the writ as the property of Denise R. Hackenburg and Douglas W. Hackenburg.

MARC S. WEISBERG, ESQUIRE

No. 85**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-10719**

ALL THAT CERTAIN lot or tract of land situated in the Township of Lower Nazareth, County of Northampton and Commonwealth of Pennsylvania as shown on a plan prepared by BASE Engineering Inc. of Allentown, Pennsylvania on March 20, 2000.

BEGINNING at an existing iron pipe on the easterly side of S.R. 946, also being the northwest property corner of lands N/F Maynard D. Mensinger DBV G86 Page 190;

THENCE along the easterly side of S.R. 946;

1. North 09° 15' 00" West 952.42 feet to the south property line of lands N/F Scott and Debra Schreffler DBV 19991 Page 012486;

THENCE along the south property line of lands of N/F Scott and Debra Schreffler DBV 19991 Page 012486, N/F Jeffrey L. and Sharon J. Setzer DBV 912 Page 202, and N/F Jeffrey L. and Sharon J. Setzer DBV 902 Page 276;

2. South 58° 02' 11" East 3,169.64 feet, along an existing grass access way, to the center line of S.R. 191, the southeast property corner of lands N/F Jeffrey L. and Sharon J. Setzer DBV 912 Page 202;

THENCE along the center line of S.R. 191 the following two courses and distances;

3. South 31° 30' 00" West 346.20 feet;

4. South 31° 36' 30" West 468.03 feet;

5. THENCE along the north property line of lands N/F Edward E. and Pamela A. Faust DBV 19981 Page 034634 North 58° 09' 09" West 1,832.79 feet to the east property line of lands N/F Maynard D. Mensinger DBV G86 Page 190;

THENCE along the east and north property lines of lands N/F Maynard D. Mensinger DBV G86 Page 190 the following two courses and distances:

6. North 22° 32' 26" East 123.75 feet to an existing iron pipe;

7. North 59° 44' 09" West 695.09 feet to the place of beginning.

CONTAINS: 2,224,270.228 Sq. Ft. or 51.062 acres.

BEING KNOWN AS 557 Nazareth Pike, Nazareth, PA 18064.

TAX PARCEL NUMBER: K7 20 9 0418.

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

SEIZED AND TAKEN into execution of the writ as the property of Stephen F. Selvaggio and Teresa A. Selvaggio, husband and wife, individually and t/a T&S Development Company.

MICHAEL R. NESFEDER, ESQUIRE

No. 86

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-04545**

ALL THAT CERTAIN tract or parcel of land and premises situate, lying and being in the City of Easton, County of Northampton and State of Pennsylvania, together with the buildings erected thereon, located on the East side of North 11th Street and commonly known and designated as Nos. 229-231 North 11th Street in the Eighth Ward of the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the east side of North Eleventh Street seventy (70) feet south of the southeast corner of Eleventh and Bushkill Streets; thence extending east parallel to Bushkill Street sixty (60) feet to land now or late of Charles E. Eichline; thence south along said land one hundred (100) feet, more or less, to said Wood Street; thence in a north-westerly direction along said Wood Street sixty-five (65) feet, more or less, to said Eleventh Street; thence north along the east side of said Eleventh Street fifty-two and fifty one-hundredths (52.50) feet to a point, the place of beginning.

IT BEING THE SAME PREMISES which First Union National Bank , by its Indenture bearing date the twenty-third day of July, A.D. 1997, for the consideration therein mentioned, granted and conveyed unto the said Melinda Watson-Moll, and to her heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pennsylvania, in Record Book Volume 1997-1, Page 101421, etc., relation being thereunto had, more fully and at large appears.

BEING KNOWN AS 229-231 North 11th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9NE4D 25 14 0310.

THEREON BEING ERECTED a two-story single style dwelling with

vinyl and brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Melinda Watson-Moll.

ALFRED S. PIERCE, 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

Feb. 14, 21, 28

(484) 550-9186

www.lawyerlegalbriefs.com

NEVER WRITE A BRIEF AGAIN

Would you rather be in your office on the weekend writing a brief and earning \$105 per hour or on the golf course and earning \$100 per hour? Average attorney overhead is 48%. So, if you charge the client \$200 per hour, you are earning \$105 per hour. We write powerful, professional briefs, on point and on time, and deliver them to you electronically in as little as 48 hours for a fixed price in advance and at a charge of approximately \$100 per hour. Go golfing—we have you covered. Visit our Web site for a sample.

WRITTEN BY ATTORNEYS FOR ATTORNEYS

Jan. 31; Feb. 7, 14

**CYNTHIA DOYNE, Plaintiff v. ERIE INSURANCE GROUP a/k/a
ERIE INSURANCE EXCHANGE, Defendant**

Preliminary Objection—Complaint—Insurance—Breach of Contract—Bad Faith—Demurrer—Duty To Defend.

Plaintiff's minor son was injured from hot juices which leaked from a rotisserie chicken container that Plaintiff placed in her shopping cart while at Redner's Warehouse Markets ("Redner's"). A suit was brought on behalf of Plaintiff's minor son against Redner's and Purdue Food, Inc., seeking damages for the minor's injuries. Redner's subsequently joined Plaintiff, asserting a theory of negligent supervision of the minor. Pursuant to her homeowner's insurance policy, Plaintiff requested that Defendant Erie Insurance Group ("Erie") provide her with a legal defense. Erie denied this request, and Plaintiff incurred legal expenses. Plaintiff filed a Complaint against Erie claiming a breach of contract and bad faith. Erie filed preliminary objections, in the nature of demurrers, claiming that Plaintiff failed to state causes of action for breach of contract and bad faith.

First, the Court found that the exclusionary clause of the duty to defend included instances when the injured person is a resident of the insured's household, a relative of the insured, and a person under the age of 21 in the insured's care. Plaintiff's minor son fell within this exclusion. Therefore, Erie had no duty to defend Plaintiff. Consequently, the Court granted Defendant's preliminary objection that Plaintiff failed to state a cause of action for breach of contract. Second, the Court granted Erie's preliminary objection that Plaintiff failed to state a cause of action for bad faith because Erie had no duty to defend Plaintiff.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—No. C-48-CV-2010-2330.

MARK S. SIGMON, ESQUIRE, for Plaintiff.

KENT H. HERMAN, ESQUIRE and KARLEY J. BIGGS, ESQUIRE, for Defendant.

Order of the Court entered on April 16, 2012 by KOURY, JR., J.

OPINION

This matter is before the Court on Defendant Erie Insurance Group a/k/a Erie Insurance Exchange's ("Erie") preliminary objections to Plaintiff Cynthia Doyle's ("Doyle") Complaint. It was assigned to the Honorable Michael J. Koury, Jr. from the February 28, 2012 Argument List. The parties submitted briefs and appeared for argument. The matter is now ready for disposition.

I. FACTUAL AND PROCEDURAL BACKGROUND

Doyle's minor son, Blaise D. Doyle ("Blaise"), accompanied her as she was shopping at Redner's Warehouse Markets ("Redner's") grocery store. Complaint at ¶6, *Doyle v. Erie Ins. Grp. a/k/a Erie Ins. Exch.*, C-48-CV-2010-2330 (C.P. Northampton, Dec. 21, 2011) [hereinafter "Complaint"]. Blaise was injured from hot juices which leaked from a rotisserie chicken container that Doyle placed in her shopping cart. *Id.* at ¶7. There-

after, Blaise's father, David Doyne, on behalf of Blaise, filed a complaint against Redner's and Perdue Food, Inc. ("the Redner's case"), seeking damages for Blaise's injuries. *Id.* at ¶9. Redner's subsequently joined Doyne as an Additional Defendant, asserting a theory of negligent supervision of Blaise. *Id.* at ¶¶10, 17.

Doyne had purchased a homeowner's insurance policy from Erie that was in effect on the date that Blaise was injured. *Id.* at ¶8. Pursuant to the terms of this homeowner's policy, Doyne requested that Erie provide her with a legal defense in the Redner's case. *Id.* at ¶¶11, 13, 19-20. Erie denied Doyne's request, stating that it was not obligated to provide a defense or indemnification because of exclusionary language in the homeowner's policy. *Id.* at ¶21. In connection with her defense in the Redner's case, Doyne incurred legal expenses in the amount of \$15,102.81. *Id.* at ¶26.

Because Erie failed to provide Doyne with a defense in the Redner's case, Doyne filed the instant Complaint against Erie, asserting claims for breach of contract and bad faith pursuant to 42 Pa. C.S. §8371. *See generally, id.* Erie filed preliminary objections, in the nature of demurrers, claiming that Doyne failed to state causes of action for breach of contract and bad faith. *See generally, Defendant Erie Insurance Exchange's Preliminary Objections to Complaint, Doyne v. Erie Ins. Grp. a/k/a Erie Ins. Exch., C-48-CV-2010-2330 (C.P. Northampton, Jan. 6, 2012) [hereinafter "Preliminary Objections"]*.

II. DISCUSSION

A. Standard of Review

When evaluating preliminary objections based on a claim of legal insufficiency, this Court must accept as true all of the well-pleaded, material and relevant facts alleged in the complaint and all inferences fairly deducible therefrom. *See Mazur v. Trinity Area School District*, 599 Pa. 232, 241, 961 A.2d 96, 101 (2008). We need not, however, accept argument, opinion, conclusions of law or unwarranted inferences. *See Penn Title Insurance Company v. Deshler*, 661 A.2d 481, 483 (Pa. Commw. 1995).

The court may not sustain a preliminary objection seeking to dismiss a cause of action unless "it is clear and free from doubt that the complainant will be unable to prove facts legally sufficient to establish a right to relief." *Mazur*, supra at 240, 961 A.2d at 101. *See also, In re B.L.J., Jr.*, 938 A.2d 1068, 1071 (Pa. Super. 2007); *Kane v. State Farm Fire and Casualty Company*, 841 A.2d 1038, 1041 (Pa. Super. 2003) (noting that demurrer should be sustained only where "plaintiff has failed to assert a legally cognizable cause of action"). If any doubts exist as to the legal sufficiency of the complaint, we must examine those doubts in the context of the complaint as a whole and, thereafter, should resolve any lingering doubt in favor of overruling the demurrer. *Id.*; *Rachlin v. Edmison*, 813 A.2d 862, 870 (Pa. Super. 2002).

B. Breach of Contract

To establish a breach of contract, a party must aver facts demonstrating: “(1) the existence of a contract, (2) a breach of a duty imposed by the contract, and (3) damages.” *Sullivan v. Chartwell Investment Partners, LP*, 873 A.2d 710, 716 (Pa. Super. 2005) (citing *J.F. Walker Co., Inc. v. Excalibur Oil Group, Inc.*, 792 A.2d 1269 (Pa. Super. 2002)). Moreover, “[w]hile not every term of a contract must be stated in complete detail, every element must be specifically pleaded.” *CoreStates Bank, N.A. v. Cutillo*, 723 A.2d 1053, 1058 (Pa. Super. 1999).

Doyne has pleaded facts sufficient to demonstrate the existence of a contract. Doyne purchased a homeowner’s insurance policy from Erie that was in effect on the date that Blaise was injured. Complaint at ¶8. The homeowner’s insurance policy is a contract between Doyne and Erie.

Doyne must next establish that Erie has breached a duty imposed by the contract. *See Sullivan*, *supra* at 716. In order to determine if Erie breached a duty imposed by the homeowner’s insurance policy, we must determine the scope of the policy’s coverage and then ascertain whether the allegations in the Complaint trigger coverage under the policy. *See General Accident Insurance Company of America v. Allen*, 547 Pa. 693, 706, 692 A.2d 1089, 1095 (1997). Accordingly, “[i]f the complaint against the insured avers facts that would support a recovery covered by the policy, then coverage is triggered and the insurer has a duty to defend until such time that the claim is confined to a recovery that the policy does not cover.” *Id.* Therefore, we must determine whether the scope of the homeowner’s policy at issue extends to the tort action alleged against Doyne in the Redner’s case.

Relying on the following policy language, Erie argues that the homeowner’s policy excludes coverage for the injuries at issue:

HOME AND FAMILY LIABILITY PROTECTION—SECTION II

...

BODILY INJURY LIABILITY COVERAGE

OUR PROMISE

We will pay all sums up to the amount shown on the Declarations which anyone we protect becomes legally obligated to pay as damages because of bodily injury or property damage caused by an occurrence during the policy period. We will pay for only bodily injury or property damage covered by this policy.

We may investigate or settle any claim or suit for damages against anyone we protect, at our expense. If anyone we protect is sued for damages because of bodily injury or property damage covered by this policy, we will provide a defense with a lawyer we chose [sic], even if the allegations are not

true. We are not obligated to pay any claim or defend any suit if we have already used up the amount of insurance by paying a judgment or settlement.

...

WHAT WE DO NOT COVER—EXCLUSIONS

Bodily Injury Liability Coverage

Property Damage Liability Coverage

Personal Injury Liability Coverage

Medical Payments to Others Coverage

We do not cover under Bodily Injury Liability Coverage, Property Damage Liability Coverage, Personal Injury Liability Coverage and Medical Payments to Others Coverage:

...

12. *Bodily injury or personal injury to you and if residents of your household, your relatives, and persons under the age of 21 in your care or in the care of your resident relatives.*

Complaint at Ex. A at 17-19 [hereinafter “Erie Policy”]. In the definitional section, the policy states:

DEFINITIONS

Throughout your policy and its endorsements the following words have a special meaning when they appear in bold type:

...

• *‘anyone we protect’* means you and the following residents of your household:

1. relatives and wards,
2. other persons in the care of *anyone we protect*.

...

• *‘bodily injury’* means physical harm, sickness or disease, including mental anguish or resulting death, but does not include:

1. any communicable disease or condition transmitted by *anyone we protect* to any other person through a parasite, virus, bacteria or any other organism.
2. the exposure to or transmission of any disease, parasite, virus, bacteria or other organism by *anyone we protect* to any other person.

...

• *‘resident’* means a person who physically lives with you in your household. *Your* unmarried, unemancipated children under age 24 attending school full-time and living away from home will be considered *residents* of *your* household.

...

Erie Policy at 4.

When an exclusionary clause in an insurance policy is clear, unambiguous and conspicuously located, then the exclusionary clause is enforceable. See *Neil v. Allstate Insurance Company*, 379 Pa. Super. 299, 309-10, 549 A.2d 1304, 1309 (1988). In the seminal case of *Standard Venetian Blind Co. v. American Empire Insurance Co.*, 503 Pa. 300, 307, 469 A.2d 563, 567 (1983), the Pennsylvania Supreme Court held that “where ... the policy limitation relied upon by the insurer to deny coverage is clearly worded and conspicuously displayed, the insured may not avoid the consequences of that limitation by proof that he failed to read the limitation or that he did not understand it.” After determining that “the exclusions [at issue were] plain and free of ambiguity, and could have been readily comprehended by [the insured] had he chosen to read them,” the Pennsylvania Supreme Court found that allowing the insured to avoid application of the policy exclusions, would require the court “to rewrite the parties’ written contract.” *Id.* at 309, 469 A.2d at 566-67 (quotations omitted). Based upon our Supreme Court’s holding in *Venetian Blind*, Pennsylvania courts have repeatedly enforced exclusionary clauses that clearly and unambiguously limit coverage.

In *Neil v. Allstate Ins. Co.*, the Pennsylvania Superior Court upheld an exclusionary clause with language which was nearly identical to the language of Doyne’s policy with Erie. *Neil*, supra at 312-13, 549 A.2d at 1310. In *Neil*, the homeowner’s insurance policy with Allstate contained an exclusionary clause which stated that the policy would “not cover bodily injury to an insured person.” *Id.* at 301, 549 A.2d at 1304. The policy included in its definition of an “insured person” the insured and, “if a resident of [the insured’s] household, any relative and any dependent person in [the insured’s] care.” *Id.* After the Neils’ minor son was injured, the Neils filed an action against the tort-feasor. *Id.* Thereafter, the tort-feasor joined the Neils under a theory of negligent supervision. *Id.* The Neils demanded that Allstate provide a defense and indemnify them for any liability connected to the action. *Id.* Relying on the exclusionary language, Allstate refused to provide the Neils with a defense or indemnification. *Id.*

In upholding the exclusionary clause in *Neil*, the Superior Court found that the exclusionary clause clearly and unambiguously excluded coverage for bodily injury suffered by an insured, and that an “insured” as defined in the policy included the insured’s minor son. *Id.* at 311, 549 A.2d at 1310. As such, the court determined that Allstate did not have a duty to defend or indemnify the Neils. *Id.* at 312-13, 549 A.2d at 1310-11.

Where a provision in an insurance policy is ambiguous and not clear, we must construe the language in favor of the policyholder. *Madison Construction Company v. Harleysville Mutual Insurance Company*, 557 Pa. 595, 605, 735 A.2d 100, 106 (1999). However, if the language is clear and unambiguous, we must give full effect to the provision in the policy. *Id.* Moreover, with respect to exclusionary clauses, if such a clause is clear, unambiguous and conspicuously located, then the exclusionary clause is

enforceable. *See Neil*, supra at 311, 549 A.2d at 1309. “Contractual language is ambiguous if it is reasonably susceptible of different constructions and capable of being understood in more than one sense.” *Madison*, supra at 606, 735 A.2d at 106 (quotations omitted) (citation omitted). In deciding whether language in a policy is vague or ambiguous, the language must be considered in the context of the policy as a whole. *Riccio v. American Republic Insurance Co.*, 453 Pa. Super. 364, 373, 683 A.2d 1226, 1231 (1996). Further, we should not alter the meaning of language in a contract in order to find an ambiguity. *Madison*, supra.

The Doynes’ policy with Erie, under the heading entitled “**BODILY INJURY LIABILITY COVERAGE**,” which is in bold font and all capital letters, provides:

OUR PROMISE

We will pay all sums up to the amount shown on the Declarations which anyone we protect becomes legally obligated to pay as damages because of bodily injury or property damage caused by an occurrence during the policy period. We will pay for only bodily injury or property damage covered by this policy.

We may investigate or settle any claim or suit for damages against anyone we protect, at our expense. If anyone we protect is sued for damages because of bodily injury or property damage covered by this policy, we will provide a defense with a lawyer we chose [sic], even if the allegations are not true. We are not obligated to pay any claim or defend any suit if we have already used up the amount of insurance by paying a judgment or settlement.

Erie Policy at 17. Under the heading entitled “**WHAT WE DO NOT COVER—EXCLUSIONS**,” which is also in bold font and all capital letters, the policy states:

We do not cover under Bodily Injury Liability Coverage, Property Damage Liability Coverage, Personal Injury Liability Coverage and Medical Payments to Others Coverage:

...

12. *Bodily injury or personal injury to you and if residents of your household, your relatives, and persons under the age of 21 in your care or in the care of your resident relatives.*

Erie Policy at 17, 19 (emphasis in original). Therefore, the policy provides that if the insured is sued “for damages because of bodily injury ... covered by this policy, we will provide a defense with a lawyer we chose [sic], even if the allegations are not true.” *Id.* at 17 (emphasis added). In the exclusionary clause, the policy provides that “We do not cover under Bodily Injury Liability Coverage ... 12. Bodily injury or personal injury to you and if residents of your household, your relatives, and persons under the age of 21 in your care or in the care of your resident relatives.” *Id.* at 17, 19.

After a careful review of the language of the Doynes' policy with Erie, we do not find any ambiguities, uncertainties or language susceptible to different interpretations. The policy clearly states that Erie will provide the Doynes with a defense and indemnification if an insured is sued for damages because of bodily injuries covered under the policy. *Id.* at 17. Moreover, the policy also clearly states, in the exclusionary clause, that bodily injury to the insured or a minor relative or household resident is *not* covered under the policy. *See id.* The language is clear and understandable. In fact, this exclusionary language is nearly identical to the language in *Neil*, which the Superior Court found to be clear and unambiguous and, therefore, enforceable. *See Neil*, supra at 301, 549 A.2d at 1304-1305; Erie Policy at 17, 19. Consequently, because the exclusionary clause in the Doynes' policy with Erie is clear, unambiguous and conspicuously located, it is fully enforceable. *See Neil*, supra at 311, 549 A.2d at 1309.

Accordingly, because the exclusionary clause provides that Erie has no duty to defend Doyme when Doyme's minor son is the injured party, Doyme has failed to plead facts sufficient to demonstrate that Erie breached a duty imposed by the contract. Therefore, accepting as true all of the well-pleaded, material and relevant facts alleged in Doyme's Complaint, and all inferences fairly deducible therefrom, Doyme has not sufficiently averred facts to support a cause of action against Erie for breach of contract. *See Mazur v. Trinity Area School District*, 599 Pa. 232, 241, 961 A.2d 96, 101 (2008); *see Neil*, supra at 311, 549 A.2d at 1310.

C. Bad Faith

Doyme also brought a cause of action against Erie for bad faith pursuant to 42 Pa. C.S. §8371.¹ *See* Complaint at ¶¶27-30. With respect to insurance, *Black's Law Dictionary* defines "bad faith" as:

An insurance company's unreasonable and unfounded (though not necessarily fraudulent) refusal to provide coverage in violation of the duties of good faith and fair dealing owed to an insured. • Bad faith often involves an insurer's failure to pay the insured's claim or a claim brought by a third party.

Black's Law Dictionary (9th ed. 2009). Furthermore, the Pennsylvania Supreme Court explained that

the term 'bad faith' concerned the duty of good faith and fair dealing in the parties' contract and the manner by which an

¹ Section 8371 titled "Actions on insurance policies" states:

In an action arising under an insurance policy, if the court finds that the insurer has acted in bad faith toward the insured, the court may take all of the following actions:

- (1) Award interest on the amount of the claim from the date the claim was made by the insured in an amount equal to the prime rate of interest plus 3%.
- (2) Award punitive damages against the insurer.
- (3) Assess court costs and attorney fees against the insurer.

42 Pa. C.S. §8371.

insurer discharged its obligations of defense and indemnification in the third-party claim context or its obligation to pay for a loss in the first party [sic] claim context.

Toy v. Metropolitan Life Insurance Company, 593 Pa. 20, 41, 928 A.2d 186, 199 (2007). *Black's Law Dictionary* speaks of an "unreasonable and unfounded" refusal to provide coverage, while the court's definition refers to the insurer's "obligations."

As explained above, pursuant to the insurance contract between Erie and Doyne, Erie has no duty to defend or provide coverage to Doyne. Consequently, Erie's refusal to defend or provide coverage to Doyne is neither unreasonable nor unfounded. Accordingly, accepting as true all of the well-pleaded, material and relevant facts alleged in Doyne's Complaint and all inferences fairly deducible therefrom, Doyne has failed to plead facts sufficient to support a cause of action for bad faith against Erie. *See Mazur, supra*; *see D'Ambrosio v. Pennsylvania National Mutual Casualty Insurance Company*, 494 Pa. 501, 510-11, 431 A.2d 966, 970 (1981); *Toy, supra*.

Generally, this Court liberally grants parties leave to amend deficient complaints. Absent an error of law or demonstrated prejudice to an adverse party, such a decision is proper. *See Ibn-Sadiika v. Riestler*, 380 Pa. Super. 397, 406, 551 A.2d 1112, 1116-17 (1988). The Pennsylvania Supreme Court has held that "[t]he right to amend should not be withheld where there is some reasonable possibility that amendment can be accomplished successfully. *Where allowance of an amendment would, however, be a futile exercise, the complaint may properly be dismissed without allowance for amendment.*" *Carlino v. Whitpain Investors*, 499 Pa. 498, 505, 453 A.2d 1385, 1388 (1982) (emphasis added, citations and internal quotations omitted). Moreover,

[w]here [a] pleading reveals that the complaint's defects are so substantial that amendment is not likely to cure them, and that the prima facie elements of the claims asserted will not be established, the right to amend is properly withheld. ... [T]he decision to grant or deny leave to amend is within the sound discretion of the trial court

Ibn-Sadiika, supra at 407, 551 A.2d at 1117 (citations omitted). Upon consideration of the defects present in Doyne's Complaint, we conclude that it is proper to sustain Erie's objection and dismiss the Complaint without allowance for further amendment. Because we have determined, as a matter of law, that Erie had no duty to defend Doyne in the Redner's case, allowing Doyne to file an amended complaint would be an exercise in futility. *See Carlino, supra* at 505, 453 A.2d at 1388.

WHEREFORE, we enter the following:

ORDER

AND NOW, this 17th day of April, 2012, upon consideration of Erie Insurance Group, a/k/a Erie Insurance Exchange (“Erie”) Preliminary Objections to Plaintiff Cynthia Doyne’s (“Doyne”) Complaint, and upon consideration of the parties’ briefs and argument thereon, it is hereby ORDERED and DECREED that

1. Erie’s preliminary objection, in the nature of a demurrer, seeking to dismiss Doyne’s claim for breach of contract, is SUSTAINED WITH PREJUDICE;
2. Erie’s preliminary objection, in the nature of a demurrer, seeking to dismiss Doyne’s claim for bad faith, is SUSTAINED WITH PREJUDICE.

IRENE BROLSMA and JOHN BROLSMA, Plaintiffs v. DANIEL J. MILAVEC, DDS, MILAVEC DENTAL CARE, Defendants

Motion To Compel Discovery—Dental Malpractice.

Plaintiffs filed a motion to compel discovery in a dental malpractice case following the refusal of Defendant Milavec (“Defendant”), at his deposition and upon advice of counsel, to answer inquiries by Plaintiffs’ counsel regarding whether Defendant had a chronic illness that caused him to cancel several scheduled dental appointments with Plaintiff Irene Brolsma. Plaintiffs alleged that Defendant may have cancelled the appointments due to a chronic illness or a substance abuse problem that may have affected the quality of Defendant’s dental care. Plaintiffs also alleged that Defendant’s pattern of cancelling patient appointments was not limited to Irene Brolsma’s treatment. Therefore, Plaintiffs requested an opportunity to re-depose Defendant regarding the reasons behind his absenteeism, as well as the opportunity to conduct reasonable follow-up discovery.

The Court granted Plaintiffs’ motion, finding that (1) pursuant to the liberal discovery rules, Plaintiffs had articulated how the information sought from Defendant was reasonably calculated to lead to the discovery of admissible evidence; (2) the information sought by Plaintiffs was intended to buttress existing claims against Defendant; (3) re-deposing Defendant would not be unduly burdensome for Defendant and his counsel since Defendant’s counsel had advised Defendant not to answer the inquiries of Plaintiffs’ counsel during the deposition; and (4) Plaintiffs acted with reasonable diligence in filing the motion to compel since they had only recently learned of the additional cases where Defendant allegedly exhibited a pattern of absenteeism in his treatment of patients.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—No. C-48-CV-2009-10953.

RALPH J. BELLAFATTO, ESQUIRE, for Plaintiffs.

KYLE N. THOMPSON, ESQUIRE, for Defendants.

Order of the Court entered on January 10, 2012 by BELTRAMI, J.

ORDER

AND NOW, this 10th day of January, 2012, Plaintiffs’ Motion to Compel Deposition Inquiry and Follow-up Discovery is hereby GRANTED. Plaintiffs may re-depose Defendant Daniel J. Milavec, D.D.S. regarding the reasons, without limitation on the scope of such reasons, for his alleged pattern of chronic absenteeism and last-minute cancellations with regard to appointments with Plaintiff Irene Brolsma. Said deposition shall occur within two (2) months. The parties may engage in written discovery, for the same purpose, during the next four (4) months.

STATEMENT OF REASONS

This matter is before the Court on Plaintiffs’ Motion to Compel Deposition Inquiry and Follow-Up Discovery (“Motion”), filed December 20, 2011.¹ On December 16, 2011 Defendants filed a Response to the Motion.

¹ On December 16, 2011, Plaintiffs presented the original Motion to the Court. The original was filed with the Prothonotary after the conference.

At a conference held on the same day, the Court heard oral argument, and the matter is ready for disposition.

On October 5, 2009, Plaintiffs filed a Complaint against Defendants based upon alleged negligent dental work performed on Plaintiff Irene Brolsma by Defendant Daniel J. Milavec, D.D.S. Plaintiffs deposed Dr. Milavec on January 7, 2011. During the deposition, Dr. Milavec, on the advice of his attorney, refused to answer inquiries posed by Plaintiffs' counsel regarding whether Dr. Milavec had a chronic illness that caused him to cancel scheduled appointments with Irene Brolsma.

In their Motion, Plaintiffs assert that Dr. Milavec cancelled no fewer than six appointments with Irene Brolsma at the last minute and "without explanation other than vague references to [Dr. Milavec]'s 'illness.'" (Pls.' Mot. ¶3.) Dr. Milavec admits that he cancelled several appointments with Ms. Brolsma because he was sick. (Defs.' Resp. ¶3.) "Plaintiffs believe that [Dr. Milavec] may suffer from some chronic illness, and/or substance abuse, and/or some other unknown condition which is causing the repeated absences, and which may be affecting the quality of [Dr. Milavec]'s dental care." (Pls.' Mot. ¶5.) Plaintiffs further aver that they have recently learned that Dr. Milavec's alleged pattern of absenteeism and cancelling appointments at the last minute was not limited to Irene Brolsma's treatment but has extended to other patients as well, including two patients whose treatment has resulted in litigation against Dr. Milavec. (*Id.*, ¶6.) Finally, Plaintiffs allege that during the course of the instant litigation, Dr. Milavec cancelled a scheduled deposition on less than one hour's notice. (*Id.*, ¶7.) For these reasons, Plaintiffs request an opportunity to re-depose Dr. Milavec to inquire into the reasons for his absenteeism and cancellation of appointments, "including [Dr. Milavec]'s claims of illness, and including [Dr. Milavec]'s possible substance abuse." (Pls.' Mot. at 2.) Further, should they be permitted to re-depose Dr. Milavec, Plaintiffs request leave to conduct reasonable follow-up discovery subsequent to any such deposition. (*Id.*)

In response, Defendants argue that Plaintiffs' inquiries during Dr. Milavec's deposition did not seek discoverable information, that re-deposing Dr. Milavec would be unduly burdensome for Dr. Milavec and Defendants' counsel, and that Plaintiffs did not act with reasonable diligence in filing their Motion.

Pursuant to the Rules of Civil Procedure, "a party may obtain discovery regarding *any* matter, not privileged, which is relevant to the subject matter involved in the pending action." Pa. R.C.P. No. 4003.1(a) (emphasis added). Where the matter to be discovered is relevant and non-privileged, discovery shall be liberally allowed. *George v. Schirra*, 814 A.2d 202, 204 (Pa. Super. 2002). "It is not ground for objection that the information sought will be inadmissible at the trial if the information sought appears reasonably

calculated to lead to the discovery of admissible evidence.” Pa. R.C.P. No. 4003.1(b).

Here, Defendants argue that the information sought by Plaintiffs is not discoverable because Plaintiffs have not articulated how such information is reasonably calculated to lead to the discovery of admissible evidence. The Court disagrees. To the contrary, Plaintiffs’ counsel offered just such an articulation at Dr. Milavec’s deposition:

MR. BELLAFATTO: Let me try to articulate a potential basis of what I don’t know. If [Dr. Milavec] had some sort of a chronic condition that might affect his mental faculties or his physical faculties that might in some way impair either his judgment or physical ability to fashion a bridge that works for Ms. Brolsma, that would be discoverable information relevant to the case.

(Pls.’ Mot., Ex. “A” at 109.) As Plaintiffs’ counsel articulated, the discovery Plaintiffs seek is directly relevant to Dr. Milavec’s ability to conform his conduct to the applicable standard of care. The Court does not read Plaintiffs’ Motion, as Defendants do, as an attempt to assert a new claim not alleged in the Complaint. Rather, the Court views the information sought by Plaintiffs as evidence intended to support the causes of action Plaintiffs have already averred in their Complaint. Even assuming that the allegation of chronic illness and last-minute cancellations is a new claim, Plaintiffs would not need to discover the *reasons* for Dr. Milavec’s absenteeism and cancellations to allege such a pattern. Instead, Plaintiffs reasonably believe that the very reasons for such a pattern may have also contributed to Dr. Milavec’s alleged negligent conduct on those occasions where he actually saw and treated Ms. Brolsma. Accordingly, the Court finds the information sought by Plaintiffs to be discoverable pursuant to Rule 4003.1.

The Court also rejects Defendants’ argument that re-deposing Dr. Milavec would be unduly burdensome for Dr. Milavec and Defendants’ counsel. It was Defendants’ counsel’s advice and Dr. Milavec’s decision not to answer the inquiries of Plaintiffs’ counsel during Dr. Milavec’s deposition that created the need for Plaintiffs to conduct a second deposition.

Lastly, the Court finds that Plaintiffs have acted with reasonable diligence in filing their Motion. Only recently have Plaintiffs learned of additional cases where Dr. Milavec allegedly exhibited the same pattern of absenteeism and last-minute cancellations alleged here. This is not a case where Plaintiffs failed to inquire into a certain matter during discovery and now, after the lapse of the discovery deadline, request leave to conduct supplemental discovery regarding that very matter. Here, Plaintiffs made valid inquiries during discovery only to be rebuffed by Defendants. Plaintiffs may not have had information strengthening their argument that the

information sought during Dr. Milavec's deposition was indeed discoverable until they learned of the additional cases where Dr. Milavec engaged in a similar pattern of absenteeism and last-minute cancellations. The Court cannot say that Plaintiffs failed to proceed with reasonable diligence after obtaining this information.

Northampton County Bar Association Notification of Change Form

To assist the NCBA Staff in maintaining up-to-date information on all attorneys and subscribers of the *Reporter*, would you please complete the form below and return it to the NCBA Office whenever you have a change and/or addition to your address, telephone number, fax number or e-mail address. *Return to:* Northampton County Bar Association, 155 South Ninth Street, Easton, PA 18042-4399, FAX: (610) 258-8715.

Please change the following:

NAME _____

ADDRESS _____

TELEPHONE _____ FAX _____

E-MAIL _____



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, February 18, 2013**