

Northampton County Reporter

(USPS 395-280)

VOL. LVII

EASTON, PA May 3, 2012

NO. 18

Ravin Deibert, Plaintiff v. Commonwealth of Pennsylvania et al., Defendants
Ravin Deibert, Plaintiff v. GAI Consultants, Inc. et al., Additional Defendants

Stuart Shmookler, Plaintiff v. Amy Wankanich, Defendant

**Adam Lynch and Melissa Lynch, Plaintiffs v. Borough of Portland, Greenland
Construction, Inc. and Raymond Albright, Defendants**

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2. 2012 Calendar
3. Walk for a Healthy Community
4. PBI/CLE Seminars—NCBA Office, May – August 2012
Cream: 1. Quarterly Association Meeting
2. "Affidavits to Close Small Estates Outside of Probate"
3. Golf Outing and Happy Hour
4. Annual Summer Outing
Green: 1. Rochester Redwings vs. Lehigh Valley Iron Pigs
2. "Practicing Law Dead or Alive, the Sequel: Practical and Ethical Issues for You and Your Client"
3. Registration Form
4. "Criminal Appellate Practice"

NOTICE TO THE BAR...

Quarterly Association Meeting & Malpractice Avoidance Seminar.
May 17, 2012. Registration form inside.

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Northampton County Reporter

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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

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

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Edward P. Shaughnessy, Esquire

Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

Quarterly Association Meeting and Malpractice Avoidance Seminar

Thursday, May 17, 2012 @ Best Western, Bethlehem

Receive 5% discount on your PBA-sponsored malpractice insurance.
Registration form inside.

Lehigh Valley Iron Pigs Night

Tuesday, June 26, 2012

Join your NCBA friends and family in the four dugout suites at Coca Cola Park. Registration form inside.

Walk for a Healthy Community

Saturday, June 2, 2012

This is a great opportunity to take part in a fun event and to support the community at the same time. The Walk will take place at SteelStacks this year. You get to choose the charity you want to support from a group of 23 local charities. Registration information inside.

Consider joining us this year! Members, family, friends and dogs are all welcome!

Annual Summer Outing

Thursday, July 26, 2012 – Louise Moore Park

Planning has begun for our Summer Outing. Clear your calendar and attend the Outing for fun in the sun – golf, quoits, mini-golf, biking and softball.

We live in a stage of politics, where legislators seem to regard the passage of laws as much more important than the results of their enforcement.
~ William Howard Taft

ESTATE NOTICES

Notice is hereby given that in the estate of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay to the executors or administrators or their attorneys named below.

FIRST PUBLICATION**BRADY, ADA P. a/k/a ADA BRADY, dec'd.**

Late of the City of Bethlehem, Northampton County, PA

Executor: Clarence R. Watson c/o Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018

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

BUKICS, JOSEPH F. a/k/a JOSEPH F. BUKICS, JR., dec'd.

Late of the Township of Bethlehem, Northampton County, PA
Executrix: Rose Marie L. Bukics 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

FITZGERALD, ELIZABETH Q., dec'd.

Late of Hellertown, Northampton County, PA

Executrix: Rosalyn Cahill c/o Melissa V. Bond, Esquire, Bond & McCullough, 16 North Franklin St., Ste. 300A, Doylestown, PA 18901

Attorneys: Melissa V. Bond, Esquire, Bond & McCullough, 16 North Franklin St., Ste. 300A, Doylestown, PA 18901

FREY, SHIRLEY A. a/k/a BETSY FREY, dec'd.

Late of the Borough of Hellertown, Northampton County, PA
Executrix: Carole M. Kalman 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

HOLLOWELL, RAMONA a/k/a RAMONA P. HOLLOWELL, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administrator: Edward R. Hollowell, 1451 6th Street, Bethlehem, PA 18020

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

KREMSNER, EDWARD S., dec'd.

Late of the Township of Moore, Northampton County, PA

Executrix: Susan R. Meyers c/o Dean C. Berg, Esquire, 1820 Main Street, P.O. Box 10, Northampton, PA 18067

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

MILLER, GLADYS C. a/k/a GLADYS MILLER, dec'd.

Late of the City of Bethlehem, Northampton County, PA

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

MOREY, RUTH C. a/k/a RUTH**MOREY**, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Wells Fargo Bank, N.A. c/o Mary C. Helf, Esquire, Fox Rothschild LLP, 2700 Kelly Rd., Ste. 300, Warrington, PA 18976-3624

Attorneys: Mary C. Helf, Esquire, Fox Rothschild LLP, 2700 Kelly Rd., Ste. 300, Warrington, PA 18976-3624

PERAZZETTI, HELENA a/k/a**HELENA R. PERAZZETTI**, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Mrs. Marvourneen E. Horton, 201 Hunter Street, Easton, PA 18045

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

STELZMAN, HELEN C., dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Joanne Leonard c/o Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

Attorney: Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

STROUSE, ROY H., dec'd.

Late of the Township of Forks, Northampton County, PA

Administrator CTA: Bryan K. Strouse c/o J. Stephen Kreglow, Esquire, P.O. Box 20833, Lehigh Valley, PA 18002-0833

Attorney: J. Stephen Kreglow, Esquire, P.O. Box 20833, Lehigh Valley, PA 18002-0833

SECOND PUBLICATION**BEIDLER, DeFORREST R.**, dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Sandra L. Beidler
Attorneys: Wendy A. Nicolosi, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018**BELLETTI, LILIANA**, dec'd.

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

Executors: Oriana M. Hood, 4380 Eisenhower, Bethlehem, PA 18020, John P. Belletti, 1016 Potomac Dr., Wilmington, NC 28411 and Steven Belletti, 735 William St., Pen Argyl, PA 18072
Attorney: Steven B. Molder, Esquire, 904 Lehigh Street, Easton, PA 18042**BROWN, RONALD W.**, dec'd.

Late of the Township of Bushkill, Northampton County, PA

Executor: Stephen T. Brown, 11 South Main Street, Nazareth, PA 18064

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

COLVER, ELWOOD E. a/k/a ELWOOD E. COLVER, JR., dec'd.

Late of Plainfield Township, Northampton County, PA

Executrix: Lorena L. Roberts, 506 Clyde Street, Nazareth, PA 18064-9259

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

HOCH, BETTY E., dec'd.

Late of Hellertown, Northampton County, PA

Executor: Gary L. Hoch, 9437 Silver Meteor Court, Manassas Park, VA 20111

Attorney: Richard G. Scheib,
Esquire, 11 Reitz Blvd., Suite
102, Lewisburg, PA 17837-9293

JONES, THEODORE A., dec'd.

Late of the City of Easton,
Northampton County, PA
Administratrix C.T.A.: Patsy
Woodson, 35 S. Sixth Street,
Easton, PA 18042

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

KECK, WAYNE R., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Executors: Richard T. Keck,
Katherine L. Heller and National
Penn Investors Trust Co. c/o
Peters, Moritz, Peischl, Zulick,
Landes & Brienza, LLP, 1 South
Main Street, Nazareth, PA 18064-
2083

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

MITCHELL, PAULINE M., dec'd.

Late of the Township of Hanover,
Northampton County, PA

Executrix: Michele Mitchell
a/k/a Michele K. Lenahan

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

NATOLI, JEAN, dec'd.

Late of Nazareth, Northampton
County, PA

Administratrix C.T.A.: Linda G.
Hahn c/o Timothy B. Fisher, II,
Esquire, Fisher & Fisher Law
Offices LLC, 525 Main Street,
P.O. Box 396, Gouldsboro, PA
18424

Attorneys: Timothy B. Fisher, II,
Esquire, Fisher & Fisher Law

Offices LLC, 525 Main Street,
P.O. Box 396, Gouldsboro, PA
18424

NICHOLAS, CONRAD L., dec'd.

Late of 429 S. Riverview Drive,
Walnutport, Northampton
County, PA

Administratrix: Edna A. Nicholas
c/o Anne K. Manley, Esquire, 33
S. 7th Street, P.O. Box 4060,
Allentown, PA 18105-4060

Attorney: Anne K. Manley, Es-
quire, 33 S. 7th Street, P.O. Box
4060, Allentown, PA 18105-
4060

RITTER, EMMA Z., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Executrix: Suzanne Kroboth,
417 Birch Drive, Nazareth, PA
18064

Attorneys: Peters, Moritz, Pei-
schl, Zulick, Landes & Brienza,
LLP, 1 South Main Street, Naza-
reth, PA 18064-2083

SMITH, CARRIE V., dec'd.

Late of the Borough of Wilson,
Northampton County, PA

Co-Administrators: Robert T.
Smith, Jr. and Michelle M. Phoe-
nix 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

STEPHENS, CECILIA R., dec'd.

Late of Northampton, Northamp-
ton County, PA

Executor: Keith Stephens, 3778
Lehigh Drive, Northampton, PA
18067

Attorney: Charles E. Shoemaker,
Jr., Esquire, 727-729 North 19th
Street, Allentown, PA 18104-
4040

VOROS, STEVEN, dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Cecile Paules, 662 E. Macada Road, Bethlehem, PA 18017

Attorney: Richard D. Gorski, Esquire, 2029 West Union St., Allentown, PA 18104

THIRD PUBLICATION**BRANDT, RUSSELL W.**, dec'd.

Late of the Township of Plainfield, Northampton County, PA
Administrator: Ryan R. Brandt 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

EBERHARDT, HILDA J., dec'd.

Late of Lower Saucon, Northampton County, PA

Executrix: Janice M. Eberhardt-Thew c/o John O. Stover, Jr., Esquire, 537 Chestnut Street, Emmaus, PA 18049

Attorney: John O. Stover, Jr., Esquire, 537 Chestnut Street, Emmaus, PA 18049

HORVATH, LILLIAN DOROTHY a/k/a LILLIAN D. HORVATH, dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Elvira Fenner c/o Thomas J. Maloney, Esquire, Maloney, Danyi, O'Donnell & Tranter, 901 West Lehigh Street, P.O. Box 1279, Bethlehem, PA 18016-1279

Attorneys: Thomas J. Maloney, Esquire, Maloney, Danyi, O'Donnell & Tranter, 901 West Lehigh Street, P.O. Box 1279, Bethlehem, PA 18016-1279

SHOOK, JAY M., dec'd.

Late of the Township of Plainfield, Northampton County, PA
Co-Executors: Irene A. Gutshall and James R. Shook c/o P. Christopher Cotturo, Esquire, Attorney-at-Law, 75 Bangor Junction Road, Bangor, PA 18013

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

SMICKLE, JULIA ELLEN a/k/a JULIA-ELLEN SMICKLE a/k/a JULIA E. SMICKLE a/k/a JULIA ELLEN SWARTWOOD, dec'd.

Late of the Borough of Wilson, Northampton County, PA
Executor: Mr. Ned R. Barlieb, 42 N. Broad Street, Nazareth, PA 18064

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

STEFANCIN, SOPHIE A., dec'd.

Late of the Township of Bushkill, Northampton County, PA
Executors: Michael A. Malia and Veronica J. Malia 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

STEVKO, ANASTASIA P., dec'd.

Late of 4882 Lehigh Drive, Walnutport, Northampton County, PA

Executrix: Sandra Paul a/k/a Sandra M. Niebell, 712 S. Dogwood Road, Walnutport, PA 18088

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

TEMPINSKI, JOSEPH P., dec'd.

Late of the Township of Bethle-
hem, Northampton County, PA
Executor: Kurt Tempinski c/o
Bradford D. Wagner, Esquire,
662 Main Street, Hellertown, PA
18055-1726

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

**NOTICE OF ADMINISTRATIVE
SUSPENSION**

NOTICE IS HEREBY GIVEN that
Brian Frederick Achey of Northamp-
ton County has been Administra-
tively Suspended by Order of the
Supreme Court of Pennsylvania
dated March 27, 2012, pursuant to
Rule 111(b), Pa. R.C.L.E., which re-
quires that every active lawyer shall
annually complete, during the com-
pliance period for which he or she is
assigned, the continuing legal educa-
tion required by the Continuing Legal
Education Board. The Order became
effective April 26, 2012 for Compli-
ance Group 2.

Suzanne E. Price
Attorney Registrar

The Disciplinary Board of the
Supreme Court of Pennsylvania
May 3

NOTICES OF INCORPORATION

NOTICE IS HEREBY GIVEN that
Articles of Incorporation have been
filed with the Department of State of
the Commonwealth of Pennsylvania,
at Harrisburg, Pennsylvania, for the
purpose of obtaining a Certificate of
Incorporation of a proposed business
corporation to be organized under the
provisions of the Pennsylvania Busi-
ness Corporation Law of 1988, ap-
proved December 21, 1988, P.L.
1444, No. 177, as amended.

The name of the corporation is:

**COMUNALE LAWN AND
LANDSCAPING, INC.**

The Articles of Incorporation were
filed on April 19, 2012.

DAVID J. CERAUL, ESQUIRE
22 Market Street
Bangor, PA 18013

May 3

NOTICE IS HEREBY GIVEN that
Articles of Incorporation have been
filed with the Department of State of
the Commonwealth of Pennsylvania
at Harrisburg, Pennsylvania, for the
purpose of obtaining a Certificate of
Incorporation pursuant to the provi-
sions of the Business Corporation
Law of the Commonwealth of Penn-
sylvania, approved December 21,
1988, P.L. 1444, as amended, by the
following corporation:

The name of the corporation is:

MGH SERVICES, INC.

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

May 3

NOTICE IS HEREBY GIVEN that
Articles of Incorporation have been
filed with the Department of State of
the Commonwealth of Pennsylvania
at Harrisburg, Pennsylvania, for the
purpose of obtaining a Certificate of
Incorporation pursuant to the provi-
sions of the Business Corporation
Law of the Commonwealth of Penn-
sylvania, Act of December 21, 1988
(P.L. 1444, No. 177), by the following
corporation:

The name of the corporation is:

SAAB FARMERS MARKET, INC.

The Articles of Incorporation were
filed on April 12, 2012.

THOMAS H. DINKELACKER,
ESQUIRE
DIMMICH & DINKELACKER, P.C.
2987 Corporate Court
Suite 210
Orefield, PA 18069
(610) 398-1800

May 3

CORPORATE FICTITIOUS NAME REGISTRATION NOTICE

NOTICE IS HEREBY GIVEN that Airlite Plastics Co., of 6110 Abott Drive, Omaha, NE 68110, filed an Application for Registration of Fictitious Name pursuant to the Pennsylvania Fictitious Name Act, 54 Pa. C.S. §311, on or about April 4, 2012, with the Pennsylvania Department of State to conduct business under the fictitious name of:

S&L PLASTICS

The address of the principal place of the business to be carried on through the fictitious name of S&L Plastics is: 2860 Bath Pike, Nazareth, Pennsylvania 18064.

May 3

LIMITED LIABILITY COMPANY NOTICES

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, pursuant to the provisions of the Limited Liability Company Law of the Commonwealth of Pennsylvania, Act of December 7, 1994 (P.L. 703, No. 106) for the following company:

METABOLISM WORKS, LLC

7426 Carol Lane, Northampton, PA 18067.

QUINTES D. TAGLIOLI, ESQUIRE
MARKOWITZ & RICHMAN
121 N. Cedar Crest Blvd.
2nd Floor
Allentown, PA 18104

May 3

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 Corpora-

tion Law of the Commonwealth of Pennsylvania, Act of December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is:

T2D LOGISTICS, LLC

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

DOUGLAS M. MARINOS, ESQUIRE
DOUGLAS M. MARINOS &
ASSOCIATES, P.C.

101 North Cedar Crest Blvd.
Allentown, PA 18104

May 3

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

Deutsche Bank National Trust
Company, as Trustee for Argent
Securities Inc., Asset-Backed
Pass-Through Certificates, Series
2005-W4 BY American Home
Mortgage Servicing, Inc., as attorney
in fact,

Plaintiff

vs.

Mary S. Demjanick, Last Record
Owner, Allison S. Demjanick
(Possible Known Heir of Mary S.
Demjanick, Last Record Owner),
Kelly A. Demjanick (Possible Known
Heir of Mary S. Demjanick, Last
Record Owner), Kristina M.
Demjanick, (Possible Known Heir of
Mary S. Demjanick, Last Record
Owner) and Sarah E. Demjanick
(Possible Known Heir of Mary S.
Demjanick, Last Record Owner),
Defendants

NO. C-48-CV-2011-4060

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
TO: Mary S. Demjanick, and Any and
All Unknown Heirs, Defendant(s),
whose last known address is 421
Walnut Drive, Northampton, PA
18067

**AMENDED COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W4 BY American Home Mortgage Servicing, Inc., as attorney in fact, has filed an Amended Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Northampton County, Pennsylvania, docketed to NO. C-48-CV-2011-4060, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 421 Walnut Drive, Northampton, PA 18067, whereupon your property would be sold by the Sheriff of Northampton County.

NOTICE: YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF

YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Northampton County
Lawyers Referral Service
155 S. 9th St.
Easton, PA 18042
(610) 258-6333

UDREN LAW OFFICES, P.C.

Attorneys for Plaintiff
111 Woodcrest Rd.
Ste. 200
Cherry Hill, NJ 08003
(856) 669-5400

May 3

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on MAY 11, 2012 at ten o'clock a.m. in the COUNCIL CHAMBERS, THIRD FLOOR, of the Northampton County Government Center, within the City of Easton, County of Northampton and State of Pennsylvania, to wit:

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

**No. 2
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-01450**

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situated in the Borough of Hellertown, County of Northampton, and State of Pennsylvania, being designated as Lot #36, Block 7 as laid out on the map entitled Rentzheimer Farm Develop-

ment, Section C, Mountainview, property of Bethlehem Steel Company, dated November 6, 1947, revised April 13, 1948, and filed in Map Book Volume 12, Page 9, Northampton County Records, being designated as 314 Willow Road.

BEING the same premises by deed from Robert M. Burke dated 02/22/02 and recorded 02/22/02 in Book 2002-1 Page 49562 granted and conveyed unto Robert M. Burke and Tammy F. Burke, husband and wife.

BEING KNOWN AS 314 Willow Road, Hellertown, PA 18055.

TAX PARCEL NUMBER: Q7SE4A-11-3A.

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

SEIZED AND TAKEN into execution of the writ as the property of Tammy F. Burke and Robert M. Burke.

MICHAEL T. MCKEEVER, ESQUIRE

No. 3
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-08994

All that certain message, tenement and lot or tract of ground located the eastern side of Mountain View Drive, now numbered 8054 Mountain View Drive (previously numbered 115 Mountain View Drive), being known as Lot #15, as shown on plat of Country Squire Estates, East Allen Township, Northampton County, Pennsylvania, said plan begin recorded in the Office for the Recording of Deeds in and for Northampton County, in Easton, Pennsylvania, in Plan Book Volume 23, page 12, being bounded and described as follows, to wit:

Beginning at a point in the eastern line of Mountain View Drive, said point being the common corner with

Lot No. 14 of the above-mentioned plan; thence along the eastern line of Mountain View Drive by a curve to the left with a radius of one hundred seventy-five (175.00') feet for a distance of sixty (60.00') feet; thence along the southern line of Lot No. 16 of the above-mentioned plan, South eighty (80) degrees fifty-five (55) minutes forty (40) seconds East, one hundred fifty-two and sixty-one one-hundredths (152.61') feet to a point in the western line of Lot No. 4 of the above-mentioned plan; thence along the same South seven (7) degrees forty-five (45) minutes East, twenty-seven and seventy-one one-hundredths (27.71) feet to a point; thence along the western line of Lot No. 5, South twenty (20) degrees forty-one (41) minutes fifteen (15) seconds West, thirty-nine and eighty-three one-hundredths (39.83') feet to a point; thence along the northwestern line of Lot No. 6, South forty-nine (49) degrees zero (00) minutes West fifty-one and sixty-two one-hundredths (51.62') feet to a point; thence along the northern line of Lot No. 14, North sixty-one (61) degrees seventeen (17) minutes zero (00) seconds West, one hundred forty-seven and ninety-two one-hundredths (147.92') feet to the place of beginning.

Title to said premises is vested in Melquisedec & Brenda Vasquez by deed from Blair J. Gerber dated 09/27/2006 and recorded 10/05/2006 in Book 2006-1, Page 413346.

BEING KNOWN AS 8054 Mountain View Drive, Northampton, PA 18067-8938.

TAX PARCEL NUMBER: K5-10-3H.

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

SEIZED AND TAKEN into execution of the writ as the property of Melquisedec Vasquez and Brenda Vasquez.

CHANDRA M. ARKEMA, ESQUIRE

No. 4
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-07710

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

BEGINNING at an iron pin at the edge of the concrete sidewalk on the North side of George Street, the said iron pin being on the centerline (extended) of a double frame dwelling house Nos. 805-807 projected; thence along the North side of said concrete sidewalk North 73 degrees East 20 feet to a point and land of Alvin Itterly; thence along the same North 17 degrees West 100 feet to a point on the concrete foundation wall on the East side of a small frame building on the South side of a 16 feet wide alley; thence along the South side of said alley and along a frame garage buildings South 73 degrees West 20 feet to a point; thence Southwardly through said garage building and through the centerline of the partition wall of said double frame dwelling Southwardly 100 feet to the place of Beginning.

Title to said premises is vested in Jennifer-Joan P. Clark and Timothy H. Clark, husband and wife, by deed from MICHLYN CAPPOLA dated December 2, 2004 and recorded December 14, 2004 in Deed Book 2004-1, Page 481966.

BEING KNOWN AS 805 George Street, Pen Argyl, PA 18072.

TAX PARCEL NUMBER: E8NE4B
1 2.

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

SEIZED AND TAKEN into execution of the writ as the property of Jennifer-Joan P. Clark and Timothy H. Clark.

MARGARET GAIRO, ESQUIRE

No. 5
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-10364

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the west side of Pierce Street (formerly Linden Street in the Fourth Ward of the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, being designated as 428 Pierce Street according to present city numbering, bounded and described as follows, to wit:

BEGINNING at a point in the west line of Pierce Street, in line with the middle of party or partition wall of a double brick dwelling house situate on the southwest corner of Pierce and Morton (formerly Church) Streets;

thence southwardly along Pierce Street a distance of nineteen feet four and one-half inches (19' 4 1/2") to a point;

thence of the same width extending westwardly between parallel lines at right angles with Pierce Street, a distance of eighty (80) feet.

Title to said premises is vested in Robert A. Pomante and Lori L. Roediger by deed from William Edward Wagner, III dated 10/20/2006 and recorded 10/23/2006, in Book 2006-1, Page 438263.

BEING KNOWN AS 428 Pierce Street, Bethlehem, PA 18015-1867.

TAX PARCEL NUMBER: P 6 SE
1B-30-10.

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 Robert A. Pomante and Lori L. Roediger.

CHANDRA M. ARKEMA, ESQUIRE

No. 6
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-04402

ALL THAT CERTAIN lot of land situate in the Township of Palmer, County of Northampton, and Commonwealth of Pennsylvania, and being designated as Lot No. 83 as shown on a plan of lots entitled "Final Plan Hillcrest, Phase 2-Section 5-Palmer township, Northampton County, Pennsylvania" "prepared by Environmental Design and Engineering, dated April 5, 2002, as revised, and recorded in the Office of the Recorder of Deeds of Northampton County, Pennsylvania, on October 3, 2002 in Record Book Volume 2002-5, Pages 263 to 264, ;and being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF Morningside Drive (50 feet wide) at a corner of Lot No. 74 (Open Space) of Hillcrest, Phase 2-Section 5; thence along said easterly right of way line of Morningside Drive (50 feet wide) along the arc of a curve deflecting to the left having a radius of 215.00 feet and central angle of 28 degrees- 49'00" for an arc length of 108.13 feet (chord: North 21 degrees - 50'-30" East 107.00 feet) to a point at a corner of Lot No. 82 of Hillcrest, Phase 2-Section 5; South 82 degrees-34'-00" East 150.00 feet to a point on a line of lands of Lot No. 74 (Open Space) of Hillcrest, Phase 2-Section 5, thence

along said lands of Lot No. 74 (Open Space) of Hillcrest, Phase 2-Section 5 the following two courses and distances:

1) South 21 degrees 50'30" West 181.65 feet to a point thence

2) North 53 degrees 45'00" West 150.00 feet to a point, the place of the Beginning

CONTAINING 20,483.46 square feet or 0.4702 acre.

Title to said premises is vested in Lorenzito Y. Quiambao and Victoria P. Quiambao, husband and wife, by deed from Frank Oieni and Grace M. Oieni, his wife, dated March 19, 2004 and recorded March 24, 2004 in Deed Book 2004-1, Page 108712, Instrument #2004020339.

BEING KNOWN AS 45 Morningside Drive, Easton, PA 18045.

TAX PARCEL NUMBER: L8-6-19-83.

THEREON BEING ERECTED a two-story single dwelling with attached two-car garage with stone and stucco exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Lorenzito Y. Quiambao and Victoria P. Quiambao.

MARGARET GAIRO, ESQUIRE

No. 7
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-00210

ALL THAT CERTAIN message, tenement and lot or piece of land, known as 518 Pawnee Street, according to present City numbering, situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, near the intersection of Cherokee and Pawnee Street with Seminole Street, being part of Block "H" as marked upon a certain plan of land late Charles Hacker, laid out by him and recorded at Easton in the

office for the Recording of Deeds, etc., in and for said County of Northampton in Deed Book H, volume 10, Page 602, bounded and described as follows, tow it:

BEGINNING at a point Sixty-seven and three-tenths 67.3) feet Northwardly from the Northwest corner of Pawnee and Seminole Streets; thence extending Northwardly along the West side of Pawnee Street twenty-two and seven-tenths (22.7) feet, more or less; thence extending Westwardly of that same width parallel lines at right angles to Pawnee Street One Hundred (100) feet to other lands now or late of Solomon L. Stephens. The Southern line of said lot passing through the middle of a brick partition wall separating dwellings # 518-520 Pawnee Street

Title to said premises is vested in Laurence D. Parry and Sheryll R. Parry, husband and wife, by deed from RICHARD J. HUYTER AND SHERI R. HUYTER, HUSBAND AND WIFE dated November 10, 2004 and recorded November 18, 2004 in Deed Book 2004-1, Page 449755.

BEING KNOWN AS 518 Pawnee Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SW2C-2-8.

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 Laurence D. Parry and Sheryll R. Parry.

MARGARET GAIRO, ESQUIRE

No. 8

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2011-05073

ALL THAT CERTAIN lot or parcel of land situate in the Borough of West

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

BEGINNING AT A POINT ON THE North side of Tenth Street (50 feet wide), said point being an iron pin set North 46 degrees 13 minutes East 176.59 feet from the Northeast corner of Tenth Street (50 feet Wide) and Center Street (40 feet wide); thence along the line between 323 Tenth Street and 325 Tenth Street North 43 degrees 47minutes West 130.00 feet to a railroad spike set; thence along the South side pin; thence along the southside of a 15 foot wide alley North 46 degrees 13 minutes East 35.00 feet to an iron pin; thence along line of land now or late of P. & S. Rossi south 43 degrees 47 minutes East 130.00 feet to an iron pin: thence along the North side of Tenth Street South 46 degrees 13 minutes 00 seconds West 35.00 feet to the place of Beginning.

CONTAINING 4,550.00 Square feet of land

Title to said premises is vested in Miguel Builes and Louis F. Builes by deed from MIGUEL BUELS dated January 26, 2004 and recorded March 4, 2004 in Deed Book 2004-1, Page 82814.

BEING KNOWN AS Lot 6 a/k/a 323 10th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW3D-4-19A-5.

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

SEIZED AND TAKEN into execution of the writ as the property of Miguel Builes and Louis F. Builes.

MARGARET GAIRO, ESQUIRE

No. 9
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-08519

All that certain piece, parcel or tract of land with the buildings and improvements thereon, situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania shown as Lot 19 on the Final Plan of Wolf's Run Phase VI-C as recorded in Map Book 1995-01, page 1612, in the Office of the Recorder of Deeds of Northampton County at Easton, Pennsylvania, and being further bounded and described as follows, to wit:

Beginning at a point on the Southerly right of way of Brendan Road (50.00 feet wide) at the Northeast corner of Lot 18 of Wolf's Run Phase VI-C; thence along said southerly right of way line of Brendan Road (50.00 feet wide) South 88° 29' 12" East 85.00 feet to a point; thence along the arc of a curve deflecting to the right having a radius of 15.00 feet and central angle of 90° 00' 00" for an arc length of 23.56 feet (chord: South 43° 29' 12" East 21.21 feet) to a point on the westerly right of way line of Scoty Drive (50.00 feet wide) thence along said westerly right of way line of Scoty Drive (50.00 feet wide) South 01° 30' 48" west 85.00 feet to a point at a corner of Lot 20 of Wolf's Run Phase VI-C; thence along said lands of Lot 20 of wolf's Run Phase VI-C North 88° 29' 12" West 100.00 feet to a point at a corner of Lot 18 of Wolf's Run Phase VI-C; thence along said lands of Lot 18 of Wolf's Run Phase VI-C North 01° 30' 48" East 100.00 feet to a point, the place of beginning.

Containing 9951.71 square feet or 0.23 acre.

Being the same premises which of Helen M. Krum and Dawn L. Devries by their deed dated 3/10/10 and re-

corded on 4101 in Book 2010-1, page 63252, Instrument# 2010009481 in the reocorder of Deeds Office of Northampton County, Pennsylvania granted and conveyed unto John T. Voloshin and Monica B. Voloshin.

BEING KNOWN AS 200 Brendan Road, Easton, PA 18045.

TAX PARCEL NUMBER: K8SE2-16-3.

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

SEIZED AND TAKEN into execution of the writ as the property of John T. Voloshin and Monica B. Voloshin.

LOUIS P. VITTI, ESQUIRE

No. 10
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-13319

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Lower Saucon, County of Northampton and Commonwealth of Pennsylvania shown as Lot 15 on the final plan of Meadow Ridge Estates recorded in Map Book 91, Page 103 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 an iron pin on the southerly right-of-way line of Deer Run Road (50.00 feet wide); said iron pin being on a corner of Lot 16 of Meadow Ridge Estates;

thence along said southerly right-of-way line of Deer Run Road (50.00 feet wide) along the arc of a curve to the left having a radius of 200.00 feet and central angle of 45°-50'-11- for an arc length of 160.00 feet (chord: North 28° 47' 00") East 155.77 feet to an iron pin on a corner of Lot 14 of Meadow Ridge Estates;

hence along said lands of Lot 14 of Meadow Ridge Estates South 84°-08'-05" East 287.11 feet to an iron pin on line of lands now or formerly of Lower Saucon School District/Hellertown School District;

thence along said lands now or formerly of Lower Saucon School District/Hellertown School District South 03°-16'-27" West 445.46 feet to a concrete monument on a corner of lands now or formerly of Anna M. and David R. Jennings;

thence along said lands now or formerly of Anna M. and David R. Jennings North 86°-02'-14" West 72.75 feet to an iron pin on a corner of Lot 16 of Meadow Ridge Estates;

thence along said lands of Lot 16 of Meadow Ridge Estates North 38°-17'-53" West 423.71 feet to an iron pin, the place of Beginning.

CONTAINING 109,172.94 square feet.

UNDER AND SUBJECT, however, to the following:

1. Declaration of Covenants and Restrictions dated May 23, 1991 and recorded May 23, 1991 in the Office as aforesaid in Miscellaneous Book Volume 396, Page 599.

2. "Drainage Covenants Agreement" as set forth on final subdivision plan of Meadow Ridge Estates, recorded in the Northampton County Recorder of Deeds Office in Map Book 91, Page 103.

3. Any and all additional covenants, restrictions, set-back lines, drainage easements, and utility easements as set forth on subdivision plan of Meadow Ridge Estates recorded as aforesaid.

BEING THE SAME PREMISES which Ashley Development Corporation, a Pennsylvania corporation, by its Deed dated September 5, 1991

and recorded September 26, 1991 in the Office for the Recorder of Deeds in and for Northampton County, Pennsylvania, in Deed Book Volume 843, Page 8, granted and conveyed unto Marc R. Solda and Patricia Solda, his wife.

BEING THE SAME PREMISES which Ashley Development Corporation, a Pennsylvania corporation, by its Deed dated September 5, 1991 and recorded September 26, 1991 in the Office for the Recorder of Deeds in and for Northampton County, Pennsylvania, in Deed Book Volume 843, Page 8, granted and conveyed unto Marc R. Solda and Patricia Solda, his wife.

BEING KNOWN AS 1750 Deer Run Road, Bethlehem, PA.

TAX PARCEL NUMBER: R7 2 45.

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

SEIZED AND TAKEN into execution of the writ as the property of Marc R. Solda and Patricia Solda.

STEVEN J. ADAMS, ESQUIRE

No. 11

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-09660**

All those certain parcels of land situate on the North side of Lehigh Street in the Borough of Wilson, County of Northampton, Commonwealth of Pennsylvania, being Known and designated as follows:

Tract 1:

Beginning at a point 60 feet West of the Northwest corner of 18th and Lehigh Streets, in the Borough of Wilson (formerly Palmer Township), thence extending West along the North side of Lehigh Street 20 feet and

extending Northwardly of that same width in depth 100 feet through the middle of the partition wall between No. 1905 and 1807 Lehigh Street to other property of the grantor herein. Bounded on the North by other property of the grantor hereof, on the East by No. 1805 Lehigh Street of property now or late of Jennie A. Young, et al, on the South by Lehigh Street and on the West by No. 364 on a certain map of Fairview Park Association.

Tract 2:

Beginning at a point on the South side of Linden Street 60 feet West of 18th Street, thence extending West along the South side of Said Linden Street 20 feet to a point and extending Southwardly of the same width in depth for a distance of 30 feet to other property now or late of Mary L. Farley.

Bounded on the North by said Linden Street, on the East by Lot No. 366, on a certain Map of the Fairview Park Association, on the South by other property now or late of Mary L. Farley, known as No. 1807 Lehigh Street, and on the West by Lot No. 364 on said Plan of Lots.

Title to said premises is vested in Thomas W. Schriener and Kelly Schriener by deed from THOMAS W. SCHRINER dated August 25, 2005 and recorded October 13, 2005 in Deed Book 2005-1, Page 401580.

BEING KNOWN AS 1807 Lehigh Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2D-21-3.

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

SEIZED AND TAKEN into execution of the writ as the property of Thomas W. Schriener and Kelly Schriener.

MARGARET GAIRO, ESQUIRE

No. 12

**BY VIRTUE OF A CERTAIN
WRT OF EXECUTION
CV-2007-10972**

ALL THAT CERTAIN tract of land, situate in the Township of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, being Lot #51, as shown on a Development Plan, Drawing No. D-1, prepared by Huth Engineers, Inc., Allentown, Pennsylvania, for Simon's Commons Associates, dated April 15, 1988, and last revised November 7, 1988, bounded and described as follows, to wit;

BEGINNING at a point, said point being located at the intersection of the easterly right of way of Pembroke Place with the common line between Lot #50 and Lot #51; Thence along the Pembroke Place right of way the following four (4) courses and distances: 1) on a curve to the left, having a radius of 50.00 feet, on a chord bearing of North 43 degrees 20 feet 51 inches West, and a chord length of 15.43 feet, an arc length of 15.50 feet to a point of reverse curvature; 2) on a curve to the right, having a radius of 20.00 feet, on a chord bearing North 27 degrees 13 feet 52 inches West, and a chord length of 16.90 feet, an arc length of 17.45 feet to a point of tangency; 3) North 02 degrees 14 feet 01 inches West, a distance of 48.77 feet to a point of curvature; 4) on a curve to the right, having a radius of 20.00 feet, on a chord bearing of north 42 degrees 45 feet 59 inches East, and a chord length of 28.28 feet, an arc length of 31.41 feet to a point at the end of return of the easterly Pembroke Place right of way at its intersection with the southerly Klien Street right of way; thence along said Klien Street right of way North 87 degrees 45 feet 59 inches East, a distance of 104.23 feet to a point, a

corner of lands of N/L Ronald and Berry Clause c/o H. Newman, Esq.; thence along said lands south 01 degrees 24 feet 54 inches East a distance of 82.40 feet to a point, a corner of Lot #50; Thence along line of Lot #50 the following two (2) courses and distance; 1) South 87 degrees 45 feet 59 inches West, a distance of 84.61 feet to a point; 2) South 55 degrees 32 feet 00 inches West, a distance of 25.00 feet to a point, said point being the Place of Beginning.

Reserving therefrom a utility easements at a width of twenty (20) feet running parallel and along the rear property line of the therein described tract.

BEING KNOWN AS 4050 Klien Street, Bethlehem, PA 18020.

TAX PARCEL NUMBER: N7NE2 5 9.

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

SEIZED AND TAKEN into execution of the writ as the property of Patricia Seeger and Frederick S. Seeger.

MICHAEL T. McKEEVER, ESQUIRE

No. 13

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2011-04971

ALL THAT CERTAIN unit in the property known, named and identified as Country Classics at Morgan Hill, a condominium located in the Township of Williams, County of Northampton and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68, PA C.S. 3101, et seq, by recording in the Office of the Recorder of Deeds in the County of Northampton, Pennsylv-

vania of a certain declaration of condominium recorded July 25, 2003, in Book 2003-1, Page 290174. Also known, named and identified on the Record Final Subdivision and Land Development Plans last revised December 17, 2002, recorded at Northampton County Recorder's Office in Plan Book Volume 2002-5, Page 000384. Further revised and recorded July 17, 2003, the following pages; cover sheet in Book 2003-5, Page 231, Sheet 2 in Book 2003-5, Page 232, Sheet 5 Book 2003-5, Page 233, Sheet 7 Book 2003-5, Page 234, Sheet 8 Book 2003-5, Page 235 and Sheet 9 Book 2003-5, Page 236.

Title to said premises is vested in Deana R. Donaherby deed from KENNETH WORDEN dated April 30, 2004 and recorded May 28, 2004 in Deed Book 2004-1, Page 204176.

BEING KNOWN AS 153 Pinehurst Lane, Easton, PA 18042.

TAX PARCEL NUMBER: M10-3-41-153.

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

SEIZED AND TAKEN into execution of the writ as the property of Deana R. Donaher.

MARGARET GAIRO, ESQUIRE

No. 14

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2011-08238

ALL THAT CERTAIN piece, parcel or tract of land situate partially in the Township of Palmer and partially in the Township of Lower Nazareth, County of Northampton and Commonwealth of Pennsylvania, shown as Lot 11 on the Final Plan of Brentwood, Section 2, as recorded on December 4, 2000, in Map Book 2000-5, Pages 361 and 362 in the Office of the

Recorder of Deeds in and for Northampton County at Easton, Pennsylvania, and being further bounded and described as follows, to wit:

BEGINNING at a point on the westerly right-of-way line of Val Vista Drive (50 feet wide) at the southeast corner of Lot 10 of Brentwood; thence along said Val Vista Drive (50 feet wide) South 03°-50'-58" East 111.06 feet to a point at the corner of Lot 21 of Brentwood, Section 2; thence along said lands of Lot 21 and also along lands of Lot 20, both of Brentwood, Section 2, South 86°-09'-02" West 171.36 feet to a point on line of lands now or late of Arthur and Mary Buzas; thence along said lands now or late of Arthur and Mary Buzas North 01°-34'-42" East 111.56 feet to a point at a corner of Lot 10 of Brentwood; thence along said lands of Lot 10 of Brentwood, North 86°-09'-02" East 160.81 feet to a point, the place of beginning.

BEING the same premises which Rondel Development Company, a Pennsylvania corporation, by Deed dated 02-02-01 and recorded 02-02-01 in the Office of the Recorder of Deeds in and for the County of Northampton in Record Book 2001-1 Page 16736, granted and conveyed unto John J. Berardi and Wendy L. Berardi.

BEING KNOWN AS 3141 Val Vista Drive, Easton, PA.

TAX PARCEL NUMBER: L8NE4-18-11-0418.

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

SEIZED AND TAKEN into execution of the writ as the property of John J. Berardi and Wendy L. Berardi.

ANTHONY R. DISTASIO, ESQUIRE

No. 16

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-06835**

ALL THOSE CERTAIN lots or parcels of land situate in Bethlehem Township, Northampton County, Pennsylvania, being designated as Lots Nos. 17, 18, 19 and 20, Block 29, according to the "Plan of Freemansburg Heights" recorded in Map Book 6, page 52, Northampton County Records. Being known as 1526 Third Street, Bethlehem Township, Northampton County, Pennsylvania.

CONTAINING in front on the easterly side of Third Street one hundred (100') feet and extending in depth between parallel lines a distance of one hundred ten (110') feet to an unopened street.

BEING KNOWN AS 1526 3rd Street, Bethlehem, PA 18020.

TAX PARCEL NUMBER: N7SE11413.

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

SEIZED AND TAKEN into execution of the writ as the property of Diane K. Ochman and Jan S. Ochman.

MICHAEL T. McKEEVER, ESQUIRE

No. 17

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-10749**

ALL THAT CERTAIN PIECE, parcel or tract of land situate in the Township of Forks, County of Northampton, and Commonwealth of Pennsylvania as shown as Lot SF E66 on the Final Plan of Vista Estates as recorded in Map Book 1998-5, Page 340 in the Office of the Recorder of Deeds

for Northampton County at Easton, Pennsylvania and being further bounded and described as follows, tow wit:

Beginning at a point on the southerly right-of-way line of Vista Drive (50 feet wide) at a corner of Lot as 6 (Common Open Space) of Vista Estates;

Thence along said southerly right-of-way line of Vista Drive (50 feet wide) the following two courses and distances:

1. along the arc of a curve deflecting to the left having a radius of 325.00 feet and central angle of 06°-42'-50" for an arc length of 38.08 feet (chord: North 89°-36'-40" East 38.06 feet) to a concrete monument; thence

2. 2.North 86 -15'-15" East 23.16 feet to a point at a corner of Lot SF E67 of Vista Estates;

Thence along said lands of Lot SF E67 of Vista Estate South 03 -44'-45" East 100.00 feet to a point on line of lands now or late of Walter & Pearl Mills;

Thence along said lands now or late of Walter & Pearl Mills South 86 -15' -15" West 73.19 feet to a point at a corner of Lot OS 6 (Common Open Space) of Vista Estates;

Thence along said lands of Lot as 6 (Common Open Space) of Vista Estates North 02 -58' -05" East 102.93 feet to a point, the place of Beginning.

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

UNDER AND SUBJECT to covenants, conditions, easements and restrictions of record.

BEING THE SAME PREMISES BY DEED DATED 03/30/2006, GIVEN BY CARLOS MARQUES AND CELINA PEREIRA MARQUES TO PATRICK LINDOR, AS SOLE OWNER AND

RECORDED 04/03/2006 IN BOOK 2006-1 PAGE 131058 INSTRUMENT# 2006021352.

BEING KNOWN AS 105 Vista Drive, Easton, PA 18040.

TAX PARCEL NUMBER: K9-39A-6.

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

SEIZED AND TAKEN into execution of the writ as the property of Patrick Lindor.

MICHAEL T. McKEEVER, ESQUIRE

No. 19

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-09104**

ALL THAT CERTAIN message or tenement and lot or piece of ground situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, known as 317 East Church Street according to present city numbering, bounded and described as follows, to wit:

BEGINNING at a point in the North side of East Church Street, where the same intersects with the West line of Pulaski Street; thence in and along the North side of East Church Street westwardly a distance of 15 feet more or less to a point in the middle of a party or partition wall separating the house erected on the premises herein described from the house adjoining on the West; thence northwardly along a line parallel to Pulaski Street a distance of 180 feet more or less to Wesley Street; thence eastwardly 15 feet more or less to a point on the western line of Pulaski Street; thence southwardly along the western line of Pulaski Street 180 feet to a point the place of beginning.

BOUNDED on the North by Wesley Street, on the East by Pulaski

Street, on the South by East Church Street and on the West by premises 315 East Church Street.

BEING KNOWN AS 317 E. Church Street, Bethlehem, PA.

TAX PARCEL NUMBER: P6NE4B-6-4.

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

SEIZED AND TAKEN into execution of the writ as the property of Heather A. Holtzer Flynn.

MICHAEL R. NESFEDER,
ESQUIRE

No. 20

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-04910**

ALL THAT CERTAIN message, tenement and four certain lots of land known and designated as Lots Nos. 9, 10, 11, and 12 Block 21 as laid out on a certain Map or Plan of Lots designated as follows:

FREEMANSBURG HEIGHTS property formerly of Charles F. Miller, Bethlehem Township, Northampton County, Pennsylvania, Charles W. Gossart, Civil Engineer and Surveyor, Allentown, Pa September 1916 said Map or Plan being duly recorded in the Office of the Recorder of Deeds of Northampton County in Book of Maps and Plans Vol. 6 Page 52 said Lots of land being situated on the East side of Washington Street each of said lots having a frontage of 25 feet on Washington Street and of that width extending back Eastwardly between parallel lines at right angles to Washington Street 110 feet to a 20 feet wide street known as Cherry Street.

Title to said premises is vested in Paula D. Wharen and James J. Wharen, husband and wife, by deed from KEITH A. STRUNK dated Octo-

ber 2, 2004 and recorded November 1, 2004 in Deed Book 2004-1, Page 422765.

BEING KNOWN AS 1532 Lindberg Street, Bethlehem, PA 18020.

TAX PARCEL NUMBER: N7SW2-8-10.

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

SEIZED AND TAKEN into execution of the writ as the property of Paula D. Wharen and James J. Wharen.

MARGARET GAIRO, ESQUIRE

No. 22

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-01902**

ALL THAT CERTAIN message, tenement and lot or piece of ground situated on the south side of Pearl Street, in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the south building line of said Pearl Street at the distance of one hundred and seventy feet east of the intersection of said building line with the east building line of Eighth Street; thence extending eastward along said south building line of said Pearl Street nineteen (19) feet, and of that same width extending southwardly eighty-five (85) feet.

BEING KNOWN AS 718 Pearl Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1B 8 F 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Richard L. Lovell, Jr.

MICHAEL T. MCKEEVER, ESQUIRE

No. 24
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-09433

ALL THAT CERTAIN tract of land situate in the aforesaid Township of Washington, as bounded and described in accordance with a survey made on June 7, 1947 by David O. Pritchard, Registered Engineer, as follows:

BEGINNING at the Northeast corner of the lot, formerly called the Schoolhouse lot, now other land of the Grantor herein, and the West side of the public road or street leading from Ackermanville to Bangor; thence along the North side of the said Schoolhouse lot, now land of the Grantor herein, South seventy-five degrees West one hundred fifty feet (S 75° W 150 ft.) to a point; thence North seventeen degrees ten minutes East sixty-five feet (N 17° 10' E 65 ft.) to a point; thence South seventy-five degrees East one hundred fifty feet (S 75° E 150 ft.) to a point on the West side of the aforesaid public road; thence South seventeen degrees ten minutes West sixty-five feet (S 17° 10' W 65 ft.) along the West side of the aforesaid public road to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paul A. Dalton, unmarried and Jenessa E. Weaver, unmarried, as joint tenants with right of survivorship by Deed from Budd Shoemaker dated 3/14/2008 and recorded 3/27/2008 in Record Book Volume 2008-1 Page 84039.

BEING KNOWN AS 214 Washington Boulevard, Bangor, PA.

TAX PARCEL NUMBER: E9SE1-1-19.

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

SEIZED AND TAKEN into execution of the writ as the property of Paul A. Dalton and Jenessa E. Weaver.

MARTHA E. VON ROSENSTIEL,
ESQUIRE

No. 25
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-12148

ALL THAT CERTAIN tract or parcel of land situate at the Northwesterly corner of the intersection of Township Road 575 known as Jacksonville Road and Township Road 431 known as Macada Road in the Township of Hanover, County of Northampton and Commonwealth of Pennsylvania, in accordance with a boundary survey by Keystone Consulting Engineers, Inc., of Bethlehem, Pennsylvania, on June 10, 1987, last revised 7/12/2004 and recorded 9/14/2004 in Map Book 2004-5, Page 580, as follows to wit:

TITLE TO SAID PREMISES IS VESTED IN Julio Delacruz, a married man, by Deed from NVR, Inc., Virginia Corporation, Trading as Ryan Homes, dated 12/07/2007, recorded 12/21/2007 in Book 2007-1, Page 452929.

BEING KNOWN AS 1310 Tyler Way, Bethlehem, PA 18017-3070.

TAX PARCEL NUNMBER: N6 22 1-86 0214.

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

SEIZED AND TAKEN into execution of the writ as the property of Julio Delacruz.

DANIEL G. SCHMIEG, ESQUIRE

No. 26
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-08430

ALL THOSE TWO CERTAIN lots or pieces of land, hereditaments and

appurtenances, situate in the Township of Lehigh, County of Northampton and State of Pennsylvania, and known as Lots Nos. 35 and 36 as shown on a Plan of Indian Trail Park, Inc., dated April 1930 and prepared by Bascom and Sieger, Civil Engineers of Allentown, Pennsylvania, said lots being bounded and described as follows:

BEGINNING at a point on Monocacy Street, said point being the Northeast corner of Lot No. 34, thence along said Lot No. 34 in a Westerly direction 88.5 feet more or less to a point, said point being the Northwest corner of Lot No. 34 and being located on Seneca Street, thence along said Seneca Street with a curve to the right to another point on Seneca Street, said point being the Southwest corner of Lot No. 37, thence along Lot No. 37 in an Easterly direction 67.5 feet more or less to a point on Monocacy Street, said point being also the Southeast corner of Lot No. 37, thence along said Monocacy Street in a Southerly direction a distance of 136 feet more or less to the place of beginning.

BEING KNOWN AS 426 Chin-chona Road, Northampton, PA.

TAX PARCEL NUMBER: J3SE3 2 3.

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

SEIZED AND TAKEN into execution of the writ as the property of James R. Ayoub.

ROBERT P. DADAY, ESQUIRE

No. 27

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-08039**

ALL THAT FOUR joining building lots, with improvements thereon

erected, known as Lots Number 1, 2, 3 and 4 on a plan of survey made by J.H. Silfies, Borough Engineer of the Borough of Bath, said lots being situated in the Borough of Bath, County of Northampton, and Commonwealth of Pennsylvania, and bounded and described as follows to wit:

BEGINNING at a point on the Northeast corner of Chestnut and Northampton Streets, each street 33 feet wide; thence North three degrees West one hundred and sixty feet along the East side of said Chestnut Street, to a point at Lot #5; thence along Lot #5 North eighty-seven degrees East one hundred and seventeen feet to a point on a ten feet wide alley; thence along said alley South three degrees East one hundred and fifty-two feet to a point on the aforesaid Northampton Street; thence along the North side of said Northampton Street North eighty-nine degrees West one hundred and seventeen feet to the place of Beginning.

BEING KNOWN AS 107 N. Chestnut Street, Bath, PA.

TAX PARCEL NUMBER: K6NW4B 6 11.

THEREON BEING ERECTED a two-story apartment building with aluminum siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of RCL Investment Group, LLC.

ROBERT P. DADAY, ESQUIRE

No. 28

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-12834**

ALL THAT CERTAIN tract or piece of land, with the building and garages thereon, situated and lying in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point (said point being 12 feet from the Eastern curb line of 8th Street and 12 feet from the Southern curb line of Ferry Street), thence Eastwardly along a line parallel to Ferry Street twenty-nine (29) feet, more or less, to a line running through the center of the partition separating #736 and #738 Ferry Street; thence Southerly along this dividing line one hundred fifty-five feet two inches (155'2"); thence Westwardly along a line at right angles to 8th Street, twenty-nine (29) feet; thence Northerly parallel to 8th Street, one hundred fifty-five two inches (155'2"), more or less, to place of Beginning. Bounded on the North by Ferry Street, on the East by property of Nettie F. Sandt, on the South by other property of C. Fleming Sandt and on the West by 8th Street.

BEING KNOWN AS 738 Ferry Street, Easton, PA.

TAX PARCEL NUMBER: L9SE1C 4 1.

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

SEIZED AND TAKEN into execution of the writ as the property of Theodore Kangas, Jr.

ROBERT P. DADAY, ESQUIRE

No. 29

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-12828

ALL THAT CERTAIN tract or parcel of land and messuage or tenement thereon erected lying and being on the South side of Lincoln Street in the City of Easton, aforesaid, bounded and described as follows; known as Lot No. 19 (being a certain part thereof as herein after set-forth) on plan of lots of Samuel Kleinhamms Estate, recorded in Easton aforesaid in Book of Maps No. 9, page 27 & C.

BEGINNING at a point 472 feet East of the building line at the intersecting point of the Southeast corner of St. John and Lincoln Streets; thence Eastwardly along Lincoln Street 28 feet to Folk Street; thence extending Southwardly along Folk Street 140 feet to Bird Street; thence extending Westwardly along Bird Street 25.28 feet, more or less to land of John J., Ferris, Jr., thence Northwardly 140 feet to the place of beginning.

BOUNDED on the North by Lincoln Street on the South by Bird Street on the East by Folk Street and on the West by remaining part of Lot No. 19 the middle of the partition wall between the adjoining buildings being the dividing line.

BEING KNOWN AS 102 Lincoln Street, Easton, PA.

TAX PARCEL NUMBER: L9SE3C 19 15.

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

SEIZED AND TAKEN into execution of the writ as the property of Jared L. Frey.

ROBERT P. DADAY, ESQUIRE

No. 30

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2009-08899

ALL THAT CERTAIN messuage, tenement and tract of land together with the dwelling thereon erected and known as number Ten Hundred and Thirty-Five (1035) Wood Avenue in the City of Easton, County of Northampton, and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at the intersection of the westerly property line of Warren Street with the northerly property line

of Wood Avenue; thence along the northerly property line of Wood Avenue, north seventy-one degrees (71°), thirty-one (31) minutes West, forty-two and thirty-four hundredths (42.34) feet to a point in line of premises number Ten Hundred and Thirty-Nine (1039) Wood Avenue, thence north ten degrees (10°) no minutes, West forty-nine and seventy-one hundredths (49.71) feet to a point in other lands of Ruth Rush Hoadley (formerly Ruth D. Rush, Single); thence along other lands of the said Ruth Rush Hoadley (formerly Ruth D. Rush, Single), North eighty degrees (80°), no minutes, east thirty-seven and twenty-two hundredths (37.22) feet to a point in the westerly property line of Warren Street; thence along the westerly property line of Warren Street; south ten degrees (10°), no minutes east sixty-nine and ninety-five hundredths (69.95) feet to the point or place of beginning.

BEING KNOWN AS 1035 Wood Avenue, Easton, PA.

TAX PARCEL NUMBER: L9NE4D 25 8.

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

SEIZED AND TAKEN into execution of the writ as the property of Charles J. Bassoline.

ROBERT P. DADAY, ESQUIRE

No. 41

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-04160**

All That Certain lot or tract of land known as 705 Overlook Drive, Bethlehem, and shown as Lot No. 54 on a Subdivision Plan of Stones Crossing Phase Two, recorded in Map Book Volume 87, Page 98, prepared by the

Martin H. Schuler Company, Engineers and Surveyors of Allentown, situated in Hanover Township, Northampton County, Pennsylvania, more particularly described as follows:

BEGINNING at a point on the southern property line of Overlook Drive said point being located the following three (3) courses and distances east of the point formed by the intersection of the southern property line of Overlook Drive extended with the eastern property line of land now or late of Clinton and Lilly Koehler: (1) North 85 degrees - 37 minutes - 03 seconds East 179.19 feet to a point of curvature; (2) along an arc having a central angle of 23 degrees - 51 minutes - 54 seconds, radius of 175 feet, tangent 36.98 feet, a distance of 72.89 feet to a point of tangency; (3) North 61 degrees - 45 minutes - 09 seconds East 25.81 feet to a point; thence extending along Lot No. 79 of the aforementioned subdivision South 28 degrees - 14 minutes - 51 seconds East 187.65 feet to a point; thence extending along land designated as a noise barrier to be dedicated to Hanover Township North 63 degrees - 46 minutes - 00 second East 25.02 feet to a point; thence extending along Lot No. 55 of the aforementioned subdivision North 28 degrees - 14 minutes - 51 seconds West 188.53 feet to a point; thence extending along the southern property line of Overlook Drive South 61 degrees - 45 minutes - 09 seconds West 25.00 feet to the place of beginning.

CONTAINING 4,703.1 square feet.

SUBJECT, however, to a 20.00 foot wide drainage easement through the southern portion of the above described property.

SUBJECT, however, to a 10.00 foot wide T.V., electric, and telephone easement along Overlook Drive.

SUBJECT, however, to a 35.00 foot building restriction set back lines along the northern boundary.

SUBJECT, however, to a 10.00 foot wide Township Access right of way easement along the aforesaid drainage easement through the southern portion of the above described property.

SUBJECT, however, to a 10.00 foot wide mutual utility easement for maintenance of utility laterals and those of adjacent owners.

TITLE TO SAID PREMISES IS VESTED IN Johanna L. Schildt, a single individual and Angel L. Torres, a single individual, by Deed from Jeffrey L. Williams, dated 06/01/2007, recorded 06/05/2007 in Book 2007-1, Page 205489.

BEING KNOWN AS 705 Overlook Drive, Bethlehem, PA 18017-2314.

TAX PARCEL NUMBER: M6SW4 10 29 0214.

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

SEIZED AND TAKEN into execution of the writ as the property of Johanna L. Schildt and Angel L. Torres.

DANIEL G. SCHMIEG, ESQUIRE

No. 42
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-08382

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of West Easton, County of Northampton and Commonwealth of Pennsylvania, shown as Tax Map Identifier No. L9SW3D-15-5 on the final lot line adjustment plan, lands of John F. Smith and Gail Geiger, et al., as recorded in Map Book 91, Page 216 in the Office of the Recorder of Deeds for Northampton County at Easton,

Pennsylvania, and being further bounded and described as follows, to wit:

BEGINNING at an iron pin being the intersection of the westerly right-of-way line of a 15 foot wide alley and the northerly right-of-way line of Main Street (50 foot wide); thence along said northerly right-of-way line of Main Street, South 71 degrees 39 minutes 00 seconds West 30.00 feet to an iron on a corner of lands now or formerly of Gail M. and John J. Geiger; thence along said lands now or formerly of Gail M. and John J. Geiger North 18 degrees 21 minutes 00 seconds West 70.04 feet to an iron pin on a corner of lands now or formerly of John F. and Martha Smith; thence along said lands now or formerly of John F. and Martha Smith North 71 degrees 39 minutes 00 seconds East 30.00 feet to an iron pin on the westerly right-of-way line of a 15 foot wide alley; thence along said westerly right-of-way line of a 15 foot wide alley South 18 degrees 21 minutes 00 seconds East 70.04 feet to an iron pin the place of beginning.

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

Said description is in accordance with a recent survey prepared by estate developers and engineers as shown on a plan dated July 31, 1991 and recorded in the Recorder of Deeds Office in Map Book 91, Page 216.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey F. Randolph and K. Therese Randolph, by Deed from Christine Schmieder and Frank Schmieder, dated 04/23/2008, recorded 04/28/2008 in Book 2008-1, Page 122091.

BEING KNOWN AS 93 Main Street, West Easton, PA 18042-6148.

TAX PARCEL NUMBER: L9SW3D
15 5 0835.

THEREON BEING ERECTED a three-story single dwelling with vinyl siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Jeffrey F. Randolph aka Jeffrey Randolph and K. Therese Randolph aka Therese K. Randolph.

DANIEL G. SCHMIEG, ESQUIRE

No. 43

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-01451**

ALL THAT CERTAIN UNIT, designated as 11 West 2nd Street Unit #386 in the LEHIGH RIVERPORT CONDOMINIUM, situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, as designated in Declaration of Lehigh Riverport Condominium, dated August 26, 2004, and recorded on August 26, 2004, in the Office of the Recorder of Deeds in and for Northampton County in Book Volume 2004-1, Page 336478, as amended from time to time and as identified on the Lehigh Riverport Condominium Plat recorded in the Office of the Recorder of Deeds in and for Northampton County in Plan Book Volume 2004-5, Page 531, as amended from time to time.

TOGETHER with a .3816% percent undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium, Condominium Plat and Amendments thereto.

BEING KNOWN AS 11 West 2nd Street Condo 386, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6-2-386.

THEREON BEING ERECTED a single story condominium style dwell-

ing with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Alain Aoun.

MICHAEL T. MCKEEVER, ESQUIRE

No. 44

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-11073**

ALL THAT CERTAIN lot or piece of ground situate on the North side of Union Street in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, being the western half of Lot No. 35, Union Street, according to the plan of Bethlehem published by William T. Roepfer, A.D. 1855, bounded and described as follows, to wit:

BEGINNING at a point distant thirty (30) feet West from the northwest corner of Union Street and School Street; thence westwardly along the north side of Union Street thirty (30) feet to a point in the eastern line of now or late of Jacob A. Green, et ux; thence Northwardly along the eastern line of lot now or late of Jacob A. Green et ux, one hundred sixty-five (165) feet to a point in the Southern line of Spruce Street; thence eastwardly along the Southern line of Spruce Street thirty (30) feet to a point in the Western line of lot now or late of Annie I. Keim; thence Southwardly along the western line of lot now or late of Annie I. Keim one hundred sixty-five (165) feet to Union Street, the point and place of beginning. (The said School Street and the said Spruce Street were formerly designated as School Alley).

BEING KNOWN AS 51 East Union Boulevard, Bethlehem, PA 18018.

TAX PARCEL NUMBER:
P6NE1A-16-7 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Kristin A. Fodi.

MICHAEL T. MCKEEVER, ESQUIRE

No. 45

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-04341**

ALL THOSE TWO CERTAIN tracts or parcels of land and premises hereinafter particularly described, situate, lying and being in the Borough of Portland, in the County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

NO. 1: BEGINNING at a corner in Main Street; thence along said street South sixty-seven degrees West forty feet to a corner in Good Street (now Pennsylvania Avenue); thence along said Avenue, South fifteen degrees East one hundred and ten feet to a corner in land of the Estate of Enos Goble; thence along said land North sixty-six degrees East forty feet to a corner in land of the same; thence along line of said land North fifteen degrees West one hundred and ten feet to the place of beginning.

NO. 2: BEGINNING at a corner in Main Street and Lot No. 8; thence South seventy-five degrees West to a corner of Lot No. 10; thence by other land now or late of David R. Hull, South fifteen degrees East one hundred and ten feet to a corner of Lot No. 12; thence North seventy-five degrees East thirty-five feet to a corner of Lot No. 8; thence by Lot No. 8 North fifteen degrees West one hundred and ten feet to the place of Beginning. Said lot being designated on Plot as No. 9.

BEING KNOWN AS 117 Main Street, Portland, PA 18351.

TAXPARCELNUMBER:C11NE2B4-1-0127.

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

SEIZED AND TAKEN into execution of the writ as the property of The Unknown Heirs of Donald R. Lewis, Deceased and Charlene Lewis, Solely in Her Capacity as Heir of Donald R. Lewis, Deceased.

MICHAEL T. MCKEEVER, ESQUIRE

No. 46

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-09703**

ALL THAT CERTAIN messuage and tracts and parcels of land and premises situate, lying and being in the Township of Moore, known as 95 Moorestown Drive, in the County of Northampton and Commonwealth of Pennsylvania, more particularly described as follows:

TRACT NO. 1: BEGINNING at a point along the Allentown-Wind Gap Road, as described in previous deeds, it being the northeast corner of lands heretofore conveyed to Melbourne Pike and wife; thence along lands now or late of the latter due West 342 feet to a point, being the northwest corner of lands now or late of Melbourne Pike and Roth, of which this was a part, North 20 1/4 degrees East 100.00 feet to a point and thence due East 342 feet to a point along said road, being also in the sixth course of previous deeds; thence along the same South 20 1/4 degrees West 100.00 feet to the place of beginning.

TRACT NO. 2: BEGINNING at a point along the Allentown-Wind Gap Road, and in the sixth course of the deed from Ruth M. Waltman to Wilson P. Roth and wife, recorded in Deed Book F, Vol. 64, Page 298, said

point of beginning being North 20 1/4 degrees East 288 feet from the corner post in said road in said deed mentioned; thence along other lands now or late of Clarence R. Beers, due West 342 feet to a point; thence along lands now or late of Wilson P. Roth and wife, of which this was a part, North 20 1/4 degrees East 100.00 feet to a point; thence along other lands now or late of Wilson P. Roth and wife, said lands now or late of Donald E.

BEING KNOWN AS 95 Moores-town Drive, Bath, PA 18014.

TAX PARCEL NUMBER: J6-10-9-0520.

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

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

MICHAEL T. MCKEEVER, ESQUIRE

No. 47

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-00481**

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

BEGINNING at the northwest intersection of the building line of Bangor Street and North First Street; thence along the north building line of Bangor Street South seventy-eight (78) degrees ten (10) minutes West one hundred twenty and two-tenths (120.2) feet to a point and land now or late of John Morgan Jones; thence along the same North eleven (11) degrees twenty-five (25) minutes West fifty-two and seven-tenths (52.7) feet to a point and land now or late of Verne Arnts' Estate; thence along the same North seventy-eight (78) degrees

ten (10) minutes East one hundred twenty and two-tenths (120.2) feet to a point on the west side of North First Street; thence along the west side of North First Street South eleven (11) degrees twenty-five (25) minutes East to a cross cut in the concrete street. Containing a frontage on North First Street of fifty-two and seven-tenths (52.7) feet and extending equal width one hundred twenty and two-tenths (120.2) feet.

IT BEING THE SAME PREMISES which William Hamway and Mary Hamway, his wife, by their Indenture bearing date the sixth day of April, A.D. 2001, for the consideration therein mentioned, granted and conveyed unto the said Paul D. Prebor, and to his heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Record Book Volume 2001-1, Page 60382, etc., relation being thereunto had, more fully and at large appears.

BEING KNOWN AS 72 First Street, Bangor, PA.

TAX PARCEL NUMBER: E9NE2A-3-12.

THEREON BEING ERECTED a two-story apartment building with aluminum siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Paul D. Prebor.

ALFRED S. PIERCE, ESQUIRE

No. 48

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-13108**

ALL THAT CERTAIN message, tract or parcel of land, Hereditaments and Appurtenances, Situate on the Northerly side of Spring Street in the

Borough of West Easton, County of Northampton and Commonwealth of Pennsylvania, and known as and designated 201 Spring Street, bounded and described according to a survey dated May 18, 1999, prepared by William L. Diehl, P.E., P.L.S., as follows, to wit:

BEGINNING at a point located on the Northerly right-of-way line of Spring Street being South 58 degrees 30 minutes 0 seconds West a distance of 100.08 feet from the point of intersection of the Westerly right-of-way line of Low Street and the Northerly right-of-way line of Spring Street; thence continuing along the Northerly right-of-way line of Spring Street South 58 degrees 30 minutes 0 seconds West a distance of 18.88 feet to a point; thence along land now or formerly of John V. and Suzanne L. Moyer North 31 degrees 19 minutes 0 seconds West a distance of 139.94 feet to a point; thence along the Southerly right-of-way line of a 20 feet wide alley North 58 degrees 30 minutes 0 seconds East a distance of 31.67 feet to an iron pin; thence along land now or formerly of John William, Sr. and Shirley M. Border the following three courses and distances: (1) South 30 degrees 59 minutes 12 seconds East a distance of 26.75 feet to an iron pin; (2) South 20 degrees 13 minutes 12 seconds East a distance of 62.40 feet to a point; (3) through the center of a partition wall of a double frame dwelling South 30 degrees 31 minutes 17 seconds East a distance of 52 feet to a point, the place of beginning.

CONTAINING 0.074 acres (3,415 square feet) of land.

TITLE TO SAID PREMISES IS VESTED IN Stacy Sprague, by deed from Malissa L. Bartholomew, N/K/A Malissa L. Carson and Kenneth Carson, husband and wife, dated 4/18/

05 and recorded 4/20/05, in Book 2005-1, Page 142523.

BEING KNOWN AS 201 Spring Street, West Easton, PA 18042-6156.

TAX PARCEL NUMBER: L9SW3D 17 3 0835.

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

SEIZED AND TAKEN into execution of the writ as the property of Stacy Sprague.

DANIEL G. SCHMIEG, ESQUIRE

No. 49

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-08152**

ALL THAT CERTAIN lot or tract or parcel of ground situated in the Borough of Freemansburg, County of Northampton and Commonwealth of Pennsylvania, being known and referred to as Lot 9, as shown and identified on a certain subdivision map, plat or plan entitled 'Market Square,' which Plan was recorded on September 27, 2001 in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania in Map Book 2001-5, at Pages 264 and 265.

TITLE TO SAID PREMISES IS VESTED IN Osama A. Morsy and Awdad M. Awad, h/w, by Deed from Robert W. Milligan and Lisa M. Milligan, h/w, dated 10/06/2006, recorded 10/10/2006 in Book 2006-1, Page 421084.

BEING KNOWN AS 117 North Oak Street, Freemansburg, PA 18017-7065.

TAX PARCEL NUMBER: P7 2 3-9 0212.

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

SEIZED AND TAKEN into execution of the writ as the property of Osama A. Morsy aka Osama Morsy and Awdad M. Awad.

DANIEL G. SCHMIEG, ESQUIRE

No. 50
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-07830

ALL THAT CERTAIN parcel of land, situate in the Township of Williams, County of Northampton and State of Pennsylvania, described as follows:

BEGINNING at a point in Moyer's Lane leading from Old Philadelphia Road to the Delaware River; thence north 80 degrees 00 minutes east 219.45 feet to a point; thence north 12 degrees 00 minutes west 57.75 feet to a point; thence north 63 degrees 00 minutes east 254.10 to a point; thence south 81 degrees 00 minutes west 496 feet, more or less, to a point; thence south 21 degrees 00 minutes east, 136 feet, more or less, to the point of beginning.

EXCEPTING AND RESERVING THEREOUT all that certain parcel of land, situate in the Township of Williams, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point north 12 degrees 00 minutes west 57.75 feet, more or less, from a point in Moyer's Lane, leading from the Old Philadelphia Road to the Delaware River; thence north 12 degrees 00 minutes west 76 feet, more or less, to a point in land of Kenneth G. Llewelyn, et ux.; thence along the same north 80 degrees 00 minutes east 248.16 feet, more or less, to a point; thence south 63 degrees 00 minutes west, 254.10 feet to the point the place of beginning.

Bounded on the north by land of Kenneth G. Llewelyn, et ux., on the

east partly by land of said Kenneth G. Llewelyn, et ux., and other property of the Grantees, on the south by land of the Grantees herein, and on the west by other land of the Grantors.

TITLE TO SAID PREMISES IS VESTED IN John J. Kenny and Corina Kenny, by deed from Susan M. Meyers, Executrix, under the last will and testament of Oliver H. Seiple, Deceased, dated 12/1/04 and recorded 12/22/04, in Book 2004-1, Page 494352.

BEING KNOWN AS 200 Moyers Lane, Easton, PA 18042-6948.

TAX PARCEL NUMBER: M9 17 7 0836.

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

SEIZED AND TAKEN into execution of the writ as the property of John J. Kenny and Corina M. Kenny a/k/a Corina Kenny.

DANIEL G. SCHMIEG, ESQUIRE

No. 51
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-03607

ALL THAT CERTAIN messuage, tenement, lot or piece of ground situate in the Borough of Freemansburg, Northampton County, Pennsylvania, also known as part of Lot No. 48 and part of Lot No. 49 as shown on the Final Plan of Monroe Acres, prepared by Estate Developers and Engineers, Consulting Engineers, of West Easton, Pennsylvania, dated August 6, 1986 and last revised December 12, 1986, as recorded in Map Book 87, page 158 in the Office of the Recorder of Deeds at Easton, Pennsylvania in said County being bounded and further described, as follows, to wit:

BEGINNING at a point on the Southerly right of way line of Lincoln Street (50.00 feet wide); thence along the southerly right of way line of Lincoln Street South 89 degrees 48 minutes 57 seconds East, a distance of 40.00 feet to a point, said point being the Northwest corner of Lot No. 49 of Monroe Acres; thence along and through said Lot No. 49 the following five courses and distances: (1) South 00 degrees 11 minutes 03 seconds West, 30.81 feet to a point; (2) South 89 degrees 49 minutes 01 seconds East, 0.43 feet to a point; (3) South 02 degrees 12 minutes 05 seconds West, 42.02 feet along and through a party wall, to a point; (4) South 89 degrees 48 minutes 56 seconds East, 1.05 feet to a point; (5) South 00 degrees 11 minutes 03 seconds West, 141.89 feet to a point in line with the lands now or formerly of Pennsylvania Power and Light Company; thence along said lands of Pennsylvania Power and Light Company North 89 degrees 44 minutes 52 seconds West, a distance of 40.00 feet to a point; said point being the Southeast corner of Lot No. 47 of Monroe Acres; thence along Lot No. 47 North 00 degrees 11 minutes 03 seconds East, a distance of 214.65 feet to a point, the place of BEGINNING.

UNDER AND SUBJECT to covenants, conditions, restrictions and easements as appear of record and especially those shown on Plan of "Monroe Acres," hereinabove referred to.

Being known as: 912 Lincoln Street, Freemansburg, Pennsylvania 18017.

Title to said premises is vested in Clint Moore, unmarried by deed from SERGIO RUDOI, JR., MARRIED dated February 11, 2005 and recorded February 14, 2005 in Deed Book 2005-1, Page 054898.

BEING KNOWN AS 912 Lincoln Street, Freemansburg, PA 18017.

TAX PARCEL NUMBER: P7NW1B 9 31.

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

SEIZED AND TAKEN into execution of the writ as the property of Clint Moore.

MARGARET GAIRO, ESQUIRE

No. 53
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-11261

ALL THAT CERTAIN lot or piece of land together with the southern one-half of a double frame dwelling and garage thereon erected and known as No. 716 Pardee Street, in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, being fully bounded and described as follows, to wit:

BEGINNING at a point in the westerly property line of Pardee Street in line of #714 Pardee Street, said point being distant 119.36 feet northerly from the intersection of the northern property line of Burke Street with the westerly property line of Pardee Street; thence

(1) along #714 Pardee Street, South 75 degrees 43 minutes West 130.00 feet to a point in the easterly property line of Blanch Street; thence

(2) along the easterly property line of Blanch Street, North 14 degrees 17 minutes West 23.08 feet to a point in line of #718 Pardee Street; thence

(3) along #718 Pardee Street and passing partly through a party wall of a garage, North 75 degrees 43 minutes East 27.34 feet to a point; thence

(4) continuing along #718 Pardee Street, South 88 degrees 10 minutes East 11.10 feet to an iron pin; thence

(5) continuing along #718 Pardee Street and passing partly through a party wall, North 75 degrees 43 minutes East 92.00 feet to a point in the westerly property line of Pardee Street; thence

(6) along the westerly property line of Pardee Street, South 14 degrees 17 minutes East 20.00 feet to the point or place of Beginning.

BEING all of Lot #101 and part of Lot #100 as shown on a Plan of Lots of Fitzgerald-Speer Company recorded in the Office for the Recording of Deeds at Easton in Map Book 3, page 3.

TITLE TO SAID PREMISES IS VESTED IN Christopher P. Broubalow and Sylvia P. Broubalow, h/w, by Deed from One Bridge Partners, LLC., by Christopher M. Kline, Managing member and Michael J. Irwin, Managing Member, dated 06/21/2007, recorded 07/05/2007 in Book 2007-1, Page 247242.

BEING KNOWN AS 716 Pardee Street, Easton, PA 18042-1420.

TAX PARCEL NUMBER: L9NE2A 16 3 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Sylvia P. Broubalow and Christoph P. Broubalow.

DANIEL G. SCHMIEG, ESQUIRE

No. 55
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-07330

ALL THAT southern one-half of a double dwelling house and lot of land situate on the East side of and known as No. 918 South Twenty-fourth Street, in the Borough of Wilson, County of Northampton, State of

Pennsylvania, more particularly bounded and described as follows:

CONTAINING in front on said South Twenty-fourth Street twenty (20') feet and extending of that width in depth eastwardly one hundred (100') feet to a private alley, and being Lot No. 118 on the plan of lots of Lipschitz and Peters recorded in the Office for the Recording of Deeds in and for the County of Northampton in Map Book 4, page 31.

BOUNDED on the North by Lot No. 119 on said plan of lots, on the East by said private alley, on the south by Lot No. 117, and on the West by South Twenty-fourth Street. The northern boundary line of the premises hereby conveyed passes through the partition wall of the double dwelling house erected on the lot hereby conveyed and on the lot adjacent to the North.

Under and subject to the following conditions: That a four (4') feet wide alley is to be left on the south side of the dwelling hereby conveyed, and that no building be erected that shall extend beyond the present line of buildings erected on the adjoining premises.

BEING THE SAME PREMISES which Robert J. Matyas, by Deed dated January 12, 1999 and recorded in the Recorder of Deed Office in and for Northampton County at Easton, Pennsylvania, in Deed Book Volume 1999-1, page 005956, granted and conveyed unto Christopher T. Hanna, a married man, individually.

TITLE TO SAID PREMISES IS VESTED IN RICHARD L. MODAVIS III AND REBECCA L. MODAVIS, HUSBAND AND WIFE BY DEED FROM CHRISTOPHER T. HANNA, A MARRIED MAN, INDIVIDUALLY DATED 03/10/1999 RECORDED

03/26/199 AS DOCUMENT NO.:
1999012272.

BEING KNOWN AS 918 South
24th Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NW1B-
13-19.

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

SEIZED AND TAKEN into execu-
tion of the writ as the property of
Richard L. MoDavis III and Rebecca
L. MoDavis.

MARK J. UDREN, ESQUIRE

No. 58

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-09870**

ALL THAT CERTAIN parcel of real
estate located in the Borough of Wil-
son, County of Northampton, Com-
monwealth of Pennsylvania, de-
scribed as follows:

BEGINNING at a point on the
northerly building line of Butler
Street, said point being at a distance
of 264.12 feet, more or less, on the
course South 86 degrees 14 minutes
East from the point of intersection of
the said building line of Butler Street,
if extended, with the easterly building
line Sixteenth Street; thence by the
northerly building line of Butler
Street, North 86 degrees, 14 minutes
West, 22.0 feet to a point; thence by
lot, now or late, of the grantors, North
3 degrees 30 minutes East, 122.98
feet to a point on the southerly side
of an alley of the width of 12.0 feet
(the said line passing through the
middle partition wall of the double
house known as #1517 and #1519
Butler Street); thence by the said side
of said alley, South 84 decrees 02
minutes East, 22.02 feet to a point;
thence by lot of Frank Young, South
3 degrees 30 minutes West, 122.13

feet to a point, the place of BEGIN-
NING.

BEING the same premises which
Jeremy S. Dutt and Nicole D. Dutt,
husband and wife, by deed dated
December 8, 2008 and recorded De-
cember 10, 2008 in and for Northamp-
ton County, Pennsylvania, in Deed
Book Volume 2008-1, Page 321276,
granted and conveyed unto Jessie
Aquino, married.

The said Nicole Dutt, joins in this
conveyance to convey all right, title
and interest which she may have in
said premises unto the grantee
herein

BEING KNOWN AS 1517 Butler
Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW3B-
2-22.

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

SEIZED AND TAKEN into execu-
tion of the writ as the property of
Jessie Aquino.

SCOTT A. DIETTERICK, ESQUIRE

No. 59

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-09384**

ALL THAT CERTAIN piece of land
situate in the Borough of Pen Argyl,
County of Northampton and State of
Pennsylvania, bounded and de-
scribed as follows, to wit:

BEGINNING at a point on the
South curblin of William Street and
point being North 73 degrees East
20.19 feet from a nail located on the
Southeast curblin of "E" Street and
William Street, thence along William
Street North 73 degrees East 16.46
feet to a point, thence along land of
Daniel Murante South 16 degrees
48.00 minutes West 100.50 feet to an
iron pipe, thence along land of Harry

Musselman South 73 degrees West 16.46 feet to an iron pipe, thence through the centerline of a party wall of a 1/2 double dwelling North 16 degrees 48.00 minutes East 100.50 feet to the point and place of beginning.

CONTAINING 0.037 acres.

TOGETHER with all rights and privileges and UNDER and SUBJECT to the covenants, exceptions, conditions, reservation and restrictions as of record.

BEING KNOWN AS 646 William Street, Pen Argyl, PA 18072.

TAX PARCEL NUMBER: E8NE1C-6-1B.

THEREON BEING ERECTED a two and a half story half-of-double style dwelling with aluminum siding exterior and slate roof.

SEIZED AND TAKEN into execution of the writ as the property of Ryan Holden.

MICHAEL T. McKEEVER, ESQUIRE

No. 60
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-10003

ALL THAT CERTAIN lot or piece of land situated on the west side of Greenwood Avenue, in the Township of Palmer, County of Northampton, and State of Pennsylvania, designated as Lot no. 5 and the south 20 feet of Lot no. 6 on the plan of lots of the Robert H. Walp Development recorded in Map Book 12, Page 22, in the Recorder of Deeds office in and for Northampton County aforesaid, bounded and described as follows, to wit:

BEGINNING at a point on the west side of Greenwood Avenue 426.45 feet south of the southwest corner of Greenwood Avenue and James Street; thence continuing south-

wardly one hundred (100') feet to a point in line of Lot no. 4; thence westwardly at right angles to Greenwood Avenue of that same width in depth one hundred fifty (150') feet to land of Northampton Memorial Shrine. Bounded on the north by a portion of Lot no. 6; on the east by Greenwood Avenue; on the south by Lot no. 4; and on the west by the Northampton Memorial Shrine.

BEING KNOWN AS 219 North Greenwood Avenue, Easton, PA 18045.

TAX PARCEL NUMBER: L8SE2-8-4.

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

SEIZED AND TAKEN into execution of the writ as the property of Edward Richline.

MICHAEL T. McKEEVER, ESQUIRE

No. 62
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-10067

That certain piece or parcel of land, and the buildings and improvements thereon, known as 122 Jefferson Street located in the Borough of Wind Gap, County of Northampton, and Commonwealth of Pennsylvania, and being more particularly described in a Deed recorded on July 24, 1980 at Volume 616, Page 738 of the Northampton County Land Records.

Being the same property conveyed from William E. Eliason and Anna M. Eliason to Joann S. Rinaldi by deed recorded July 24, 1980 in Volume 616, Page 738 in the registrar's office of Northampton County.

TITLE TO SAID PREMISES IS VESTED IN JOANN S. RINALDI, TRUSTEE OF THE JOANN S. RIN-

ALDI FAMILY TRUST BY DEED FROM JOANN S. RINALDI, A SINGLE PERSON DATED 06/18/2008 RECORDED 08/21/2008 IN DEED BOOK 2008-1 PAGE 240422.

BEING KNOWN AS 122 Jefferson Street, Wind Gap, PA 18091.

TAX PARCEL NUMBER: E8SW4D-7-2B.

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

SEIZED AND TAKEN into execution of the writ as the property of Joann S. Rinaldi.

MARK J. UDREN, ESQUIRE

No. 64
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-04539

ALL THAT CERTAIN UNIT, designated as Unit 2, being a Unit in the Linden Townes Condominium, situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Linden Townes Condominium dated April 15, 1989 and recorded November 1, 1989, in Northampton County Miscellaneous Book Volume 361, Page 129; and as further described in the Plans of the Linden Townes Condominium dated June 27, 1988 and last revised on November 15, 1989 and recorded on November 20, 1989 in Northampton County Plan Book Volume 89, Page 393.

TOGETHER with a 7.143 percent undivided interest of in and to the common elements as set forth in the aforesaid Declaration of Condominium and Amendment thereto.

BEING known as Linden Townes Condominium, Unit No. 2, 2781 Madison Avenue, Bethlehem, Pennsylvania.

BEING NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER NUMBER: N 6NE3A-3-26M

BEING THE SAME PREMISES which Mark P. Wagner, by Deed dated March 22, 1994 and recorded on May 2, 1994 in the Office of the Recorder of Deeds in and for the County of Northampton at Deed Book Volume 1994-6, Page 16588, granted and conveyed unto Stephen F. Selvaggio and Teresa A. Selvaggio, Husband and Wife, the within Mortgageors, their heirs and assigns.

ALSO

ALL THAT CERTAIN UNIT, designated as Unit 3, being a Unit in the Linden Townes Condominium, situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Linden Townes Condominium dated April 15, 1989 and recorded November 1, 1989, in Northampton County Miscellaneous Book Volume 361, Page 129; and as further described in the Plans of the Linden Townes Condominium dated June 27, 1988 and last revised on November 15, 1989 and recorded on November 20, 1989 in Northampton County Plan Book Volume 89, Page 393.

TOGETHER with a 7.143 percent undivided interest of in and to the common elements as set forth in the aforesaid Declaration of Condominium and Amendment thereto.

BEING known as Linden Townes Condominium, Unit No. 3, 2777 Madison Avenue, Bethlehem, Pennsylvania.

BEING NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER NUMBER: N6NE3A-3-26L.

BEING THE SAME PREMISES which Mark P. Wagner, by Deed dated March 22, 1994 and recorded

on May 2, 1994 in the Office of the Recorder of Deeds in and for the County of Northampton at Deed Book Volume 1994-6, Page 16593, granted and conveyed unto Stephen F. Selvaggio and Teresa A. Selvaggio, Husband and Wife, the within Mortgageors, their heirs and assigns.

ALSO

ALL THAT CERTAIN UNIT, designated as Unit J, being a Unit in the Linden Townes Condominium, situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Linden Townes Condominium dated April 15, 1989 and recorded November 1, 1989, in Northampton County Miscellaneous Book Volume 361, Page 129; and as further described in the Plans of the Linden Townes Condominium dated June 27, 1988 and last revised on November 15, 1989 and recorded on November 20, 1989 in Northampton County Plan Book Volume 89, Page 393.

TOGETHER with a 7.143 percent undivided interest of in and to the common elements as set forth in the aforesaid Declaration of Condominium and Amendment thereto.

BEING known as Linden Townes Condominium, Unit No. J, 2769 Madison Avenue, Bethlehem, Pennsylvania.

BEING NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER NUMBER: N 6NE3A-3-26J

BEING THE SAME PREMISES which Mark P. Wagner, by Deed dated March 22, 1994 and recorded on May 2, 1994 in the Office of the Recorder of Deeds in and for the County of Northampton at Deed Book Volume 1994-6, Page 16596 granted and conveyed unto Stephen F. Selvaggio and Teresa A. Selvaggio, Hus-

band and Wife, the within Mortgageors, their heirs and assigns.

ALSO

ALL THAT CERTAIN UNIT, designated as Unit A, being a Unit in the Linden Townes Condominium, situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Linden Townes Condominium dated April 15, 1989 and recorded November 1, 1989, in Northampton County Miscellaneous Book Volume 361, Page 129; and as further described in the Plans of the Linden Townes Condominium dated June 27, 1988 and last revised on November 15, 1989 and recorded on November 20, 1989 in Northampton County Plan Book Volume 89, Page 393.

TOGETHER with a 7.143 percent undivided interest of in and to the common elements as set forth in the aforesaid Declaration of Condominium and Amendment thereto.

BEING known as Linden Townes Condominium, Unit No. A, 2733 Madison Avenue, Bethlehem, Pennsylvania.

BEING NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER NUMBER: N 6NE3A-3-26A

BEING THE SAME PREMISES which Mark P. Wagner, by Deed dated March 22, 1994 and recorded on May 2, 1994 in the Office of the Recorder of Deeds in and for the County of Northampton at Deed Book Volume 1994-6, Page 16610, granted and conveyed unto Stephen F. Selvaggio and Teresa A. Selvaggio, Husband and Wife, the within Mortgageors, their heirs and assigns.

BEING KNOWN AS 2733, 2769, 2777, and 2781 Madison Avenue, Bethlehem, PA.

TAX PARCEL NUMBER: N6NE3A 3 26A, N6NE3A 3 26J, N6NE3A 3 26L and N6NE3A 3 26M.

THEREON BEING ERECTED on N6NE3A 3 26A 0204 a two-story row home style dwelling with attached one-car garage with aluminum siding exterior and shingle roof, on N6NE3A 3 26J 0204 a two-story row home style dwelling with attached one-car garage with aluminum siding exterior and shingle roof, N6NE3A 3 26L 0204 a two-story row home style dwelling with attached one-car garage with aluminum siding exterior and shingle roof, on N6NE3A 3 26M 0204 a two-story row home style dwelling with attached one-car garage with aluminum siding exterior and shingle roof.

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

THOMAS A. CAPEHART, ESQUIRE

No. 65
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-13320

ALL THAT CERTAIN lot or piece of ground together with the brick dwelling located on the North side of Jackson Street, between Warren and 11th Streets, in the Eighth Ward of the City of Easton, Northampton County, Pennsylvania, known as #1051 Jackson Street, bounded and described as follows:

BEGINNING at a point in the north building line of Jackson Street, the said point being distant One Hundred Fourteen and Twenty-nine One-Hundredths (114.29) feet from the Northwest corner of Warren and Jackson Streets, measured Westwardly along the North building line of Jackson Street, the said point being also in line with the center of three (3)

foot alley way running under the properties known as #1049 and #1051 Jackson Street; thence extending Westwardly along the North building line of Jackson Street for a distance of Fifteen and Seventy-one One-hundredths (15.71) feet and extending of that width in depth Northwardly between parallel line at right angles to Jackson Street for a distance of One Hundred Forty (140) feet to Juniper Street.

Title to said premises is vested in Elizabeth Ortiz by deed from ROBERT R. MARTIN AND PHILLIP MARTIN, CO-EXECUTORS OF THE LAST WILL AND TESTAMENT OF WILLIAM E. MARTIN, JR. dated September 30, 1999 and recorded October 6, 1999 in Deed Book 1999-1, Page 151890.

BEING KNOWN AS 1051 Jackson Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9NE4D 4 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Elizabeth Ortiz.

MARGARET GAIRO, ESQUIRE

No. 66
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-10232

ALL THAT CERTAIN messuage, tenement, lot or piece of ground, now known as 932 Washington Avenue, situated in the Borough of Northampton, County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on Washington Avenue and on lot now or late of William H. Miller, South sixty-four degrees (64°) West one hundred fifty

(150) feet to a stake on an alley twenty (20) feet wide; thence along said alley North twenty-five (25°) degrees West fifty (50) feet to lot now or late of John Simco; from thence North sixty-five degrees (65°) East one hundred fifty (150) feet to a stake on said Washington Avenue; from thence South twenty-five degrees (25°) East fifty (50) feet to the point or place of beginning.

Containing 7,500 square feet.

BEING KNOWN AS 932 Washington Avenue, Northampton, PA.

TAX PARCEL NUMBER: M4NW2C 3 9.

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

SEIZED AND TAKEN into execution of the writ as the property of Wendy L. Sovorsky.

MICHAEL R. NESFEDER,
ESQUIRE

No. 68
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-07400

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situated on the east side of Ridge Street, in the City of Bethlehem, formerly the Borough of South Bethlehem, County of Northampton, and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point eighty (80) feet northwardly from the northeast corner of Seventh and Ridge Streets, thence northwardly a frontage of forty (40) feet to Lot No. 174, thence eastwardly along Lot No. 174, one hundred forty (140) feet to a twenty feet wide alley, thence southwardly along Lot No. 178, one hundred forty (140) feet to a point the place of beginning.

BOUNDED on the north by Lot No. 174, on the south by Lot No. 178, on the east by a twenty feet wide alley and on the west by Ridge Street.

BEING LOT No. 176, according to a plan of L.S. Jacoby, C.E., called "Plan of Lots Near South Bethlehem, Northampton County, PA", H.A. Doster, Trustee, 1887.

TITLE TO SAID PREMISES IS VESTED IN Donald D. Dancho, single man, by Deed from Donald D. Dancho, single man, and Kathleen M. Dancho N/K/A Kathleen M. Reilly, single woman, dated 02/25/1993, recorded 03/02/1993 in Book 889, Page 618.

The said Donald D. Dancho died on 1/28/2009, and upon information and belief, his heirs or devisees, and personal representative, are unknown.

BEING KNOWN AS 651 Ridge Street, Bethlehem, PA 18015-3511.

TAX PARCEL NUMBER: P6SE2D 18 14 0204.

THEREON BEING ERECTED a two-story single dwelling with stucco exterior and slate roof; detached one-car garage.

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

DANIEL G. SCHMIEG, ESQUIRE

No. 69
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-06618

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Upper Mount

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

BEGINNING at an iron pipe it being South 30 degrees West 265.00 feet, more or less from the corner of land of Paul H. Hinton and now or late Andrew Biller, thence along land of Paul H. Hinton South 30 degrees West (passing over an iron pipe 288.88 feet) 313.88 feet to a railroad spike in the center line of Legislative Route 48031 leading from Johnsonville to Centerville, thence in the center line of said road North 41 degrees 04 minutes 01 seconds West 143.07 feet to a railroad spike, thence along land of Paul H. Hinton the following two courses and distances North 20 degrees 55 minutes 38 seconds East (passing an iron pipe 25.00 feet) 271.50 feet to an iron pipe, thence South 59 degrees 47 minutes East 1.78.14 feet to an iron pipe the place of BEGINNING.

BEING the same premises which Arlene Marie Flaherty did grant and convey upon Arlene Flaherty and Matthew S. Smith, by Deed dated October 20, 1997, and recorded in the Office of the Recorder of Deeds for Northampton County, at Easton, Pennsylvania, on December 19, 1997, at Book Volume 1997-1, page 141973, Grantors herein.

BEING KNOWN AS 1063 Orchard Road, Bangor, PA.

TAX PARCEL NUMBER: D10 8 5A.

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

SEIZED AND TAKEN into execution of the writ as the property of Terence H. Chaykowsky and Angela Chaykowsky.

STEVEN N. GOUDSOUZIAN,
ESQUIRE

No. 71

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2011-09848

ALL THAT CERTAIN lot, parcel, or piece of land situate in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania, known as Lot No. 37, of the Estates at Steeplechase North Subdivision," dated August 8, 2002, last revised July 14, 2003, prepared by Environmental Design & Engineering, filed in the Northampton County Recorder of Deeds Office in Plan Book Volume 2003-5, Pages 363 to 367, as amended by the Amendment to Recorded Plan, filed in the Northampton County Recorder of Deeds Office in Record Book Volume 2004-1, Page 422537.

BEING THE SAME PREMISES which Nic Zawarski and Sons Builders, Inc., a Pennsylvania Corporation, by Deed dated September 28, 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 359386, did grant and convey unto Pamela M. Turner.

BEING KNOWN AS 4548 Shadowstone Drive, Easton, PA.

TAX PARCEL NUMBER: J9 1 6-37.

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

SEIZED AND TAKEN into execution of the writ as the property of Pamela M. Turner.

JAMES V. FARERI, ESQUIRE

No. 72

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2011-06491

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

situate on the southerly side of Oak Street, known as 210 Oak Street (formerly known as 8 Oak Street), in the Borough of Nazareth, County of Northampton and Commonwealth of Pennsylvania as shown on a plan prepared by Kenneth R. Hahn, R.S. on Drawing No. 83-183, dated June 14, 1983, bounded and described as follows:

BEGINNING at a point on the southerly side of Oak Street, said point being located 147 feet easterly of the east curb on South Whitfield Street;

THENCE extending along the southerly side of Oak Street, South 80 degrees 00 minutes East, 79 feet to a point;

THENCE extending along the westerly property line of now or late Francis Deutsch as recorded in Deed Book Volume 470, Page 384; South 10 degrees 00 minutes West, 80.00 feet to a point;

THENCE extending along the northerly property lines of now or late Ed Dulac and Mary Pierzga as recorded in Deed Book Volume C84, Page 234 and 248, Page 572, North 80 degrees 00 minutes West, 79.0 feet to a point;

THENCE extending along the easterly property line of now or late of Emma Yany and Pepino Martino as recorded in Deed Book Volume D77, Page 97 and 336, Page 253, North 10 degrees 00 minutes East, 80.00 feet to the place of BEGINNING.

CONTAINING: 6,320 square feet.

The above description of property is a result of a registered survey prepared by Kenneth R. Hahn, Registered Surveyor, which survey is dated June 17, 1983.

BEING the same premises which William J. Buskirk, Jr. and Renee B. Buskirk, husband and wife, by Deed

dated May 24, 2000 and recorded May 30, 2000, in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2000-1, Page 64000 conveyed to Valeria M. Bellis.

BEING KNOWN AS 210 Oak Street a/k/a 8 Oak Street, Nazareth, PA 18064.

TAX PARCEL NUMBER: K7NE2B-9-2.

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

SEIZED AND TAKEN into execution of the writ as the property of Valeria M. Bellis.

RICHARD B. SOMACH, ESQUIRE

No. 73**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-04485**

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, as follows:

Situate along the southerly side of Marion Street, between Lincoln and Carlisle Streets, in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, known as 932 Marion Street according to present city numbering, and also being the westerly portion of Lot 16 and 16A and the easterly portion of Lot 17 and 17A, Block 5500, on map or plan of the Zinzendorf Realty Corporation, at Bethlehem, Pa. February 9, 1927, recorded in the Office for the Recording of Deeds in and for Northampton County in Map Book 9, Page 90, bounded and described as follows:

BEGINNING at an iron pipe on the southerly side of Marion Street distant one hundred sixty-four and fifty

hundredths feet westwardly from the intersection of the southerly side of Marion Street with the westerly side of Lincoln Street; thence extending westwardly along the southerly side of Marion Street along a curve curving to the left having a radius of eight hundred sixty-eight and eighty-eight hundredths (feet a distance of fifty-four and fifty hundredths (54.50) feet to an iron pipe; thence extending South 20 degrees 36' West through Lot 17 and 17A on said plan a distance of ninety-nine and seven hundredths (99.07) feet to an iron pipe on the northerly side of Harry Street; thence extending eastwardly along the northerly side of Harry along a curve curving to the right a distance of forty-nine (49) feet to an iron pipe; thence extending North 23 degrees 50' East through Lot 16 and 16A on said plan a distance of ninety-six and thirty-seven hundredths (96.37) feet.

Title to said premises is vested in Martin T. Rape by deed from HONORE ZETTLEMOYER dated July 29, 2005 and recorded September 1, 2005 in Deed Book 2005-1, Page 337517.

BEING KNOWN AS 932 Marion Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER:
N7SW1D-5-2.

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

SEIZED AND TAKEN into execution of the writ as the property of Martin T. Rape.

MARGARET GAIRO, ESQUIRE

No. 74
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-00930

ALL THOSE 4 CERTAIN lots situate in the Township of Bethlehem,

County of Northampton and State of Pennsylvania, known as Lots Nos. 844, 845, 846 and 847 on plan of lots of Bethlehem Annex Gardens, said plan being recorded and remains of file in the Office of Recorder in Map Book ____ Page ____, etc., Lots Nos. 844 and 845 consist of one grant and Nos. 846 and 847 consist of a second grant.

TRACT NUMBER 1:

BEGINNING at a point 40 feet, more or less, from the northwesterly corner of the intersection of John Street and Carter Republic Road, measured along the northerly line of said Carter Republic Road, said point being the southeasterly corner of Lot No. 845; thence northerly along the dividing line of Lots Nos. 845 and 846 a distance of 110 feet, more or less, to an alley; thence westerly along the southerly line of said alley a distance of 40 feet, more or less, to the north-easterly corner of Lot No. 843; thence southerly along the dividing lines of Lots 843 and 844 a distance of 110 feet, more or less, to Carter Republic Road; thence easterly along the northerly line of said Carter Republic Road a distance of 40 feet, more or less, to point of beginning.

TRACT NUMBER 2:

BEGINNING at the northwesterly corner of the intersection of John Street and Carter Republic Road, said point being the southeasterly corner of said Lot No. 843; thence northerly along the westerly line of John Street a distance of 110 feet, more or less, to an alley; thence westerly along the southerly side of said alley a distance of 40 feet, more or less, to the north-easterly corner of Lot No. 845; thence southerly along the dividing line of Lots Nos. 845 and 846 a distance of 110 feet, more or less, to Carter Republic Road; thence easterly along the northerly side of said Carter Republic

Road a distance of 40 feet, more or less, to point of BEGINNING.

BEING the same premises which Irving M. Noble, by deed dated 11-06-06 and recorded 11-15-06 in the Office of the Recorder of Deeds in and for the County of Northampton in Record Book 2006-1 Page 471355, granted and conveyed unto Irving M. Noble, as to an undivided 50% interest; Abel A. Juhasz, as to an undivided 25% interest and Darlene A. Juhasz, as to an undivided 25% interest.

BEING KNOWN AS 3447 Carter Republic Road, Bethlehem, PA.

TAX PARCEL NUMBER: N7NE1-1-3-0205.

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

SEIZED AND TAKEN into execution of the writ as the property of Irving M. Noble and Faith Noble and Abel A. Juhasz and Darlene A. Juhasz.

ANTHONY R. DISTASIO, ESQUIRE

No. 75
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-09397

ALL THAT CERTAIN piece, parcel, or tract of land situate in the Borough of Stockertown, County of Northampton, and the Commonwealth of Pennsylvania, shown as Lot #60 on the final plan of Long Meadows, Phase IV as recorded in Map Book Volume 2002-5, Pages 126, 127 in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania, and being further bounded and described as follows, to wit:

BEGINNING at a point on the right of way line of the knuckle cul-de-sac of Patriot Lane at a corner of Lot #59 of Long Meadows;

THENCE along said right-of-line of the knuckle cul-de-sac of Patriot Lane along the arc of a curve deflecting to the left having a radius of 50.00 feet and a central angle of 70 degrees, 03 minutes, 50 seconds for an arc length of 69.00 feet (chord: South 06 degrees, 01 minutes, 33 seconds East 63.65 feet) to a point at the corner of Lot #62 of Long Meadows.

THENCE along said lands of Lot #62 of Long Meadows South 44 degrees, 26 minutes, 32 seconds West 127.22 feet to a point on a line of lands now or late of Jason R. and Jamie A. Thomas;

THENCE along said lands now or late of Jason R. and Jamie A. Thomas North 77 degrees, 44 minutes, 15 seconds West 43.89 feet to a point on a line of lands now or late of Long Enterprises, Inc.;

THENCE along said lands now or late of Long Enterprises, Inc. North 04 degrees, 26 minutes, 53 seconds East 153.35 feet to a point at a corner of Lot #59 of Long Meadows;

THENCE along said lands of Lot #59 of Long Meadows South 85 degrees, 55 minutes, 32 seconds East 113.69 feet to a point, the place of the BEGINNING.

BEING the same premises which Ellen E. Long, Robert J. Long and Douglas H. Long, general partners, trading as 4-L Housing Associates, a general partnership, by Deed dated 11-15-02 and recorded 11-18-02 in the Office of the Recorder of Deeds in and for the County of Northampton in Record Book 2002-1 Page 321214, granted and conveyed unto Michael Martine and Dina Martine, husband and wife.

BEING KNOWN AS 212 Patriot Lane, Stockertown, PA.

TAX PARCEL NUMBER: J8 8 10-46.

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

SEIZED AND TAKEN into execution of the writ as the property of Michael Martine and Dina Martine.

ANTHONY R. DISTASIO, ESQUIRE

No. 76

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-14549**

ALL THAT CERTAIN lot or parcel of land with one story frame dwelling unit erected thereon known as 8 Babbling Brook Road situate in Palmer Township, Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the west side of Babbling Brook Road, said point being the following two (2) courses and distances from the intersection of the east property line of Babbling Brook Road with the south property line of Brookwood Road (both lines extended to intersection) (1) South 11°30' East 110.00 feet and (2) South 78°30' West 50.00 feet; thence along the west side of Babbling Brook Road around a curve to the right with a radius of 117.92 feet, an arc length of 206.15 feet to an iron pin set; thence along the west side of Babbling Brook Road South 88°40' West 28.93 feet to an iron pin set; thence along line of land now or late of S. James LaBarba North 1°20' West 112.73 feet to an iron pin set; thence along line of land now or late of C.J. Jones North 78°30' East 147.31 feet to an iron pin set, the place of beginning.

IT BEING the same premises which Richard W. Bender and Joann Bender, husband and wife, by Deed

dated September 26, 1991, and recorded in the Office of the Recorder of Deeds in and for Northampton County September 27, 1991, in Book 843, Page 000115, granted and conveyed unto Joann Benger, a/k/a Joann Mann, in fee.

TITLE TO SAID PREMISES IS VESTED IN Pedro J. Rivera, married, and Carmen Rivera, his Wife, as tenants by the entirety by Deed from Joann Bender, a/k/a Joann Mann dated 10/24/03 recorded 10/29/03 in Deed Book 2003-1 Page 453737.

BEING KNOWN AS 8 Babbling Brook Drive, Easton, PA 18045.

TAX PARCEL NUMBER: J8SE2-4-1C.

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

SEIZED AND TAKEN into execution of the writ as the property of Pedro J. Rivera.

MARK J. UDREN, ESQUIRE

No. 77

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-05289**

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Upper Mount Bethel, County of Northampton and State of Pennsylvania, more particularly described as Lot 24, major subdivision of Crystal Terrace Estates, recorded in the Office for the Recording of Deeds, Northampton County, Pennsylvania, in Plot Book Volume 2003-5, Page 100.

BEING part of the same premises which Hummer Land Development Corporation, by indenture bearing date the 6th day of February, 2001, and recorded in the Office for the

Recording of Deeds in and for the County of Northampton, at Easton, Pennsylvania on the 12th day of February, 2001 in Record Book Volume 2001-1, Page 020540, granted and conveyed unto LTS Development Inc., in fee.

TOGETHER with all rights and privileges and under and subject to the covenants, exceptions, conditions, reservations and restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN Chantal Kadhi-Smith, a single individual by Deed from LTS Development, Inc., a Pennsylvania Corporation dated 11/26/03 recorded 12/3/03 in Deed Book 2003-1 Page 501202.

BEING KNOWN AS 15 Crystal Terrace, Mount Bethel, PA 18343.

TAX PARCEL NUMBER: D11-11-6-24.

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

SEIZED AND TAKEN into execution of the writ as the property of Chantal Kadhi-Smith.

MARK J. UDREN, ESQUIRE

No. 79

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-03493**

All that certain lot, parcel or piece of land situate in the Township of Plainfield, County of Northampton and Commonwealth of Pennsylvania, being Lot No. 7, Sierra Lane, Edge-wood Acres, bounded and described as follows, to wit:

Beginning at a point on the Southwest side of Sierra Lane; thence along Lot No. 8 South 52 degrees 57 minutes 47 seconds West, 167.00 feet to

a point; thence along Lot No. 4 South 37 degrees 02 minutes 13 seconds East, 90.00 feet to a point; thence along Lot No. 6 North 52 degrees 57 minutes 47 seconds East, 167.00 feet to a point; thence along Sierra Lane North 37 degrees 02 minutes 13 seconds West 90.00 feet to the point of beginning.

Said Lot to contain 15,030 square feet or .345 of an acre.

BEING THE SAME PREMISES which David J. Betz, by Deed dated February 1, 2005 and recorded March 4, 2005 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2005-1, Page 79643, granted and conveyed unto David J. Betz and Lisa S. Betz.

BEING KNOWN AS 1595 Sierra Lane, Pen Argyl, PA 18072.

TAX PARCEL NUMBER: F8-2-9-0626.

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

SEIZED AND TAKEN into execution of the writ as the property of David J. Betz and Lisa S. Betz.

GREGORY JAVARDIAN, ESQUIRE

No. 80

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-05195**

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Wilson, County of Northampton and Commonwealth of Pennsylvania, being Lot No. 78 on the Plan of Foxcroft, prepared by Hanover Engineering Associates, Incorporated dated July 14, 1986 and recorded in the Office of the Recorder of Deeds for Northampton County, in Plan Book 87, page

82, and being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of Fourth Street, said point being a common corner of Lots Nos. 78 and 79; thence along Lot No. 79 and through the centerline of the party wall of the residences constructed on Lots Nos. 78 and 79, South 10 degrees 30 minutes 15 seconds East, a distance of 77.02 feet to a point in the northerly line of an unopened alley a common corner of Lots Nos. 78 and 79 as shown on said plan; thence along the northerly line of the unopened alley, South 79 degrees 29 minutes 45 seconds West, a distance of 36.25 feet to a point in the easterly right-of-way line of South 23rd Street; thence along the easterly right-of-way line of South 23rd Street North 09 degrees 55 minutes 30 seconds West, a distance of 67.13 feet to a point in the easterly right-of-way line of South 23rd Street; thence by a curve to the right having a radius of 10 feet an arc length of 1561 feet to a point in the southerly right-of-way line of Fourth Street; thence along the southerly right-of-way line of Fourth Street, North 79 degrees 29 minutes 45 seconds East, a distance of 25.57 feet to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN ANDERSON FONSECA, AS SOLE OWNER BY DEED FROM MARY LOUISE ONORATA DATED 02/24/2006 RECORDED 03/06/2006 IN DEED BOOK 2006-1 PAGE 90143.

BEING KNOWN AS 2244 4th Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NW2A-14-6.

THEREON BEING ERECTED a three-story row home style dwelling with attached one-car garage with

vinyl siding and brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Anderson Fonseca.

MARK J. UDREN, ESQUIRE

No. 81

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-06308**

ALL THAT CERTAIN messuage or tenement and lot or piece of ground situate on the west side of Nottingham Road in the Fourteenth Ward of the City of Bethlehem, Northampton County, Pennsylvania, known as 2423 Nottingham Road, according to present city numbering (designated as Lot 4 Block A on Plan of Northdale Manor is recorded in Map Book 13, page 65), bounded and described as follows:

BEGINNING at a point in the west street line of Nottingham Road, said point being south 39° 14' 15" east 86.22 feet from the intersection of the south street line of the North Boulevard and the west street line Nottingham Road, thence in and along said west street line south 39° 14' 50" east 70 feet to a point, thence along land now or late of Merritt R. Pharo north 39° 14' 50" west 70 feet to a point, thence along the south line of Lot 5 north 50° 45' 10" east 125 feet to a point in the west street line of Nottingham Road, the place of beginning.

BOUNDED on the north by Lot 5, Block A, Section 3, on the east by Nottingham Road, on the south by Lot 3, Block A, Section 3, and on the west by lands now or late of Merritt R. Pharo.

BEING THE SAME PREMISES which Jennifer C. Danyi, by Deed dated January 16, 1988 and recorded January 24, 1988 in the Office of the Recorder of Deeds in and for

Northampton County in Deed Book Volume 762, Page 678, granted and conveyed unto Jennifer C. Danyi.

BEING KNOWN AS 2423 Nottingham Road, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N7NW2-32-4.

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

SEIZED AND TAKEN into execution of the writ as the property of Ronald Danyi and Jennifer C. Danyi.

GREGORY JAVARDIAN, ESQUIRE

No. 82
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-06845

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Hellertown, County of Northampton State of Pennsylvania:

ALL THAT CERTAIN lot or piece of ground with improvements, situate, lying and being in the Borough of Hellertown, formerly Township of Lower Saucon, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Lot No. 58, on the general plan of lots laid out in the northern division in addition to Hellertown; thence along Center Street, South twenty-one degrees West, one hundred eighty (180) feet to a corner on Lot No. 62; thence along Lot No. 62 North sixty-nine degrees West, one hundred fourteen (114) feet to a (12) feet wide alley; thence North twenty-

one degrees East one hundred eighty (180) feet to a corner, on Lot No. 58; thence along said Lot No. 58 South sixty-nine degrees East one hundred and fourteen (114) feet, to the place of BEGINNING.

LESS AND EXCEPTING all that certain tract of land situate in the Borough of Hellertown, formerly Township of Lower Saucon, County of Northampton, State of Pennsylvania, bounded and described as follows, to wit;

BEGINNING at a point in the west line of Jefferson Street, said point being also the northeast corner of Lot No. 62; thence extending northwardly along the west side of Jefferson Street a distance of ninety (90) feet to a point, said point being the middle of Lot No. 60 fronting on Jefferson Street; thence extending westwardly of this same width between parallel lines at right angles to Jefferson Street a distance of one hundred fourteen (114) feet to a twelve (12) feet wide alley in the rear.

BOUNDED on the north by northern one-half portion of Lot No. 60; on the east by Jefferson Street; on the south by Lot No. 62; and on the west by the aforesaid twelve (12) feet wide alley.

BEING all of Lot No. 61 and the southern one-half portion of Lot No. 60 according to plan of lots laid out in the northern division in addition to Hellertown.

The name "Center Street" as it appears in the original Deed recorded in Deed Book Volume B 79, Page 287 is the same street now known as Jefferson Street.

BEING the same premises which Francisco F. Suarez and Lillian E. Suarez, by Deed from Constance L. Walker, Executrix of the estate of

Samuel J. Lawrence, dated July 1, 1975, in the Northampton County Clerk/Register's Office in Deed Book 518, Page 400.

TITLE TO SAID PREMISES IS VESTED IN Ghislaine Laurent by Deed from Francisco F. Suarez, by his Power of Attorney Sylvia E. Jischke and Lillian E. Suarez dated 09/29/2005 recorded 10/03/2005 in Deed Book 2005-1 Page 383701.

BEING KNOWN AS 1398 Jefferson Street, Hellertown, PA 18055.

TAX PARCEL NUMBER: Q7NW3A-7-3.

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

SEIZED AND TAKEN into execution of the writ as the property of Ghislaine Laurent.

MARK J. UDREN, ESQUIRE

No. 83

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-08696**

TRACT 1

All those 4 certain lots or pieces of land lying in the city of Bethlehem, County of Northampton and State of Pennsylvania, and known on a plan of lots of Bethlehem view tract (see book of Maps No. 7 Page 31) as lots nos. 1125, 1126, 1127, and 1128, bounded and described as follows, to wit:

BEGINNING at a point on Clermont Street, the Southeast corner of lot no. 1125, thence extending northwardly along the west side of Clermont Street a distance of eighty (80) feet to Glenmere Street, thence extending westwardly along the southern side of Glenmere Street a distance of one hundred (100) feet to Lot No. 1075; thence extending southwardly, along the east side of lots nos. 1075, 1076, 1077 to 1078 a distance of

eighty (80) feet to lot no. 1124, thence extending eastwardly along the northern line of lot no. 1124 a distance of one hundred (100) feet to a point the place of beginning.

Bounded on the north by Glenmere Street, on the east by Clermont Street, on the south by lot no. 1124, and on the west by lots nos. 1075, 1076, 1077 and 1078.

Subject, however, to the restrictions that no building shall be erected upon any said lots at a cost of less than \$3,000.00, that no buildings but dwellings shall be erected; and that no building shall be erected nearer than ten (10) feet of the front line of said lots.

TRACT 2

All those certain three lots or parcels of ground situate on the westerly side of Clermont Street, (formerly West Street) between Stanhope Street (formerly Fairview Street) and Glenmere (formerly Centre) Street, in the City of Bethlehem, County of Northampton, and State of Pennsylvania, and being lots nos. 1122, 1123, and 1124 on the plan of Bethlehem view, entitled "Plan of lots at Bethlehem view, formerly the Linden Farm, property of Robert P. Brown, Wye Joe Brown, and Myrtle Brown Lease, Bethlehem Township, Northampton County, Pennsylvania, March 31, 1918, scale 1 inch equals 100 feet, Robert P. Howell, Del., revised June 25, 1918, November 1919" entered of records in the Office of the Recorder of Deeds, etc., at Easton, in and for the County of Northampton, in Book of Maps no. -Page-, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Clermont Street, distant two hundred twenty (220') feet north from the northwest corner of Stanhope and Clermont Street; thence extending northwardly along

the westerly side of Clermont Street a distance of sixty (60) feet in front, and extending westwardly of that width between parallel lines and parallel to the northerly side of Stanhope Street, a distance of one hundred (100') feet in depth.

Bounded on the north by lot no. 1125, on the west by lots nos. 1079, 1080 and 1081, and on the south by lot no. 1121 on said plan, and on the east by aforesaid Clermont Street.

TITLE TO SAID PREMISES IS VESTED IN STEVEN J., INC., A PENNSYLVANIA CORPORATION BY DEED FROM DAVID APIOLAZA AND GLORYMAR HERNANDEZ, HUSBAND AND WIFE DATED 09/22/2007 RECORDED 11/19/2007 IN DEED BOOK 2007-1 PAGE.

BEING KNOWN AS 2025 Clermont Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: N7NW4C-14-2.

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

SEIZED AND TAKEN into execution of the writ as the property of Steven J., Inc. and David Apiolaza a/k/a David E. Apiolaza and Glorymar Hernandez.

MARK J. UDREN, ESQUIRE

No. 84

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-08580**

All that certain lot or piece of ground situate in the development known as "Penn's Chase" in the Township of Allen, Northampton County, Pennsylvania, designated as Lot No. 133 on the Plan of Penn's Chase, Phases 1, 2, and 3 as said Plan is recorded in the Recorder of Deeds

Office in and for Northampton County, Pennsylvania in Plan Book Volume 2001-1 Pages 241539 et seq.

TITLE TO SAID PREMISES IS VESTED IN KYLE P. KNECHT AND CHRISTINE S. KNECHT, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY BY DEED FROM ATLANTIC EQUITIES, INC., A PENNSYLVANIA CORPORATION DATED 08/26/2004 RECORDED 09/24/2004 IN DEED BOOK 2004-1 PAGE 371977.

BEING KNOWN AS 1031 Hogan Way, Northampton, PA 18067.

TAX PARCEL NUMBER: M4-1-1-133.

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

SEIZED AND TAKEN into execution of the writ as the property of Christine S. Knecht and Kyle P. Knecht.

MARK J. UDREN, ESQUIRE

No. 85

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-07571**

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Easton City, in the County of Northampton, Commonwealth of PA: bounded and described as follows:

Beginning at a point, the southwest corner of Seventh and Spring Garden Streets, thence southwardly along the western building line of Seventh Street thirty-three and twenty-seven hundredths (33.27) feet to a point in the line of lands now or late of Sarah I. Jacobson, thence westwardly at right angles to the said

Seventh Street and along line of the said lands now or late of Sarah I. Jacobson one hundred one and three tenths (101.3) feet to the said Seventh Street, and or late of Anna E. Beers, thence northwardly by a line parallel to the said Seventh Street, and along line of the said lands now or late of Anna E. Beers, thirty-three and twenty-seven hundredths (33.27) feet to a point on the southern building line of Spring Garden Street, thence along the said building line eastwardly one hundred one and three tenths (101.3) feet to a point, the place of beginning.

Less and Excepting Thereabout and Therefrom all that certain premises known as 72 N. Seventh Street, more fully bounded and described in Deed Book Volume F50, Page 225.

TITLE TO SAID PREMISES IS VESTED IN JOSEPH R. MARTINEZ, JR., UNMARRIED BY DEED FROM STELLA M. LULEWICZ, UNMARRIED DATED 12/29/1995 RECORDED 01/12/1996 IN DEED BOOK 1996-1 PAGE 3418.

BEING KNOWN AS 74 North 7th Street, Easton, PA 18042-3448.

TAX PARCEL NUMBER: L9SE1B-3-3.

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

SEIZED AND TAKEN into execution of the writ as the property of Joseph R. Martinez Jr.

MARK J. UDREN, ESQUIRE

No. 86
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-09166

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate at No. 1204 Butler Street, City of Easton, County of

Northampton, Commonwealth of Pennsylvania, described as follows:

BEGINNING at a point in the South property line of Butler Street in line of No. 1202 Butler Street, said point being distant 52.55 feet Westwardly from the intersection of the West property line of South 12th Street with the South property line of Butler Street; thence (1) along No. 1202 Butler Street and passing partly through the middle of a 3.0 foot wide private alley to be used jointly by the Grantees herein and the occupants of No. 1202 Butler Street South 6 degrees 30 minutes West 100.00 feet to a stake in line of lot now or late of Horace Lehr, North 83 degrees 30 minutes West 16.17 feet to a stake in line of No. 1206 Butler Street; thence (2) along Lot No. 1206 Butler Street and passing partly through a party wall, North 6 degrees 30 minutes East, 100 feet to a point in the South property line of Butler Street; thence (3) along the South property line of Butler Street South 83 degrees 30 minutes East, 16.17 feet to the point or place of beginning.

BEING the same premises which BERTRAND L. LIPARI, by Indenture bearing date 4/5/2006 and recorded 4/25/2006 in the Office of the Recorder of Deeds, in and for the County of NORTHAMPTON in Deed Book Volume 2006-1 page 161750 etc., granted and conveyed unto MAAN SALLIT, in fee.

TITLE TO SAID PREMISES IS VESTED IN ALTAGRACIA M. REYES BY DEED FROM MAAN SALLIT DATED 08/03/06 RECORDED 08/22/06 IN DEED BOOK 2006-1 PAGE 341538.

BEING KNOWN AS 1204 Butler Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE4A-1-16.

THEREON BEING ERECTED a three-story row home style dwelling

with vinyl siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Altagracia M. Reyes.

MARK J. UDREN, ESQUIRE

No. 88

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

CV-2011-10126

ALL THOSE CERTAIN Lot or Parcel of land situate on the South side of Butler Street, between Blackberry and Elder Alleys, in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, bound and described as follows, to wit:

BEGINNING at a point 106 feet 4 inches from the Southeast corner of Butler and Elder Streets; thence Southwardly from said point along lands of the Klein Motor Company 140 feet to a 30 foot wide alley; thence Eastwardly along said alley 30 feet; thence Northwardly along lands of Rocco Misero 140 feet to Butler Street; thence Westwardly along Butler Street 30 feet or place of beginning.

BEING THE SAME PREMISES which Anthony Basile and Antonina Basile, Husband and Wife, by Deed dated March 6, 2007 and recorded on March 13, 2007 in the Office for the recording of Deeds in and for the County of Northampton at Deed Book Volume 2007-1 Page 93692, granted and conveyed unto North Atlantic Development Organization, LLC, its heirs and assigns.

BEING KNOWN AS 1116 Butler Street, Easton, PA.

TAX PARCEL NUMBER:
L9SE4A-3-2.

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

SEIZED AND TAKEN into execution of the writ as the property of

North Atlantic Development Organization, LLC.

THOMAS A. CAPEHART, ESQUIRE

No. 89

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

CV-2011-01936

ALL THAT CERTAIN lot or parcel of land located in the Township of Lehigh, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point which marks the intersection of the Northerly right-of-way line of Walnut Street fifty (50') feet in width, and the West-erly right-of-way of Pennsylvania Route 145; thence along the north-erly right-of-way of Walnut Street, South eighty-nine (89) degrees thirty-eight (38) minutes zero (00) seconds West, a distance of one hundred forty (140') feet to a point; thence along the East side of an unopened alley, twenty (20') feet in width, North zero (00) degrees twenty-two (22) minutes zero (00) seconds West, a distance of eighty (80') feet to a point; thence along the lands now or formerly of Charles Kochen, North eighty-nine (89) degrees thirty-eight (38) minutes zero (00) seconds East, a distance of one hundred forty (140') feet to a point; thence along the West-erly right-of-way of Pennsylvania Route 145, South zero (00) degrees twenty-two (22) minutes zero (00) seconds East, a distance of eighty (80') feet to a point, the place of BEGINNING.

CONTAINING: 11,200 square feet or .2571 acres

UNDER AND SUBJECT to the existing covenants, restrictions, deeds and easements of record

BEING THE SAME PREMISES which Zane-Gray Carpentry Inc., a Pennsylvania Corporation, by its

Deed dated January 4, 2006 and recorded on January 17, 2006 in the Office for the Recording of Deeds in and for the County of Northampton at Deed Book Volume 2006-1 Page 20260, granted and conveyed unto Robin Little, her heirs and assigns.

BEING KNOWN AS Riverview Drive, Walnutport, PA.

TAX PARCEL NUMBER: H2SW1-2-12-0516.

THEREON BEING vacant land.

SEIZED AND TAKEN into execution of the writ as the property of Robin A. Little.

THOMAS A. CAPEHART, ESQUIRE

No. 90
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.

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

SEIZED AND TAKEN into execution of the writ as the property of Melinda Watson-Moll and United States of America.

ALFRED S. PIERCE, ESQUIRE

No. 91
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-02685

ALL THAT CERTAIN lot or tract of land with a brick dwelling erected thereon, being known as No. 825 Sixth Street, situate in the City of Bethlehem, County of Northampton, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point a distance of ninety-one (91) feet west from the northwest corner of Sixth and Center (now Hayes Street); thence extending west along Sixth Street a distance of thirteen (13) feet to a point in the middle of a partition wall separating this property from No. 823; thence in

a northern direction through the middle of this partition wall and along premises now or late of Steven Lontsar and wife sixty-eight (68) feet and six (6) inches to a three (3) feet wide privat alley; thence extending east along said alley a distance of thirteen (13) feet to a point; thence extending south along lands now or late of Peter Sante Mary and through the middle of a partition wall of this and adjoining property No. 827 a distance of sixty-eight (68) feet and six (6) inches to a point the place of BEGINNING.

It is hereby agreed that the sewer and water pipes running through this property from other property of which this is a part and jointly used, shall not be disturbed and that the expense for maintenance shall be divided and paid pro-rate to each property.

Having erected thereon a dwelling known and number as 825 East Sixth Street, Bethlehem, Northampton County, Pennsylvania, according to the present system of city numbering.

TITLE TO SAID PREMISES IS VESTED IN Jose A. Hernandez and Doris Hernandez, husband and wife, as tenants by the entirety by Deed from Robert Delgado and Carmen Delgado, husband and wife by Jose M. Correa and Cecilia Diaz, their Attorneys-In-Fact dated 12/16/1986 recorded 12/17/1986 in Deed Book 716 Page 129.

BEING KNOWN AS 825 East Sixth Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER:
P6SE2D-3-21.

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 Doris Hernandez and Jose A. Hernandez and United States of America.

MARK J. UDREN, ESQUIRE

No. 92

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2011-04556

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the City of Bethlehem (formerly the Borough of South Bethlehem), County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on Seminole Street at a point 25 feet west of a 20 feet alley; thence along said Seminole Street Westwardly, 25 feet to land now or late of St. Luke's Evangelical Church; thence by a line running northwardly, 90 feet to a point in the ground now or late of Samuel J. Young; thence by a line eastwardly and parallel to said Seminole Street, 25 feet to a point in the ground now or late of E.W. Sheetz; thence by a line running southwardly, 90 feet to Seminole Street, the place of BEGINNING.

Being the same premises which Alliance for Building Communities, a Pennsylvania non-profit corporation, by its deed dated May 20, 2004 and recorded May 28, 2004, in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania in Deed Book Volume 2004-1, Page 203664, granted and conveyed unto Iliana Cuevas.

BEING KNOWN AS 512 Seminole Street, Bethlehem, PA 18015-1452.

TAX PARCEL NUMBER: P6SW2C
7 6 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Iliana Cuevas.

KIMBERLY J. HONG, ESQUIRE

No. 33
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-13752

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

BEGINNING at a point in the Public Road leading from Portland to Delaware Water Gap, said point of BEGINNING being the northwesterly corner of lands herein described: thence along lands now or formerly Mrs. Carol Alice Wannich Bell, North 70 degrees 00 seconds East, 165.00 feet to a point along the westerly right of way of lands now or formerly Delaware, Lackawanna and Western Railroad Company south 20 degrees 00 minutes 00 seconds East, 100.00 feet to a point; thence through lands of grantors herein of which this was a part, South 70 degrees 00 minutes 00 seconds West, 165.00 feet to a point in first mentioned Public Road, thence in and along same, North 20 degrees 00 minutes 00 seconds West, 100.00 feet to the point and place of BEGINNING.

EXCEPTING AND RESERVING that portion taken for the right of way of aforementioned Public Road.

BEING THE SAME PREMISES which Rodney J. Roberts by his attorney-in-fact, Janis F. Roberts and Janis F. Robert, his wife, by indenture bearing date the 7th day of November, 1986, and being recorded at Easton, in and for the County of Northampton, on the 14th day of November, 1986, in Deed Book Volume 713, Page 904, granted and conveyed unto Randy Navarro and Karen M. Navarro, in fee.

BEING THE SAME PREMISES which Randy Navarro and Karen M.

Navarro, his wife, granted and conveyed unto Randy Navarro by Deed dated December 10, 1993 and recorded on December 30, 1993 in the Office of the Recorder of Deeds of Northampton County, State of Pennsylvania in Book 1993/3, Page 8567. This conveyance is made in accordance with a certain Post-Nuptial Agreement between the parties, and the purpose of the within conveyance is to vest in Randy Navarro herein all of the right, title, and interest of the Grantor, Randy Navarro and Karen M. Navarro, including all rights of dower as well as her right of distribution of real property, pursuant to the laws of the State of Pennsylvania.

BEING KNOWN AS 439 Slateland Road, Mount Bethel, PA 18343.

TAX PARCEL NUMBER: B118-1B.

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

SEIZED AND TAKEN into execution of the writ as the property of Cathy Navarro and Randy F. Navarro.

RICHARD M. SQUIRE, ESQUIRE

CONTINUANCE FROM
MARCH 9, 2012

No. 34
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-07574

PARCEL 1—No. 08-8-11:

ALL THAT CERTAIN lot or parcel of land situate in lower Saucon Township, Northampton County, Commonwealth of Pennsylvania according to a survey made by Harte Engineering, Inc., 649 East Broad Street, Bethlehem, Pa. 18018, bounded and described as follows:

BEGINNING at a point on the northerly right-of-way line of Bergstresser Drive, said point being in line with the lands now or formerly of

William T. and Elsie L. Randall; thence,

Along said northerly right-of way line, the following nine courses:

1) On a curve to the left having a radius of 285.00 feet, a chord bearing of North $83^{\circ} 17' 40''$ West, a chord length of 60.17 feet and an arc length of 60.28 feet to a point; thence,

2) North $89^{\circ} 21' 13''$ West 71.39 feet to a point; thence,

3) On a curve to the left having a radius of 2025.00 feet, a chord bearing of South $88^{\circ} 01' 38''$ East, a chord length of 185.08 feet and an arc length of 185.14 feet to a point; thence,

4) South $85^{\circ} 24' 29''$ West 434.82 feet to a point; thence,

5) On a curve to the right having a radius of 70.00 feet, a chord bearing of North $59^{\circ} 46' 40''$ West, a chord length of 79.93 feet and an arc length of 85.07 feet to a point; thence,

6) North $24^{\circ} 57' 49''$ West 94.58 feet to a point; thence,

7) North $22^{\circ} 57' 49''$ West 231.13 feet to a point; thence,

8) On a curve to the left having a radius of 325.00 feet, a chord bearing of North $31^{\circ} 36' 02''$ West, a chord length of 97.61 feet and an arc length of 97.98 feet to a point; thence,

9) North $40^{\circ} 14' 15''$ West 89.50 feet to a point; thence,

Along the lands now or formerly of Ken P. and Genevieve A. Pearson, North $76^{\circ} 27' 23''$ East 1090.77 feet to a stone; thence,

Along the lands now or formerly of William T. and Elsie L. Randall, South $06^{\circ} 23' 05''$ West 555.21 feet to an iron pipe; thence,

Along the same, South $20^{\circ} 09' 39''$ East 171.06 feet to the POINT OF BEGINNING.

CONTAINING: 13.2293 acres.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM all

those certain tracts designated Common Elements conveyed by Ashley Development Corporation to Longwood Condominium Association by that certain deed dated February 25, 2009 and recorded in the Recorder of Deeds for the County of Northampton at Book 2009-1, page 53645 et seq.

PARCEL 2—No. 08-7-13:

ALL THAT CERTAIN lot or parcel of land situate in Lower Saucon Township, Northampton County, Commonwealth of Pennsylvania according to a survey made by Harte Engineering, Inc., 649 East Broad Street, Bethlehem, Pa. 18018, bounded and described as follows:

BEGINNING at a point on the southerly right-of-way line of Bergstresser Drive, said point being in line with the lands now or formerly of Kevin V. and Jennie M. Petrucelli; thence,

Along said southerly right-of-way line, the following ten courses:

1) On a curve to the left having a radius of 120.00 feet, a chord bearing of South $67^{\circ} 29' 19''$ East, a chord length of 109.34 feet and an arc length of 113.53 feet to a point; thence,

2) North $85^{\circ} 24' 29''$ East 434.82 feet to a point; thence,

3) On a curve to the right having a radius of 1975.00 feet, a chord bearing of North $88^{\circ} 01' 38''$ East, a chord length of 180.51 feet and an arc length of 180.57 feet to a point; thence,

4) South $89^{\circ} 21' 13''$ East 71.39 feet to a point; thence,

5) On a curve to the right having a radius of 235.00 feet, a chord bearing of South $71^{\circ} 51' 35''$ East, a chord length of 141.28 feet and an arc length of 143.50 feet to a point; thence,

6) South $54^{\circ} 21' 56''$ East 175.82 feet to a point; thence,

7) On a curve to the right having a radius of 418.57 feet, a chord bearing of South 48° 58' 14" East, a chord length of 89.32 feet and an arc length of 89.49 feet to a point; thence,

8) South 43° 34' 32" East 87.14 feet to a point; thence,

9) On a curve to the left having a radius of 325.00 feet, a chord bearing of South 53° 49' 06" East, a chord length of 115.58 feet and an arc length of 116.20 feet to a point, thence,

10) South 64° 03' 44" East 36.47 feet to a point; thence,

Along the lands now or formerly of William J. Hershey and Kenneth F. and Renee Watterson, South 70° 18' 49" West 1048.10 feet to an iron pipe; thence,

Along the lands now or formerly of Jack R. and Ember J. Parker, South 72° 16' 42" West 153.20 feet to an iron pipe; thence,

Along the lands now or formerly of William J. and Carol Ann Paolini and Barry F. and Janice S. Kovacs, South 70° 32' 57" West 396.99 feet to an iron pipe; thence,

Along the lands now or formerly of Marianne J. Carpeny and Willard H. and Marie Cressman, South 69° 42' 13" West 643.22 feet to an iron pipe; thence,

Along the lands now or formerly of John J. and Catherine M. Savitske, North 15° 39' 35" West 358.94 feet to an iron pipe; thence,

Along the same, South 71° 48' 21" West 684.58 feet to an iron pipe; thence,

Along the lands now or formerly of John P. Deegan and Donna H. Braslow, North 08° 45' 25" West 1151.54 feet to a point; thence,

Along the lands now or formerly of David A. and Debra A. Wohlbach and Ken P. and Genevieve A. Pearson,

North 76° 58' 39" East 1166.39 feet to a point; thence,

Along the lands now or formerly of Kevin V. and Jennie M. Petrucelli, South 02° 41' 25" East 418.38 feet to an iron pipe; thence,

Along the same, South 85° 41' 42" East 445.90 feet to a point; thence,

Along the same, North 76° 32' 01" East 118.62 feet to the POINT OF BEGINNING.

CONTAINING: 58.2384 acres.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM all those certain tracts designated Common Elements conveyed by Ashley Development Corporation to Longwood Condominium Association by that certain deed dated February 25, 2009 and recorded in the Recorder of Deeds for the County of Northampton at Book 2009-1, page 53645 et seq.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM Lots 19, 20, 21, 22, and 23 conveyed by Ashley Development Corporation to Gigliotti LVI LP by deed dated November 1, 2006 and recorded in the Recorder of Deeds for the County of Northampton at Book 2006-1, page 477316 et seq.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM all those certain lots or pieces of ground with the buildings and improvements thereon erected, hereditaments and appurtenances designated as Lots 11 (Q8-7-13-11), 18 (Q8-7-13-18), 24 (Q8-7-13-24), and 25 (Q8-7-13-25) set forth on a certain map or plan entitled "Long Ridge—Final Development and Site Plan" Sheet 2 of 16, recorded on November 3, 2006 in the Recorder of Deeds for the County of Northampton Deed Book 2006-5, page 713 et seq. and also being known as:

Lot 11—Long Ridge

BEGINNING at a point at the Westerly corner of Dwelling Envelope

11, said point being located South 55 degrees, 59 minutes, 27 seconds East 110.21 feet from the Southeast-erly most corner of Dwelling Envelope 10 as shown on the aforementioned record plan and shown on a plan titled "Long Ridge—Final Condominium Declaration Plan" sheet 16 of 16; thence,

North 32 degrees, 51 minutes, 29 seconds East 100.00 feet to a point; thence,

South 57 degrees, 08 minutes, 31 seconds East 100.00 feet to a point, thence,

South 32 degrees, 51 minutes, 29 seconds West 100.00 feet to a point; thence,

North 57 degrees, 08 minutes, 31 seconds West 100.00 feet to the point, POINT OF BEGINNING

ALSO INCLUDING: the rights to a drainage drywell and septic system drain fields as shown on sheets 2A and 2B of 16 of the record plan.

Lot 18—Long Ridge

BEGINNING at a point at the Westerly corner of Dwelling Envelope 11, said point being located South 55 degrees, 59 minutes, 27 seconds East 110.21 feet from the Southeast-erly most corner of Dwelling Envelope 10 as shown on the aforementioned record plan and shown on a plan titled "Long Ridge—Final Condominium Declaration Plan" sheet 16 of 16; thence,

North 25 degrees, 47 minutes, 32 seconds West 75.17 feet to the TRUE POINT OF BEGINNING; thence,

North 29 degrees, 24 minutes, 29 seconds West 100.00 feet to a point, thence,

North 60 degrees, 35 minutes, 31 seconds East 100.00 feet to a point; thence,

South 29 degrees, 24 minutes, 29 seconds East 100.00 feet to the point, thence,

South 60 degrees, 35 minutes, 31 seconds West 100.00 feet to the POINT OF BEGINNING

ALSO INCLUDING: the rights to a drainage drywell and septic system drain fields as shown on sheets 2A and 2B of 16 of the record plan.

Lot 24—Long Ridge

BEGINNING at a point at the Northwesterly most corner of Dwelling Envelope 23, as shown on the aforementioned record plan and shown on a plan titled "Long Ridge—Final Condominium Declaration Plan" sheet 16 of 16; thence,

North 00 degrees, 14 minutes, 58 seconds East 83.82 feet to the TRUE POINT OF BEGINNING; thence,

North 19 degrees, 49 minutes, 54 seconds West 100.00 feet to a point, thence,

North 70 degrees, 10 minutes, 06 seconds East 100.00 feet to a point, thence,

South 19 degrees, 49 minutes, 54 seconds East 100.00 feet to a point, thence,

South 70 degrees, 10 minutes, 06 seconds West 100.00 feet to the POINT OF BEGINNING.

ALSO INCLUDING: the rights to a drainage drywell and septic system drain fields as shown on sheets 2A and 2B of 16 of the record plan.

Lot 25—Long Ridge

BEGINNING at a point at the Northeasterly most Corner of Dwelling Envelope 24, as shown on the aforementioned record plan and shown on a plan titled "Long Ridge—Final Condominium Declaration Plan" sheet 16 of 16; thence,

North 54 degrees, 02 minutes, 23 seconds West 129.92 feet to the TRUE POINT OF BEGINNING; thence,

South 11 degrees, 47 minutes, 06 seconds West 100.00 feet to a point, thence,

North 78 degrees, 12 minutes, 54 seconds West 100.00 feet to a point, thence,

North 11 degrees, 47 minutes, 06 seconds East 100.00 feet to a point, thence,

South 78 degrees, 12 minutes, 54 seconds West 100.00 feet to the POINT OF BEGINNING.

ALSO INCLUDING: the rights to a drainage drywell and septic system drain fields as shown on sheets 2A and 2B of 16 of the record plan.

BEING THE SAME PREMISES which Townsend Family Limited partnership by its Deed dated November 12, 2004 and recorded on December 9, 2004 in the Office of the Recorder of Deeds for the County of Northampton, Pennsylvania is Book 2004-1, page 477128 et seq. did grant and convey to Ashley Development Corporation as follows:

BEING KNOWN AS Bergstresser Drive, Hellertown, PA.

THEREON BEING vacant land.

SEIZED AND TAKEN into execution of the writ as the property of Ashley Development Corporation.

ROSETTA B. PACKER, ESQUIRE

A Schedule of Distribution will be filed by the Sheriff thirty days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days from the date of filing the Schedule of Distribution.

RANDALL P. MILLER

Sheriff

Northampton County,
Pennsylvania

CHRISTOPHER T. SPADONI

ESQUIRE

Solicitor to the Sheriff

Apr. 19, 26; May 3

FAMILY COURT HEARING OFFICER NEEDED

The Court of Common Pleas of Lehigh County seeks a licensed Pennsylvania attorney to fill the position of Family Court Hearing Officer. The individual will conduct child custody conciliation conferences and record hearings. Experience in mediation and child custody law is required. This is a full-time county position with a starting salary of \$77,085 plus benefits.

Applicants are limited by Pa. RCP 1910.12(b)(3). "A hearing officer employed by a judicial district shall not practice family law before a conference officer, hearing officer or permanent or standing master employed by the same judicial district."

Submit letter of interest and resume by May 15, 2012 to Vivian M. Appel, Esq., Family Court Administrator, Room 325, Lehigh County Courthouse, 455 W. Hamilton St., Allentown, PA 18101 or:
vivianappel@lehighcounty.org.

Apr. 26; May 3

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**RAVIN DEIBERT, Plaintiff v. COMMONWEALTH OF
PENNSYLVANIA—DEPARTMENT OF TRANSPORTATION and
JAMES D. MORRISEY, INC., Defendants**

**RAVIN DEIBERT, Plaintiff v. GAI CONSULTANTS, INC.,
Defendants, COMMONWEALTH OF PENNSYLVANIA—
DEPARTMENT OF TRANSPORTATION and JAMES D.
MORRISEY, INC., Additional Defendants**

Summary Judgment—Duty of Care—Causation—Memory—Sovereign Im-
munity.

In response to Plaintiff's claims of negligence against both Defendants Commonwealth of Pennsylvania—Department of Transportation ("PennDOT") and GAI Consultants, Inc., and vicarious liability against PennDOT, the aforementioned Defendants filed separate motions for summary judgment. As the basis for their motion, GAI contended that it owed no duty of care to Plaintiff, a motorist who was involved in an accident on Route 78. At the time of the accident, the roadway was under construction and GAI was responsible for certain oversight and inspection in relation to the project. However, in support of their motion, GAI asserted that the portion of the roadway where the accident occurred was not an active construction zone at the time, and therefore, they had no duty to inspect or otherwise oversee the area. Additionally, they argued that by the terms of their contract, they had no duty of protection to the general public. Upon review and consideration, the Court rejected both arguments; the first, in the absence of any evidence in support of GAI's contention that their duties were limited to active work zones, and the second upon an interpretation of the plain language of their contract.

The Court next addressed PennDOT's motion for summary judgment as to the negligence and vicarious liability claims raised in Plaintiff's Complaint, and the cross claims of Defendants Morrisey and GAI. In the first instance, PennDOT moved for summary judgment upon an assertion that because Plaintiff had suffered memory loss and could not recall the details of her accident, she could not establish the element of causation necessary to her claims. Upon review and consideration, the Court found that a plaintiff's memory is not necessary to establishing causation, and there was sufficient evidence from other sources in support of the same. Finally, PennDOT asserted protection from the claims against it under the Sovereign Immunity Act. However, the Court found that the existence of issues of material fact precluded a grant of summary judgment on such grounds.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—Nos. C-0048-CV-2008-3099, C-0048-CV-2008-13605.

JILL KELLY MCCOMSEY, ESQUIRE, for Plaintiff.

JOHN T. DONOVAN, ESQUIRE, for Defendants Dept. of Transportation
and James D. Morrisey, Inc.

CHAD A. WISSINGER, ESQUIRE, for Defendant GAI Consultants, Inc.

Order of the Court entered on February 16, 2011 by DALLY, J.

ORDER

AND NOW, this 16th day of February 2011, it is hereby ORDERED
and DIRECTED that the motions for summary judgment filed by Defendants

Commonwealth of Pennsylvania—Department of Transportation and GAI Consultants, Inc. are hereby DENIED in their entirety, as set forth more fully in the following Statement of Reasons.

STATEMENT OF REASONS

Presently before the Court are two motions for summary judgment, filed by Defendants Commonwealth of Pennsylvania—Department of Transportation (“PennDOT”) and GAI Consultants, Inc. (“GAI”), filed on December 16, 2010 and December 23, 2010 respectively. These matters came before the Court on brief via the Argument Court list of February 1, 2011. Briefs having been received, the motions are now ready for disposition.

STATEMENT OF FACTS

Plaintiff in the above-captioned cases first instituted suit against Defendants PennDOT and James D. Morrissey, Inc. (“Morrissey”)¹ in the case captioned at 2008-3099 on March 31, 2008, alleging claims of negligence against each Defendant and a claim of vicarious liability against PennDOT, in connection with injuries she sustained as a result of an automobile accident that occurred on Interstate 78 West just past the Hellertown Exit on January 3, 2007. Complaint at ¶¶7, 10, 11, 16. At the time of the accident, the roadway was under construction. *Id.* By her Complaint, Plaintiff alleges that she encountered an unsafe condition in the construction zone where the pavement dropped off, causing her to lose control of her vehicle, which struck a concrete wall, traveled into the highway median, and rolled several times before coming to rest. Complaint at ¶¶10, 11.

The case at 2008-13605 commenced by Writ of Summons on December 31, 2008. Thereafter, pre-complaint discovery was sought. Subsequently, Plaintiff dismissed Defendants Antigo Construction, Inc.; Armour & Son Electric, Inc.; Baseline Contracting, Inc.; Callahan Paving Products, Inc.; Established Traffic Control, Inc.; Filly Oil, Inc.; Guidemark, Inc.; Hunt Engineering Company; Interstate Safety Services, Inc.; Jami & Company Sawing and Sealing, Inc.; Jilco, Inc.; Pennline Service, Inc.; Safety Grooving & Grinding, L.P.; Surface Preparation Technologies, Inc.; and Tierra Construction Services, Inc., and a Complaint was filed bringing one count of negligence against GAI² in connection with the accident. On October 14, 2009, President Judge F.P. Kimberly McFadden entered an Order consolidating the cases, but ordering that the caption maintain both docket numbers.

¹ As per the Complaint, Morrissey “was hired by PennDOT as the general contractor to oversee the study, inspection and overall construction, repair and maintenance, including traffic pattern and traffic safety of the construction site.” Complaint at ¶26.

² Plaintiff alleges that GAI was “retained by ... [PennDOT] to conduct inspections and monitor the construction project on Interstate 78 around the time of the subject accident.” Complaint at ¶11.

STANDARD OF LAW

Pennsylvania Rule of Civil Procedure 1035.2 provides for the filing of a motion for summary judgment, and states that:

After the relevant pleadings are closed, but within such time as not to unreasonably delay trial, any party may move for summary judgment in whole or in part as a matter of law (1) whenever there is no genuine issue of any material fact as to a necessary element of the cause of action or defense which could be established by additional discovery or expert report, or

(2) if, after the completion of discovery relevant to the motion, including the production of expert reports, an adverse party who will bear the burden of proof at trial has failed to produce evidence of facts essential to the cause of action or defense which in a jury trial would require the issues to be submitted to the jury.

Pa. R.C.P. 1035.2.

Summary judgment may be granted only in the clearest of cases, where there are no genuine issues of material fact in dispute and the moving party is entitled to judgment as a matter of law. *Trowbridge v. Scranton Artificial Limb Company*, 560 Pa. 640, 747 A.2d 862 (2000); *P.J.S. v. Pennsylvania State Ethics Commission*, 555 Pa. 149, 723 A.2d 174, 176 (1999). Given that an order favorable to the moving party prematurely ends a cause of action, summary judgment is only appropriate in the clearest of cases. *Scopel v. Donegal Mutual Insurance Company*, 698 A.2d 602, 605 (Pa. Super. 1997). In ruling on a motion for summary judgment, the court shall view the record in the light most favorable to the non-moving party. *Ertel v. Patriot-News Company*, 544 Pa. 93, 98, 674 A.2d 1038, 1041 (1996). Accordingly, all doubts as to the existence of a genuine issue of material fact shall be resolved against the moving party. *Id.*

*DISCUSSION**GAI's Motion for Summary Judgment*

GAI's motion is based on the premise that it owed no duty of care to Plaintiff either under the laws of this Commonwealth regarding negligence, or alternatively, its contract with PennDOT. GAI's claim that it owed no duty of care to Plaintiff under the laws of negligence and contract is premised on the assertion that the portion of the highway where the accident occurred was not under construction at the time Plaintiff sustained her injuries. Accordingly, GAI contends that it had no duty to Plaintiff at the time of the accident under negligence law because an engineer responsible for monitoring highway reconstruction efforts has no duty to monitor or inspect areas outside of an active work zone.

We begin our survey of the relevant portions of the Commonwealth's body of law on negligence with a review of the elements essential to a claim. In order to establish a negligence claim, a plaintiff must demonstrate a duty of care flowing from a defendant to a plaintiff; a breach of that duty; an injury to the plaintiff resulting in actual damages; and a causal connection between the injury and the breach. *Lux v. Gerald E. Ort Trucking, Inc.*, 887 A.2d 1281, 1286 (Pa. Super. 2005). As GAI recognizes, the areas of negligence and contract overlap, given Pennsylvania case law binding parties to perform their contractual duties with reasonable care. As Plaintiff points out in her brief contra the summary judgment motion, the Pennsylvania Supreme Court has noted that:

It has long been the law of this Commonwealth that a contracting party may owe a duty, imposed by law and society, to perform its contractual obligations in such a manner as to avoid injury to third parties:

Generally, a party to a contract does not become liable for a breach thereof to one who is not a party thereto. However, a party to a contract by the very nature of his contractual undertaking may place himself in such a position that the law will impose upon him a duty to perform his contractual undertaking in such a manner that third persons—strangers to the contract—will not be injured thereby; *Prosser, Torts* (2nd ed. 1955), §85, pp. 514-519. It is not the contract per se which creates the duty; it is the law which imposes the duty because of the nature of the undertaking of the contract.

Otis Elevator, 168 A.2d at 575.³ In *Otis Elevator*, we held that a company that contracted to inspect its customer's elevator could be liable to an employee of the customer whose injury resulted from the company's negligent performance of its contractual obligation to inspect the elevators, regardless of any privity of contract. We concluded, 'if a person undertakes by contract to make periodic examinations and inspections of equipment such as elevators, he should reasonably foresee that the normal and natural result of his failure to properly perform such undertaking might result in injury not only to the owner of the equipment but also to third persons ...' *Id.* at 575-76. We noted that the 'orbit' of the duty is 'measured by the nature and scope of [the] contractual undertaking.' *Id.* at 576.

In *Farabaugh v. Pennsylvania Turnpike Commission*, 590 Pa. 46, 911 A.2d 1264 (2006), plaintiff's decedent was fatally injured in an accident

³ The full cite for the referenced case is *Evans v. Otis Elevator Company*, 403 Pa. 13, 168 A.2d 573 (1961). The principles annunciated in *Otis Elevator* are reflected in the Restatement (Second) of Torts §324A.

that occurred while he was driving a dump truck on behalf of his employer, New Enterprise Stone & Lime (“NESL”). The accident occurred on a construction site owned by the Pennsylvania Turnpike Commission (“PTC”), which had hired NESL to act as the general contractor on the site. The issue before the court was the propriety of the Commonwealth Court’s decision to reverse the trial court’s grant of summary judgment motions as to defendants PTC and Trumbull Corporation, the construction manager on the project. As to Trumbull, the trial court had granted summary judgment upon a finding that the defendant owed no duty of care to plaintiff by virtue of the fact that it was not primarily responsible for the road conditions cited as the cause of the accident, relying on case law wherein the Pennsylvania Supreme Court had “refused to impose liability where a general contractor did not exercise control over the worksite and the injured worker’s employer assumed responsibility for safety compliance.” *Id.* at 1277. In reversing the trial court, the Commonwealth Court found that Trumbull had a duty to plaintiff’s decedent arising from its contractual duties to PTC.

On appeal to our Supreme Court, Trumbull sought a specific determination as to “the scope of a construction manager’s duty to employees of other contractors.” *Id.* at 1279. In declining to make such a finding, the Court noted that it found “it preferable to allow owners and construction managers to define their roles and responsibilities in each contract according to the needs of each project and leaving [the] courts to consider on case by case basis whether such responsibilities trigger a duty” *Id.* at 1282. Applying that reasoning, the Court found that Trumbull’s contractual obligations gave rise to a duty to perform those obligations so as not to cause injury to third parties. Accordingly, they affirmed the decision of the Commonwealth Court.

Citing to case law wherein the question before our Superior Court was whether or not Pennsylvania law imposes a duty upon a construction site engineer to act reasonably where he or she has actual knowledge of a project-related safety hazard in violation of design specifications, and recognizes that such hazard presents the foreseeable threat of injury or death. *Herczeg v. Hampton Township Municipal Authority*, 766 A.2d 866, 869 (Pa. Super. 2001). In *Herczeg*, the widow of an individual killed in the performance of his job for the general contractor on a construction project sued the entity hired to draft the project plans and specifications, alleging their breach of a duty to her husband arising from the negligent performance of their contractual duties. In response, the defendant argued that it never assumed any responsibility for work site safety under the terms of its contract and that therefore, it owed no duty of care to plaintiff’s decedent.

The court, ruling in favor of defendant, found that because the responsibility for assuring the safety of the work site was expressly delegated to the general contractor and because the design engineer had no contractual duty to inspect or otherwise ensure the safety of the project, the

plaintiff's claim against the engineer had been properly dismissed. *Id.* at 874.

Applying *Herczeg* to the instant case, GAI asserts that it had no contractual duty to inspect outside the active work zone, and that therefore, Plaintiff's claims against it cannot lie. As to the assertion that the area where the accident occurred was not an active work zone, GAI relies upon a portion of Plaintiff's deposition testimony appearing below:

Q.: In the month prior to your accident when you were traveling on 78 West, did you see workers actively involved in the construction zone?

A.: Not that I can recall.

Oral Deposition of Ravin Deibert at 27:11-27:14. As a matter of law, such evidence is inconclusive as to the issue of whether or not the accident occurred in an active work zone. In addition to GAI's contention that it owed no duty of care to inspect areas of the construction site outside of the active work zone, it further contends that it had no duty to Plaintiff at the time of the accident given that it occurred outside GAI's work day, and as such GAI had no employees on site at the time. In drawing that conclusion, GAI asserts in its brief that its "duties were limited to the times when work was actually being conducted, and it had a physical presence on the jobsite [sic]." GAI's Brief at 9. Given that these claims rely on the contract between GAI and PennDOT, we move to GAI's final argument in support of its summary judgment motion, which is that summary judgment is appropriate pursuant to the terms of the contract. It offers no legal authority or evidence in support of that claim, but nevertheless argues that the matter is ripe for summary judgment.

By the terms of the contract between GAI (identified therein as "Consultant") and PennDOT (identified in the contract as "Department") and the documents incorporated therein by reference, inclusive of a "Technical Proposal Report" prepared by GAI, they were hired to perform construction inspection services and "expansion dam repair work on two structures within project limits." *Technical Proposal Report*, Part I, Project Description. In support of the contention that such duties did not include the inspection of areas outside the active work zone, GAI directs the attention of the Court to a further provision of the Technical Proposal Report under the heading "Task 1—Consultant Construction Inspection" which states that:

[t]he Consultant shall provide assistance to the Department in obtaining compliance with the safety and accident prevention provisions of the contract. The Consultant shall not have control over or charge of and shall not be responsible for safety precautions and programs in connection with the work of the contractor; these are solely the contractor's responsibility under

the contractor's contract, particularly Section VIII of the Required Contract Provisions on Federal-Aid Projects.

Exhibit B, *Technical Proposal Report*, Contract Compliance Task 1—Consultant Construction Inspection, ¶X. Additionally, GAI notes the language of the contract under the heading "Detail Task 1," stating that:

[t]he GAI/Hunt inspection team will assist the Department in monitoring compliance with the labor standards and equal opportunity provisions of the contract. In addition, they will assist the Department in monitoring the safety and accident provisions of the contract; however, GAI/Hunt inspectors will not have control over or charge of and shall not be responsible for safety precautions and programs in connection with the work of the contractor.

Exhibit B, *Technical Proposal Report*, Detail Task 1—¶X, Contract Compliance. It is pursuant to these contractual provisions that GAI asserts its position that it had no duty under its contract with PennDOT to ensure the safety of the general public because such duties are clearly ascribed to the contractor, Defendant Morrisey. In further support of that contention, GAI points to specific language in the Morrisey contract wherein there a duty is imposed upon Morrisey to "provide for the safety of the general public." Exhibit G, *James D. Morrisey, Inc. Contract* at Section 901(a) (Bates No. PADOT 0127). In light of the specific duty imposed upon Morrisey to ensure the public safety, and in light of what GAI characterizes as Plaintiff's admission that at the time of the accident, the portion of the road involved was not under construction, GAI maintains that it had no duty to the general public, either generally, or with regard to the portion of the road involved in the accident.⁴

In response, Plaintiff first notes, as the Court has, GAI's failure to cite to any evidence in support of their contention that their duty to inspect was limited to active work zones. Further, as to GAI's claim that it was only required to inspect the active work zone portion of the construction project, Plaintiff highlights the deposition testimony of Robert Sciulo, who in part authored the *Technical Proposal Report* incorporated into GAI's contract with PennDOT, and who testified, albeit not with great clarity, that it was his understanding that GAI was responsible for looking for drop-offs within the confines of the construction project. Plaintiff's Exhibit 21 at pp. 42-43.

Plaintiff's final argument contra GAI's assertion that they owed no duty to her references a portion of the *Technical Proposal Report* incorpo-

⁴ At page 9 of their brief in support of their motion for summary judgment, GAI cites to Plaintiff's deposition at page 27, attached thereto as Exhibit C. However, GAI's Exhibit C is a limited portion of Plaintiff's deposition, which does not include page 27. Yet, the Court had the opportunity to review the cited portion of the transcript as attached to another portion of the record.

rated into the contract with PennDOT stating that an employee of GAI shall act as the Inspector-in-Charge for the project. Plaintiff also points to the Pennsylvania Department of Transportation Project Office Manual, which in part, outlines the responsibilities of an inspector-in-charge. In relevant part, an inspector-in-charge shall perform the following duties with regard to the traffic control plan (“TCP”) associated with a roadway construction project:

- a. Review and become knowledgeable of the approved TCP for the project.
- b. Assure that normal traffic patterns are not affected or altered by work performed within the project limits until traffic control is provided in accordance with an approved traffic control plan.
- c. Provide proper maintenance and protection of traffic so the motoring public can proceed through work zones without incident.
- d. Monitor the performance of traffic control and check compliance with the approved plan and contract requirements, or a revised plan approved by the District Traffic Engineer. [Section 901.3(a), Publication 408].
- e. Check maintenance of the devices and observe the flow of traffic as it is affected by the traffic control.
- f. Provide two-week advance notice to Assistant Construction Engineer (ACE) when a major change in traffic operations occurs.

Before moving to consideration of the parties’ respective arguments, the Court returns to a portion of the contract language cited by GAI, quoted above, which states that:

[t]he Consultant shall provide assistance to the Department in obtaining compliance with the safety and accident prevention provisions of the contract. The Consultant shall not have control over or charge of and shall not be responsible for safety precautions and programs in connection with the work of the contractor; these are solely the contractor’s responsibility under the contractor’s contract, particularly Section VIII of the Required Contract Provisions on Federal-Aid Projects.

While GAI relies on the quoted language in support of their position that they had no duty to ensure the safety of the general public, pursuant the second quoted sentence, the Court finds the first phrase more instructive. It expressly states that GAI “*shall provide assistance* to the Department in obtaining compliance with the *safety and accident prevention provisions* of the contract.” Exhibit B, *Technical Proposal Report*, Contract Compliance Task 1—Consultant Construction Inspection, ¶X. In light of that language, and upon consideration of the parties’ respective arguments, the

Court rejects GAI's contention that it owed no duty of care to the Plaintiff. In so ruling, the Court notes GAI's failure to present any evidence in support of the contention that its duties were limited to the active work zone, the failure to point to any evidence defining an active work zone, and the insufficiency of the evidence relied upon for the assumption that the area where the accident occurred was not an active work zone. The only "evidence" offered in support of such contentions is the contract between GAI and PennDOT, which offers no evidence to support GAI's position. What is clear from the contract is that GAI had a duty to inspect the I-78 construction project. The scope of that duty is an issue of material fact that cannot be resolved from the record. Accordingly, GAI's motion for summary judgment is hereby DENIED in its entirety.

PennDOT's Motion for Summary Judgment

PennDOT moves for summary judgment as to negligence and vicarious liability claims raised in Plaintiff's Complaint, and the cross claims of Defendants Morrissey and GAI. As a government agency, PennDOT is protected from tort liability by the Sovereign Immunity Act at 42 Pa. C.S.A. §§8521-27. *See Powell v. Drumheller*, 539 Pa. 484, 489, 653 A.2d 619, 621 (1995). The Sovereign Immunity Act is purposed on limiting the Commonwealth's liability so as not to unnecessarily deplete state funds. *Mullin v. Commonwealth, Department of Transportation*, 582 Pa. 127, 870 A.2d 773, 779 (2005) citing *James J. Gory Mechanical Contracting, Inc. v. Philadelphia Housing Authority*, 579 Pa. 26, 855 A.2d 669, 677 (2004). As codified, the sovereign immunity doctrine is expressed as follows:

Pursuant to section 11 of Article 1 of the Constitution of Pennsylvania, it is hereby declared to be the intent of the General Assembly that the Commonwealth, and its officials and employees acting within the scope of their duties, shall continue to enjoy sovereign immunity and official immunity and remain immune from suit except as the General Assembly shall specifically waive the immunity.

1 Pa. C.S.A. §2310.

Under the Act, immunity is waived in cases "arising out of a negligent act where the damages would be recoverable under the common law or a statute creating a cause of action if the injury were caused by a person not having available the defense of sovereign immunity." 42 Pa. C.S.A. §8522. Additionally, a plaintiff to an action against a party entitled to exercise sovereign immunity must "establish that the[ir] cause of action falls under one of the specifically enumerated exceptions to immunity." *Dean v. Commonwealth, Department of Transportation*, 561 Pa. 503, 751 A.2d 1130, 1132 (2000); 42 Pa. C.S.A. §8522(b). Here, Plaintiff premises her claim against PennDOT on the "real estate" exception to sovereign immunity, which provides:

(4) *Commonwealth real estate, highways and sidewalks.*—

A dangerous condition of Commonwealth agency real estate and sidewalks, including Commonwealth-owned real property, leaseholds in the possession of a Commonwealth agency and Commonwealth-owned real property leased by a Commonwealth agency to private persons, and highways under the jurisdiction of a Commonwealth agency, except conditions described in paragraph (5).

42 Pa. C.S.A. §8522(b)(4). Attendant with the “real estate” exception to the Sovereign Immunity Act, the “duty of care a Commonwealth agency owes to those using its real estate, is such as to require that the condition of the property is safe for the activities for which it is regularly used, intended to be used or ... foreseen to be used.” *Snyder v. Harmon*, 522 Pa. 424, 435, 562 A.2d 307, 312 (1989). Pursuant to case law interpreting 42 Pa. C.S.A. §8522(b)(4), the “dangerous condition” requirement necessitates that a plaintiff bringing a negligence claim must prove that the alleged dangerous condition is causally connected to the accident before liability can attach. *Fagan v. Department of Transportation, Commonwealth*, 946 A.2d 1123 (Pa. Commw. 2008). It is not enough that a dangerous condition is encountered as result of the accident, there must be evidence that it caused the accident. *Fritz v. Glen Mills School*, 894 A.2d 172 (Pa. Commw. 2006) (PennDOT not liable to plaintiff whose vehicle struck a tree after leaving the roadway where Plaintiff did not recall the accident and could offer no evidence as to the cause of the car leaving the roadway); *Felli v. Commonwealth, Department of Transportation*, 666 A.2d 775 (Pa. Commw. 1995) (PennDOT not liable to motorist who did not recall and therefore could not prove why his vehicle crossed and exited the roadway); *Saylor v. Green*, 165 Pa. Commonwealth Ct. 249, 645 A.2d 318 (1994) (plaintiff’s failure to recount the details of his accident and to explain why his vehicle left the roadway and struck a pole was fatal to negligence claim against PennDOT). As stated by the Commonwealth Court, “[t]he failure to prove why the vehicle left its intended place on the paved portion of the [roadway] results in a gap in the chain of causation between [the] intended use of the highway and contact with a PennDOT instrumentality.” *Fagan v. Department of Transportation, Commonwealth*, 946 A.2d supra at 1128 (internal citations omitted).

The first of two bases raised by PennDOT in support of summary judgment is Plaintiff’s alleged failure to establish the “causation” element of her negligence claim.⁵ PennDOT premises that assertion upon Plaintiff’s

⁵ As set forth supra, the essential elements of a negligence claim are: a duty of care flowing from a defendant to a plaintiff; a breach of that duty; an injury to the plaintiff resulting in actual damages; and a causal connection between the injury and the breach. *Lux v. Gerald E. Ort Trucking*, 887 A.2d 1281, 1286 (Pa. Super. 2005).

deposition testimony that she has no recollection of the accident. PennDOT's Exhibit B, Oral Deposition of Ravin Deibert at 28:13-15; 29:2-31:2.

Irrespective of her failure to recall her accident, Plaintiff contends that there is sufficient evidence of record on the issue of causation, and that therefore, summary judgment should be denied. Specifically, Plaintiff notes the opinions of two experts blaming the configuration of the highway, specifically the curve in the road at the accident site; a narrow lane of travel and a Jersey barrier to the right, together with the drop-off, for constituting a defective and dangerous condition which caused Plaintiff to leave the road and lose control of her vehicle. Plaintiff's Exhibit 11—O'Connor Expert Report and Plaintiff's Exhibit 12—Wilcox Expert Report. Additionally, the deposition testimony of several witnesses evidenced a narrowness in the road at the site of the accident, causing many vehicles to keep to the left, precipitating a drop-off in the pavement. Plaintiff's Exhibit 1—Deposition of Gerard Seltzer at 19:1-6; Plaintiff's Exhibit 4—Deposition of Kristofer D. Pape at 28:12-14, 29:10-30:8; Plaintiff's Exhibit 5—Oral Deposition of William Rettew at 26:12-17.

Upon review and consideration, the Court finds that the evidence of record is sufficient to establish the causation element of Plaintiff's negligence claim for purposes of withstanding summary judgment. While Plaintiff indeed does not remember the details of her accident, this case is factually distinct from the cases cited by PennDOT *supra*, in that Plaintiff alleges the existence of a dangerous or defective condition *in the roadway* and that such condition caused her accident, and she has evidence in the form of expert reports to support that conclusion. Accordingly, PennDOT's motion for summary judgment on the basis of Plaintiff's failure to establish evidence of causation is hereby DENIED.

The final basis for PennDOT's motion for summary judgment is their assertion of sovereign immunity. As set forth *supra*, Plaintiff bases her claim against PennDOT on the "real estate" exception, which states:

(4) Commonwealth real estate, highways and sidewalks.—

A dangerous condition of Commonwealth agency real estate and sidewalks, including Commonwealth-owned real property, leaseholds in the possession of a Commonwealth agency and Commonwealth-owned real property leased by a Commonwealth agency to private persons, and highways under the jurisdiction of a Commonwealth agency, except conditions described in paragraph (5).

42 Pa. C.S.A. §8522(b)(4). Whereas, PennDOT asserts that the claim is in the nature of the "pothole" exception, which provides:

*(5) Potholes and other dangerous conditions.—*A dangerous condition of highways under the jurisdiction of a Commonwealth agency created by potholes or sinkholes or other similar conditions created by natural elements, except that the

claimant to recover must establish that the dangerous condition created a reasonably foreseeable risk of the kind of injury which was incurred and that the Commonwealth agency had actual written notice of the dangerous condition of the highway a sufficient time prior to the event to have taken measures to protect against the dangerous condition. Property damages shall not be recoverable under this paragraph.

42 Pa. C.S.A. §8522(b)(5). As noted above, the “pothole” exception is only available to a plaintiff where there is proof that PennDOT had “actual written notice of the dangerous condition of the highway a sufficient time prior to the event to have taken measures to protect against [it].” *Id.* Here, there was no notice. Accordingly, PennDOT argues that summary judgment is appropriate.

In determining whether the facts of the instant case are appropriately categorized under the “real estate” or the “pothole” exception to sovereign immunity, we turn to the statutory language and the relevant case law interpreting it. As set forth above the “pothole” exception is applicable to “potholes or sinkholes or other similar conditions created by natural elements.” That language has been interpreted by the courts as “encompass[ing] any such holes in the roadway caused by deterioration resulting from a combination of water, freezing and thawing and traffic.” *Cressman v. Commonwealth, Department of Transportation*, 114 Pa. Commonwealth Ct. 348, 351, 538 A.2d 992, 994 (1988). In *Cressman*, the Commonwealth Court went on to say that they believed that “the statute does not require written notice ... where a hole exists because of construction to the roadway.” *Id.*

Additionally, Plaintiff relies on case law dealing with the applicability of the pothole exception in a case whereby the plaintiff alleged the existence of an excessive drop-off in the road caused by the construction of the road. *Bartell by Underhill v. Straub*, 134 Pa. Commonwealth Ct. 43, 578 A.2d 72 (1990), *overruled on other grounds*, 531 Pa. 415, 613 A.2d 1185 (1992). In *Bartell*, a child was severely disabled as a result of the impact of an automobile driven by defendant Straub. By the complaint, the plaintiff brought claims against Straub and PennDOT. As to PennDOT, the plaintiff alleged the dangerousness and defectiveness of the highway, given the existence of a narrow curve and a steep drop-off at the site of the accident. *Id.* at 45, 578 A.2d at 73. At trial, plaintiff’s expert testified that the accident had occurred as a result of curbing. “Curbing occurs when the sides of a vehicle’s wheels or tires become parallel with the highway, causing the shoulder area to erode and producing a drop-off.” *Id.* The expert also testified that the curve in the road violated engineering standards. *Id.* After plaintiff had presented their evidence, PennDOT moved for and was granted a nonsuit due to the absence of notice under the “pothole” exception. *Id.* On appeal, the court found that there was “no readily apparent similarit[y] between a pothole and an excessive drop-off caused by a nar-

rowing curve,” thereby distinguishing *Cressman*, which held that the pothole exception is applicable “when the hole in question ‘is caused by a combination of traffic and natural elements.’” *Id.* at 47, 578 A.2d at 74 (internal citations omitted). Accordingly, the Commonwealth Court held that the pothole exception and the attendant notice requirement were inapplicable in *Bartell*. *Id.* at 47, 578 A.2d at 74.

In support of their contention that this matter fits squarely into the “pothole” exception, PennDOT relies on the deposition testimony of Morrisey employee Robert Tomasetti⁶ and GAI employee Carlo Saullo, stating that drop-offs are created by a combination of weather and traffic, bringing the matter under *Cressman* rather than *Bartell*.⁷ Whereas, Plaintiff relies on *Bartell*, which it asserts, “is on all fours” with the present case.

Plaintiff posits that in this case, as in *Bartell*, there is evidence that the construction of the roadway was a hazard itself, which led to the erosion of the roadway, *i.e.*—the development of a drop-off. Thus, the question before the Court in light of PennDOT’s motion for summary judgment is whether or not there is sufficient evidence of record to support Plaintiff’s position.⁸

Upon examination of the Complaint, we note that Plaintiff asserts that her accident was caused not only by the presence of a drop-off in the roadway, but also by PennDOT’s negligent design of the construction zone. PennDOT/Morrissey Complaint at ¶15(e), (f). Turning to the evidence presented by Plaintiff to support that assertion, we recognize the expert report prepared for Plaintiff by human factors expert Stephen B. Wilcox, Ph.D., and attached to Plaintiff’s response to the summary judgment motion as Exhibit 13. Therein, Wilcox opines that:

The configuration of the roadway where Ms. Deibert suffered her accident was defective and dangerous and that its

⁶ In response to questions about the occurrence of erosion or drop-offs in the construction zone, he stated that “[w]hat was happening was 18 wheelers were driving off the road,” to which he was asked “[a]nd what was that doing?” He replied “[i]t was rutting it.” PennDOT Exhibit D—Deposition Testimony of Robert Tomasetti at 29:10-19. He later indicated that weather made the road more susceptible to the development of drop-off conditions. *Id.* at 81:1-11.

⁷ The portion of Mr. Saullo’s deposition cited by PennDOT in support of their position does not speak directly to the assertion they are making. The cited portions primarily discuss the repair process relative to drop-offs, but make no mention of the forces Mr. Saullo attributes to their development. The only reference to their development is Mr. Saullo’s statement that “we might have gone out twice to repair areas where trucks went off the road,” suggesting that drop-offs were developing as a result of truck traffic on the roadway. *See* PennDOT Exhibit E—Deposition Testimony of Carlo Saullo at 32:24-33:14. PennDOT cites to 32:24-33:07 and 28:16-25. The more relevant portion of the testimony noted by the Court appears at 33:12-14.

⁸ As set forth *supra*, the Court’s function in resolving a motion for summary judgment is not to decide issues of disputed fact or to resolve conflicting inference which may be drawn from such facts, but solely to determine whether there is an issue of fact to be tried ...” 3 Goodrich-Amram 2d §1035.3(c):3 (2010).

defects caused her accident. The configuration of the highway (the width of the pavement and the positioning of the Jersey barrier along a curve) increased the likelihood that her tires would go off of the pavement, and once they did, the drop-off made it highly foreseeable that she would lose control of her vehicle.

Plaintiff's Exhibit 13, Expert Report of Stephen B. Wilcox, Ph.D. at 6. Plaintiff's engineering expert, Kevin O'Connor also opined in his expert report that:

The width of the pavement available to westbound motorists at the time of the accident was substantially reduced from the width available under normal circumstances. PennDOT's TCP ("Traffic Control Plan") reduced the normal width of the pavement available for use by motorists. Their TCP also called for a concrete barrier to be placed immediately adjacent to the right side of the temporary lane. The placement of a barrier adjacent to the lane of travel caused drivers, like Ms. Deibert, to shy away from the barrier, effectively reducing the available width of the pavement further. The effects of the reduction in pavement width and the placement of the barrier were exacerbated in the area where the roadway curved to the left and the tendency of drivers to travel toward the left side of the pavement was increased. Morrissey's modification of the TCP reduced the width of the pavement available to westbound traffic even further and worsened the already hazardous condition created by PennDOT's original TCP design.

Plaintiff's Exhibit 12, Expert Report of Kevin O'Connor, P.E. at 25.

In light of the foregoing, it is evident that genuine issues of material fact exist with respect to the applicability of the exceptions to sovereign immunity as well as the cause of Plaintiff's accident, thereby precluding the entry of summary judgment. For that reason, PennDOT's motion for summary judgment as to all parties' claims against it is hereby DENIED in its entirety.

STUART SHMOOKLER, Administrator in the Estate of JIAN YAO, Deceased, Plaintiff v. AMY WANKANICH, Executor of the Estate of DIANE FOSCO, Deceased, Defendant

Motion To Disqualify Administrator—Pennsylvania’s Probate, Estates and Fiduciaries Code.

Plaintiff filed suit, alleging that Jian Yao (“Plaintiff’s Decedent”) was riding a bicycle on May 14, 2009, when he was struck from behind by a vehicle driven by Diane Fosco (“Defendant’s Decedent”).

In response, Defendant filed a motion to disqualify Plaintiff’s counsel. In her motion, Defendant asserted that she had met with Malcolm Gross, Esquire at the law firm of Gross McGinley in February 2010. Defendant paid legal fees for the legal advice provided to her regarding the accident and Defendant’s Decedent’s estate. Defendant contended that Plaintiff, who is an attorney, became a partner at the law firm of Gross McGinley at approximately the same time Defendant sought legal advice from the firm. Defendant argued that Plaintiff should be disqualified from serving as the administrator of Plaintiff’s Decedent’s estate because Plaintiff was privy to the confidential information that Defendant had disclosed. Defendant also argued that Plaintiff’s counsel should be disqualified from serving as counsel because he was also privy to the confidential information.

Section 711 of Pennsylvania’s Probate, Estates and Fiduciaries Code provides that jurisdiction over the removal and discharge of all fiduciaries of estates shall be exercised through the court of common pleas’ orphans’ court division. Therefore, the Court denied Defendant’s motion, without prejudice to file the motion in the orphans’ court division, with notice to all interested parties and potential beneficiaries.

In the Court of Common Pleas of Northampton County, Pennsylvania, Civil Division—No. C-48-CV-2010-4039.

RICHARD J. ORLOSKI, ESQUIRE and PAUL A. LAURICELLA, ESQUIRE, for Plaintiff.

JODY A. MOONEY, ESQUIRE, for Defendant.

Order of the Court entered on July 8, 2011 by BELTRAMI, J.

ORDER

AND NOW, this 8th day of July, 2011, the “Motion of Defendant, Amy Yankanich, Executrix of the Estate of Diane Fosco, Deceased, to Disqualify Stuart Shmookler, Esquire, Administrator of the Estate of Jian Yao, Deceased, from Serving as the Administrator/Plaintiff in this Action, and to Disqualify Richard J. Orloski, Esquire from Serving as the Plaintiff’s Attorney in this Action” is hereby DENIED, without prejudice.

STATEMENT OF REASONS

This case is before the Court on the “Motion of Defendant, Amy Yankanich, Executrix of the Estate of Diane Fosco, Deceased, to Disqualify Stuart Shmookler, Esquire, Administrator of the Estate of Jian Yao, Deceased, from Serving as the Administrator/Plaintiff in this Action, and to Disqualify Richard J. Orloski, Esquire from Serving as the Plaintiff’s

Attorney in this Action,” filed on April 1, 2011.¹ Oral argument was heard on May 3, 2011, Defendant has submitted a brief, and the matter is ready for disposition.²

In his second amended complaint, filed on July 9, 2010, Plaintiff alleges that Jian Yao (“Plaintiff’s Decedent”) was riding a bicycle on May 14, 2009, when he was struck from behind by a vehicle driven by Diane Fosco (“Defendant’s Decedent”). Pl.’s Second Am. Compl. ¶¶5-6. Plaintiff’s Decedent died on May 14, 2009. *Id.* ¶8. In Count I of his second amended complaint, Plaintiff states a survival cause of action. In Count II of his second amended complaint, Plaintiff states a wrongful death cause of action.

In her motion, Defendant asserts that she sought legal advice from the law firm of Gross McGinley in February 2010. Def.’s Mot., Ex. A ¶4. Defendant met with Malcolm Gross, Esquire, who had known Defendant’s Decedent for many years on a personal basis. *Id.* ¶5. Defendant sought legal advice concerning the accident, as well as the estate of Defendant’s Decedent. *Id.* ¶4. On June 15, 2010, Defendant paid \$652.00 in legal fees to the law firm of Gross McGinley for the legal advice provided to her regarding the accident and the estate. *Id.* ¶7. Defendant contends that Plaintiff, who is an attorney, became a partner in the law firm of Gross McGinley at approximately the same time Defendant sought legal advice from the firm. Def.’s Mot. ¶12, Ex. B. Because Plaintiff is privy to the confidential information that Defendant disclosed to the attorneys at Gross McGinley, Defendant asserts that Plaintiff should be disqualified from serving as the administrator of Plaintiff’s Decedent’s estate. Additionally, Defendant asserts that Plaintiff’s counsel, Richard Orloski, Esquire, should be disqualified from serving as Plaintiff’s counsel because he is also privy to the confidential information that Defendant disclosed to the attorneys at Gross McGinley.

Pennsylvania’s Probate, Estates and Fiduciaries Code provides:

The court on ... the petition of any party in interest alleging adequate grounds for removal shall[] order the personal representative to appear and show cause why he should not be removed, or, when necessary to protect the rights of creditors or parties in interest, may summarily remove him.

20 Pa. C.S.A. §3183. The term “court,” as used in the Code, is defined as “the court of common pleas exercising the jurisdiction referred to in this

¹ According to the Entry of Appearance filed by Defendant’s counsel on May 25, 2010, Plaintiff incorrectly identified Defendant as “Amy Wankanich” rather than “Amy Yankanich” in the caption. We also note that Plaintiff referred to Ms. Yankanich as the “Executor” rather than the “Executrix” of the Estate of Diane Fosco. However, because no motion to amend the caption has been filed, the Court has duplicated the caption as it appears on Plaintiff’s second amended complaint.

² Plaintiff has failed to file a brief, violating Northampton County Rule of Civil Procedure N211(c).

title *through its orphans' court division.*" 20 Pa. C.S.A. §102 (emphasis added). Section 711 of the Code, which governs the mandatory exercise of jurisdiction through the orphans' court division, states:

Except as provided in section 712 (relating to nonmandatory exercise of jurisdiction through the orphans' court division) and section 713 (relating to special provisions for Philadelphia County), *the jurisdiction of the court of common pleas over the following shall be exercised through its orphans' court division:*

...

(12) *Fiduciaries.* The ... *removal and discharge of ...* all fiduciaries of estates

20 Pa. C.S.A. §711(12) (emphasis added).

Because Defendant's motion was filed in the civil division and not in the orphans' court division, and because the beneficiaries, creditors, and other parties potentially interested in the estate have not been served with or given notice of Defendant's motion, this Court, acting through its civil division, lacks jurisdiction to consider Defendant's motion.³ Thus, this Court will deny Defendant's motion, without prejudice to file said motion in the orphans' court division, with proper notice to all interested parties.

³ Although Defendant's motion to disqualify Plaintiff's counsel could be decided by this Court acting through its civil division, because that motion is dependent upon the outcome of the Defendant's motion to remove the administrator, we decline to decide the motion at this time.

**ADAM LYNCH and MELISSA LYNCH, Plaintiffs v. BOROUGH
OF PORTLAND, GREENLAND CONSTRUCTION, INC. and
RAYMOND ALBRIGHT, Defendants**

*Preliminary Objections—Pennsylvania Political Subdivision Tort Claims
Act—Governmental Immunity.*

Plaintiffs filed suit, alleging that Defendants had damaged six limestone walls on Plaintiffs' property by hitting the walls with heavy machinery. In response, Defendant Borough of Portland ("the Borough") filed preliminary objections, claiming that it was entitled to governmental immunity.

In their amended complaint, Plaintiffs averred that Defendant Greenland Construction, Inc.'s construction equipment was within the control of the Borough. After accepting as true all well-pleaded facts, the Court concluded that Plaintiffs' averments concerning the vehicle liability exception to governmental immunity were sufficient. Thus, the Court overruled the Borough's preliminary objections.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—No. C-48-CV-2009-6669.

MATTHEW J. GOODRICH, ESQUIRE, for Plaintiffs.

STEPHEN M. McMANUS, ESQUIRE, for Defendants.

Order of the Court entered on June 28, 2011 by BELTRAMI, J.

ORDER

AND NOW, this 28th day of June, 2011, "Defendant's, Borough of Portland, Preliminary Objections in the Nature of a Demurrer to Plaintiffs' Amended Complaint," are hereby OVERRULED. Defendant Borough of Portland shall file an answer to Plaintiff's Amended Complaint within twenty (20) days.

STATEMENT OF REASONS

This case is before the Court on the preliminary objections of Defendant Borough of Portland ("the Borough"), filed on March 10, 2011, to Plaintiffs' amended complaint. Oral argument was heard on April 5, 2011, briefs have been submitted, and the matter is ready for disposition.

In their amended complaint, filed on February 22, 2011, Plaintiffs allege that they own a residence located at 407 Pennsylvania Avenue, Borough of Portland, Northampton County, Pennsylvania. Pls.' Am. Compl. ¶6. In July 2008, the Borough contracted with Defendant Greenland Construction, Inc. ("Greenland Construction") for the installation of new sewer lines within the Borough. *Id.* ¶7. Plaintiffs allege that Defendants damaged six historic limestone walls on Plaintiffs' property by hitting the walls with heavy machinery. *Id.* ¶¶8, 10. Plaintiffs also contend that the walls have eroded because Defendants broke a waterline. *Id.* ¶10.

In Count I of their amended complaint, Plaintiffs set forth a negligence action against the Borough. In Count II of their amended complaint, Plaintiffs set forth a negligence action against Greenland Construction.

In its preliminary objections, the Borough raises a demurrer, arguing that the Pennsylvania Political Subdivision Tort Claims Act renders it immune from tort liability. Pennsylvania Rule of Civil Procedure 1028(a)(4) allows for a preliminary objection on the ground of legal insufficiency of a pleading, which is called a demurrer. A demurrer will only be sustained if a plaintiff's complaint fails to state any legally cognizable cause of action. *Lerner v. Lerner*, 954 A.2d 1229, 1234 (Pa. Super. 2008). However, any doubt as to whether the complaint states a cause of action should be resolved in favor of overruling the demurrer. *Francesco v. Group Health Incorporated*, 964 A.2d 897, 899 (Pa. Super. 2008). In ruling on a demurrer, a trial court may not consider any testimony or evidence outside of the complaint. *Cooper v. Frankford Health Care System, Inc.*, 960 A.2d 134, 143 (Pa. Super. 2008). Further, a trial court may not consider the factual merits of the complaint, but must accept as true all well-pleaded, material, relevant facts, as well as all inferences reasonably deducible therefrom. *Filippi v. City of Erie*, 968 A.2d 239, 242 (Pa. Commw. 2009).

Section 8541 of the Pennsylvania Political Subdivision Tort Claims Act provides that "no local agency shall be liable for any damages on account of any injury to a person or property caused by any act of the local agency or an employee thereof or any other person." 42 Pa. C.S.A. §8541. A local agency is defined as "[a] government unit other than the Commonwealth," a definition which includes the Borough. 42 Pa. C.S.A. §8501.

In some instances, however, the legislature has determined that a local agency may be liable for damages. *See* 42 Pa. C.S.A. §8542. For a local agency to be liable, "there must exist a cause of action at common law which allows recovery of damages." *Phillips v. City of Philadelphia*, 148 Pa. Commonwealth Ct. 175, 178, 610 A.2d 509, 511 (1992). In addition, the cause of action must fall within one of the eight exceptions to governmental immunity set forth in Section 8542 of the Pennsylvania Political Subdivision Tort Claims Act. *Id.* The eight exceptions include: (1) vehicle liability; (2) care, custody, or control of personal property; (3) real property; (4) trees, traffic controls, and street lighting; (5) utility service facilities; (6) streets; (7) sidewalks; and (8) care, custody, or control of animals. 42 Pa. C.S.A. §8542(b)(1)-(8).

In the instant case, Plaintiffs argue that the claims asserted against the Borough implicate the vehicle liability, real property, and/or utility service facilities exceptions. These exceptions provide:

(b) *Acts which may impose liability.*—The following acts by a local agency or any of its employees may result in the imposition of liability on a local agency:

(1) *Vehicle liability*.—The operation of any motor vehicle in the possession or control of the local agency As used in this paragraph, ‘motor vehicle’ means any vehicle which is self-propelled and any attachment thereto, including vehicles operated by rail, through water or in the air.

...

(3) *Real property*.—The care, custody or control of real property in the possession of the local agency, except that the local agency shall not be liable for damages on account of any injury sustained by a person intentionally trespassing on real property in the possession of the local agency. As used in this paragraph, ‘real property’ shall not include:

- (i) trees, traffic signs, lights and other traffic controls, street lights and street lighting systems;
- (ii) facilities of steam, sewer, water, gas and electric systems owned by the local agency and located within rights-of-way;
- (iii) streets; or
- (iv) sidewalks.

...

(5) *Utility service facilities*.—A dangerous condition of the facilities of steam, sewer, water, gas or electric systems owned by the local agency and located within rights-of-way, except that the claimant to recover must establish that the dangerous condition created a reasonably foreseeable risk of the kind of injury which was incurred and that the local agency had actual notice or could reasonably be charged with notice under the circumstances of the dangerous condition at a sufficient time prior to the event to have taken measures to protect against the dangerous condition.

42 Pa. C.S.A. §8542(b)(1), (3), (5) (emphasis in original).

Under the vehicle liability exception, Plaintiffs must have alleged that the Borough was in possession or control of the heavy machinery that damaged the limestone walls. In their amended complaint, Plaintiffs aver that Greenland Construction, “under the supervision of [the Borough,] did damage the ... walls by placing heavy machinery too close to and on top of said walls” and by “hitting and striking the walls with heavy machinery.” Pls.’ Am. Compl. ¶10. The Borough argues that an averment of negligent supervision is insufficient to impose liability under the Pennsylvania Political Subdivision Tort Claims Act. We agree with the Borough that “[n]egligent supervision has repeatedly been determined to be insufficient to impose liability under the exceptions to governmental immunity.” *Sims v. Silver Springs-Martin Luther School*, 155 Pa. Commonwealth Ct. 619, 625, 625 A.2d 1297, 1301 (1993). However, Plaintiffs also aver that “[t]he Negligence

occurred by virtue of the operation of a motor vehicle (*construction equipment within the control of [the Borough]*.” *Id.* ¶24(c) (emphasis added). The Borough argues that “Plaintiffs do not allege any facts which, even if true, could establish that the alleged damages arose from the operation of a vehicle that was ‘controlled’ by [the Borough].” Br. in Supp. of the Borough’s Prelim. Objections, at 6. At this stage of the proceeding, where the Court must accept as true all well-pleaded facts and resolve all doubt in favor of overruling the demurrer, Plaintiffs’ averments concerning the Borough’s control of the vehicle in question are sufficient.

Because Plaintiffs have sufficiently pleaded one exception to the Pennsylvania Political Subdivision Tort Claims Act, the Borough’s preliminary objections will be overruled, and we need not address Plaintiffs’ contentions that the real property and utility service facilities exceptions also apply.



The couple was told they couldn't have a child.

A lawyer suggests they adopt.

The counselor tells them five years.

A lawyer tells them one.

Social Services approves them for adoption.

A lawyer puts it in writing.

The judge signs the order.

A lawyer's work finalizes it.

They thought they couldn't have a child.

A lawyer helped make it possible.

You have rights. Lawyers protect them.
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