

# Northampton County Reporter

(USPS 395-280)

VOL. LVII

EASTON, PA April 19, 2012

NO. 16

**Commonwealth of Pennsylvania v. Jacob Christine, Defendant**

**Brittany M. Davis, Plaintiff v. Shaun M. Peppers, Defendant**

## CONTENTS

Attorney Needed . . . . .	61	Limited Liability Company Notice . . . . .	9
Bar News . . . . .	3	Memoir Writing Conference . . . . .	61
Congratulations to the Judges . . . . .	62	Notices of Incorporation . . . . .	8
Estate Notices . . . . .	4	Office Space . . . . .	62
Fictitious Name Registration Notice . . . . .	9	Sheriff's Sales . . . . .	10
Legal Notices . . . . .	10	Trek the Two Rivers for Bladder Cancer . . . . .	63
		Trust and Estate Notice . . . . .	8

### INSERT: Goldenrod: 1. Walk for a Healthy Community

2. 2012 Calendar

3. Golf Outing and Happy Hour

4. 2012 Bench Bar Conference

Cream: 1. "Physical Medicine and Rehabilitation in a Workers' Compensation Case"

2. Rochester Redwings vs. Lehigh Valley Iron Pigs

3. Quarterly Association Meeting

4. PBI/CLE Seminars—NCBA Office, April – August 2012

### NOTICE TO THE BAR...

**SAVE THE DATE: May 17, 2012**

Quarterly Association Meeting and Malpractice Avoidance  
Seminar. Registration form inside.

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*Northampton County Reporter*  
**Attorney Referral & Information Service**  
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Deborah J. Flanagan . . . . .	Attorney Referral

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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.

Subscription Price—\$75.00 per year.

Periodical Postage Paid at Easton, PA and additional office.

Postmaster: Send all communications and address changes to:

NORTHAMPTON COUNTY REPORTER  
 155 South Ninth St., Easton, PA 18042-4399  
 Telephone (610) 258-6333 FAX (610) 258-8715  
 Edward P. Shaughnessy, Esquire  
 Editor

**NOTICE TO NCBA MEMBERS – BAR NEWS**

**Quarterly Association Meeting 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.

**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.

**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!

My life is in the hands of any fool who makes me lose my temper. ~ Joseph Hunter, 1914-1974

**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****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, Northampton, PA 18067

**TEMPINSKI, JOSEPH P.**, dec'd.

Late of the Township of Bethlehem, 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, Hellertown, PA 18055-1726

**SECOND PUBLICATION****BLASK, MARIA**, dec'd.

Late of the Township of Plainfield, Northampton County, PA  
Executrix: Inge Jordan a/k/a Ingeborg Jordan, 30 Miller Park Road, Milford, NJ 08848

Attorneys: Charles Bruno, Esquire, Pfeiffer, Bruno, Minotti & DeEsch, P.C., P.O. Box 468, Easton, PA 18044-0468

**CURTIS, WILLIAM M.**, dec'd.

Late of the Township of Palmer, Northampton County, PA  
Executor: Dean Arlton Curtis, 8 Canterbury Lane, Easton, PA 18045

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

**JOHNSTON, CURTIS G., JR.**, dec'd.

Late of No. 1807 Mark Twain Circle, Township of Hanover, Northampton County, PA

Executor: Richard A. Johnston, 327 South Whiteoak Street, Kutztown, PA 19530

Attorney: Jonathan B. Batdorf, Esquire, 317 East Lancaster Avenue, Shillington, PA 19607

**LAUBACH, MINERVA M.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Co-Executors: Charles Laubach a/k/a Charles H. Laubach, Sr., 4 Winfield Court, Easton, PA 18045 and Gary L. Laubach, 3901 Camden Street, Easton, PA 18045

Attorneys: James L. Pfeiffer, Esquire, Pfeiffer, Bruno, Minotti & DeEsch, P.C., P.O. Box 468, Easton, PA 18044-0468

**LITTLE, JAMES K. a/k/a BUTCH LITTLE**, dec'd.

Late of Easton, Northampton County, PA

Administratrix: Louise A. Natishtyn c/o Angela F. Stevens, Esquire, Pyrah/Stevens, LLC, 575 Pierce Street, Suite 303, Kingston, PA 18704

Attorneys: Angela F. Stevens, Esquire, Pyrah/Stevens, LLC, 575 Pierce Street, Suite 303, Kingston, PA 18704

**MERLO, NINA a/k/a NINA K. MERLO**, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Stephen Polczer c/o Alfred S. Pierce, Esquire, Pierce & Dally, LLC, 124 Belvidere Street, Nazareth, PA 18064

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

**PAUKOVITZ, JOSEPH J.S.**, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Josephine M. Paukovitz, 17 S. Spruce Street, Nazareth, PA 18064

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

**PETERS, DOROTHY L.,** dec'd.

Late of 326F Oak Street, Walnuthport, Northampton County, PA  
Co-Administrators: Leslie Dixon, 4380 Little Gap Road, Kunkletown, PA 18058 and Laurette Kovary, 45 Richard Road, East Norwich, NY 11732

Attorneys: Norman E. Blatt, Jr., Esquire, Scherline & Associates, 512 Walnut Street, Allentown, PA 18101

**RODRIGUEZ, HECTOR L.,** dec'd.

Late of Bethlehem Township, Northampton County, PA  
Executrix: Angie Joan Rodriguez, 537 Wyandott St., Bethlehem, PA 18015

Attorneys: Ian Womack, Esquire, Womack & Maroulis, LLC, 1264 Penn Ave., Wyomissing, PA 19610

**SCHWEIKERT, WILLIAM JOHN,** dec'd.

Late of the Township of Palmer, Northampton County, PA  
Administrator: Gary Bankston c/o Lawrence Center, Esquire, 60 W. Broad St., Ste. 103, P.O. Box 1248, Bethlehem, PA 18016  
Attorney: Lawrence Center, Esquire, 60 W. Broad St., Ste. 103, P.O. Box 1248, Bethlehem, PA 18016

**SIEGFELT, JOYCE E.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Administrator C.T.A.: Paul A. Florenz c/o Kolb, Vasiliadis and

Florenz, 74 West Broad Street, Ste. 170, Bethlehem, PA 18018-5738

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

**STAUFFER, ANNA E.,** dec'd.

Late of the Township of Bushkill, Northampton County, PA  
Executrices: Joanne S. Kniolek and Sandra L. Romanishan 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

**STETCH, JOHN,** dec'd.

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

Executors: Barry Wayne Kocher and Cheryl Ann Kocher, 3080 Clayton Street, Easton, PA 18045

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

**WARMINSKY, COLE,** dec'd.

Late of the Township of Hanover, Northampton County, PA  
Administratrix: Jillian Warminsky, 79 W. 2nd Mountain Road, Pottsville, PA 17901

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

**THIRD PUBLICATION**

**ALVES, ANTONIO, JR.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Dolores A. Johns c/o Edward H. Butz, Esquire, Lesavoy Butz & Seitz LLC, 7535 Windsor Drive, Suite 200, Allentown, PA 18195

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

**BAAB, BENJAMIN A.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Executrix: Rita M. Baab, 747 Cherokee Street, Bethlehem, PA 18015

Attorney: Holly V. Calantoni, Esquire, 801 Lehigh Street, Easton, PA 18042-4327

**FORGAS, MAGDELINE P.,** dec'd.

Late of the Borough of Bath, Northampton County, PA  
Executrix: Elsie Joan Royer c/o Beth A. Dobis Beers, Esquire, 315 E. Main Street, Bath, PA 18014

Attorney: Beth A. Dobis Beers, Esquire, 315 E. Main Street, Bath, PA 18014

**GILOTTI, VICTOR O. a/k/a VICTOR O. GIGLIOTTI,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA  
Executrix: Emily M. Gilotti c/o Dionysios C. Pappas, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

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

**HOWELLS, EDGAR H.,** dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Edgar H. Howells, Jr., 321 Alma Real Drive, Pacific Palisades, CA 90272

**JENNINGS, RUTH L.,** dec'd.

Late of the Township of Washington, Northampton County, PA  
Executors: Bruce K. Jennings and Elisa M. Lanthier-Jennings c/o John Molnar, Esquire, The Molnar Law Offices, Wind Gap Professional Center, 6697 Sullivan Trail, Wind Gap, PA 18091  
Attorneys: John Molnar, Esquire, The Molnar Law Offices, Wind Gap Professional Center, 6697 Sullivan Trail, Wind Gap, PA 18091

**JOHNSON, DAVID C.,** dec'd.

Late of East Allen Township, Northampton County, PA  
Executrix: Keri Lynn Weintraub c/o Donald A. Zamborsky, Esquire, Norris, McLaughlin & Marcus, P.A., 1611 Pond Road, Suite 300, Allentown, PA 18104  
Attorneys: Donald A. Zamborsky, Esquire, Norris, McLaughlin & Marcus, P.A., 1611 Pond Road, Suite 300, Allentown, PA 18104

**MARTIN, PATRICIA A.,** dec'd.

Late of Easton, Northampton County, PA  
Administratrix: Kathy Florindi, 693 Ferry St., Easton, PA 18042  
Attorney: Steven B. Molder, Esquire, 904 Lehigh Street, Easton, PA 18042

**MAST, LAUREL LEE,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Administratrix: Barbara J. Mattes c/o Ellen M. Kraft, Esquire, 3400 Bath Pike, Suite 311, Bethlehem, PA 18017-2485  
Attorney: Ellen M. Kraft, Esquire, 3400 Bath Pike, Suite 311, Bethlehem, PA 18017-2485



**ORTIZ, JANET M.,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA  
Administrator: Paul A. Florenz  
c/o Kolb, Vasiliadis and Florenz,  
74 West Broad Street, Ste. 170,  
Bethlehem, PA 18018-5738  
Attorneys: Kolb, Vasiliadis and  
Florenz, 74 West Broad Street,  
Ste. 170, Bethlehem, PA 18018-  
5738

**PERSON, RONALD E.,** dec'd.

Late of the Borough of Wilson,  
Northampton County, PA  
Administratrix: Jessica L.  
Strauss, 2141 Birch Street,  
Easton, PA 18042  
Attorneys: Peters, Moritz, Pei-  
schl, Zulick, Landes & Brienza,  
LLP, 1 South Main Street, Naza-  
reth, PA 18064-2083

**PETERMAN, EVELYN a/k/a EV-  
ELYN J. PETERMAN,** dec'd.

Late of the Borough of Heller-  
town, Northampton County, PA  
Executrix: Mrs. Dorothy Peter-  
man, 410 Bellis Road, Blooms-  
bury, NJ 08804  
Attorneys: Robert A. Nitchkey,  
Jr., Esquire, Hemstreet, Nitch-  
key & Freidl, 730 Washington  
Street, Easton, PA 18042

**REIMEL, MICHELLE LYNNE  
a/k/a MICHELLE LYNN REI-  
MEL a/k/a MICHELLE L. REI-  
MEL,** dec'd.

Late of Northampton County, PA  
Executrix: Laura E. Huber  
Attorney: Scot W. Semisch, Es-  
quire, 408 N. Easton Road, P.O.  
Box 306, Willow Grove, PA  
19090-0306

**RUBENSTEIN, HERBERT,** dec'd.

Late of Lower Saucon Township,  
Northampton County, PA

Executor: Ronald C. Gross c/o  
Robert G. Moffett, Esquire, 415  
West Broad Street, Quakertown,  
PA 18951

Attorney: Robert G. Moffett, Es-  
quire, 415 West Broad Street,  
Quakertown, PA 18951

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**TRUST AND ESTATE NOTICE**

**LEROY J. RIDER LIVING TRUST  
AND ESTATE OF LEROY J. RIDER,**  
late of the Township of Palmer,  
County of Northampton and Com-  
monwealth of Pennsylvania, DE-  
CEASED.

WHEREAS, Letters Testamentary  
in the above-named estate have been  
granted to Susanne M. Llewelyn  
a/k/a Susanne R. Llewelyn and  
Cindy L. Opitz, Executrices named  
below. All persons indebted to the  
said estate are requested to make  
immediate payment, and those hav-  
ing claims or demands to present the  
same without delay to Susanne M.  
Llewelyn a/k/a Susanne R. Llewelyn  
and Cindy L. Opitz, Executrices and  
Trustees c/o Theresa Hogan, Attor-  
ney-at-Law, 340 Spring Garden  
Street, Easton, PA 18042.

Apr. 12, 19, 26

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**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:

**FORKS SOCCER CLUB, INC.**

The Articles of Incorporation were  
filed on January 9, 2012.

Apr. 19



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 purposes of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is:

**GREAT SCOTT  
FINANCIAL SERVICES, INC.**

Timothy J. Duckworth, Esquire  
Mosebach, Funt, Dayton  
& Duckworth, P.C.

P.O. Box 20770

Lehigh Valley, PA 18002-0770

Apr. 19

NOTICE IS HEREBY GIVEN that Articles of Incorporation—For Profit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purposes of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is:

**TWISTED OLIVE, INC.**

The Articles of Incorporation were filed on March 8, 2012.

BOYER, HOLZINGER,  
HARAK & SCOMILLIO  
1216 Linden Street  
P.O. Box 1409  
Bethlehem, PA 18016

Apr. 19

**FICTITIOUS NAME  
REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295 of 1982 (54 Pa. C.S.A. Sec. 301 et seq.,) of intention to file in the Office of the

Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Northampton County, Pennsylvania, under the assumed or fictitious name, style, or designation of:

**ANATOLIAN KITCHEN**

with its principal place of business at: 1915 Delancey Street, Hellertown, PA.

The name and address of the entity owning or interested in said business are: Anatolia, LLC, 1915 Delancey Street, Hellertown, PA.

The certificate was filed on March 23, 2012.

DANIEL M. O'DONNELL, ESQUIRE  
MALONEY, DANYI,  
O'DONNELL & TRANTER

901 West Lehigh Street

P.O. Box 1279

Bethlehem, PA 18018

(610) 691-3450

Apr. 19

**LIMITED LIABILITY COMPANY  
NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization—Domestic Limited Liability Company has been filed with the Department of State for the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Organization under the provisions of Title 15, Corporations and Unincorporated Associations at 15 Pa. C.S.A. 8901 et seq., approved December 7, 1994, P.L. 703, No. 106(4).

The name of the Domestic Limited Liability Company is:

**SUPER FREAK, LLC**

The Certificate of Organization was filed on March 21, 2012.

PETERS, MORITZ, PEISCHL,  
ZULICK, LANDES & BRIENZA, LLP  
Attorneys

1 South Main Street  
Nazareth, PA 18064

Apr. 19

**NOTICE FOR CHANGE OF NAME  
NO. C0048CV2012003158**

NOTICE IS HEREBY GIVEN that the petition of Richard S. Gellock was filed on April 4, 2012, praying for a decree to change his name from Richard Stanley Gellock to Richard Stanley Grey, to carry his father's name.

The hearing is May 4, 2012 at 9 a.m. in Northampton County Court where all persons interested may appear and show cause, if they have any, why the prayer of the petitioner should not be granted.

Apr. 19

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on April 12, 2012, the Petition of Laura Hoffert was filed in the Northampton County Court of Common Pleas at No. C-48-CV-2012-3415, seeking to change the name of minor child from Joshua I. Deleo to Joshua I. Hoffert. The Court has fixed Tuesday, May 22, 2012 at 10:00 A.M. in Courtroom 4 of the Northampton County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Apr. 19

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

BETHLEHEM TOWNSHIP,  
NORTHAMPTON COUNTY,

Plaintiff

v.

MUNICIPAL ENERGY MANAGERS,  
INC., ROBERT J. KEARNS and  
PATRICK McLAINE,

Defendants

**No.: C-48-CV-2010-4171**

Nature of the action: Breach of Contract, Fraudulent Misrepresentation, Conversion.

**NOTICE TO DEFENDANT**

ROBERT J. KEARNS

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by 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 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  
Lawyer Referral Service  
155 S. 9th Street  
Easton, PA 18042  
(610) 258-6333

JOHN S. HARRISON, ESQUIRE

Attorney I.D. No. 53864

BROUGHAL & DeVITO, L.L.P.

Attorneys for Plaintiff

38 West Market Street  
Bethlehem, PA 18018  
(610) 865-3664

Apr. 19

**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. 1**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-01474**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the City of Bethlehem, County of Northampton and State of Pennsylvania, and being known as Lot No.8, Block "B" Section "B" Liberty Park, bounded and described according to a survey thereof made by Alfred N. Rocerbaum, registered surveyor of Easton, Pennsylvania, dated November 20, 1958, as follows, to wit:

BEGINNING at a point of tangent on the Southerly side of Lansdale Avenue (50 feet wide) at the distance of 15 feet measured North 88 degrees East from in intersection with the Easterly side of East Boulevard (80 feet wide) (both lines produced); thence extending North 88 degrees East along said side of Lansdale Avenue 68 feet to a point; thence extending South 2 degrees East along line of Lot No.8, Block "B" as said plan 60 feet to a point; thence extending South 88 degrees West along line of Lot No. 10, Block "B" on said plan 103 feet to a point in the said Easterly side of East Boulevard; thence extending North 2 degrees West, along said side of East Boulevard 45 feet to a point of curve in the same; thence extending along the arc of a circle curving to the right having a radius of 18 feet arc distance of 28.58 feet is the first

mentioned point or place of Beginning.

BEING the same premises which Holly V. Catantoni, Legal Guardian of Frank B.. Molehan by Deed dated August 14, 2003, and recorded August 18, 2005, in Book 2003-1, Page 337992, granted and conveyed unto Lenore F Csanscits and Diane L. Csanscits, husband and wife, in fee.

BEING KNOWN AS 2542 East Boulevard, Bethlehem, PA.

TAX PARCEL NUMBER: N7NW1C-1-14.

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

SEIZED AND TAKEN into execution of the writ as the property of Leonard F. Csencsits and Diane L. Csencsits.

MICHAEL T. MCKEEVER, ESQUIRE

**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 Development, 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

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**No. 3**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-08994**

All that certain messuage, 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

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**No. 4**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-07710**

ALL THAT CERTAIN messuage, 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 2Section 5; thence along said easterly right of way line of Morningside Drive (50 feet wide) along the are of a curve deflecting to the left having a radius of 215.00 feet and central angle of 28 degrees- 49'00" for an are 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

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**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

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**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 recorded on 4101 in Book 2010-1, page 63252, Instrument# 2010009481 in the reocdrder 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 at-

tached 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

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**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 PRIMISES 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

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**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

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**No. 12**  
**BY VIRTUE OF A CERTAIN**  
**WRIT 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, Pennsylvania 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

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**No. 15**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-11380**

ALL THAT CERTAIN lot or tract of parcel of ground situated in the Forks Township, County of Northampton and Commonwealth of Pennsylvania, being known and referred to as Lot No. 11, as shown and identified on a certain subdivision map, plat or plan entitled "Towne Centre at Sullivan Trail I," which Plan was recorded on August 29, 2005 in the Office of the

Recorder of Deeds in and for Northampton County, Pennsylvania in Map Book 2005-5 and Pages 512.

BEING THE SAME PREMISES which Nic Zawarski and Sons Builders, Inc., a Pennsylvania Corporation, by Deed dated December 14, 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 452233, did grant and convey unto Jason S. Bell and Samiyah Q. Whitney, husband and wife.

BEING KNOWN AS 233 Paterson Walk, Easton, PA.

TAX PARCEL NUMBER: K9-15-5A-11.

THEREON BEING ERECTED a two-story row home 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 Jason S. Bell and Samiyah Q. Whitney, H/W.

JAMES V. FARERI, ESQUIRE

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**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

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 October 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

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**No. 20**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2011-04910**

ALL THAT CERTAIN messuage, tenement and four certain lots of land

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**No. 22**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-01902**

ALL THAT CERTAIN messuage, 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

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**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 Jennesa 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 Jennesa E. Weaver.

MARTHA E. VON ROSENSTIEL,  
 ESQUIRE

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**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 Chinchona 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

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**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

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**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 Kleinham 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

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**No. 30**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-08899**

ALL THAT CERTAIN message, 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

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**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

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**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 dwelling with brick exterior and shingle roof.

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

MICHAEL T. MCKEEVER, ESQUIRE

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**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 Beth-



lehem published by William T. Roep-  
per, A.D. 1855, bounded and de-  
scribed as follows, to wit:

BEGINNING at a point distant  
thirty (30) feet West from the north-  
west 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 east-  
wardly 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 Southward-  
ly 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 desig-  
nated 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 execu-  
tion 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 here-  
inafter particularly described, situate,  
lying and being in the Borough of  
Portland, in the County of Northamp-  
ton, 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 hun-  
dred and ten feet to a corner of Lot  
No. 12; thence North seventy-five  
degrees East thirty-five feet to a cor-  
ner of Lot No. 8; thence by Lot No. 8  
North fifteen degrees West one hun-  
dred and ten feet to the place of Begin-  
ning. 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; de-  
tached one-car garage.

SEIZED AND TAKEN into execu-  
tion 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 Arnsts' 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

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**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

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**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 Bor-

ough 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

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**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 at-

tached 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 Corrina 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 message, 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 de-

grees 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. Brouba-

low 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

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**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 prem-

ises 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 dwelling with vinyl siding exterior and shingle roof.

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

MARK J. UDREN, ESQUIRE

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**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, Commonwealth of Pennsylvania, described 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 degrees 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 BEGINNING.

BEING the same premises which Jeremy S. Dutt and Nicole D. Dutt, husband and wife, by deed dated December 8, 2008 and recorded December 10, 2008 in and for Northampton 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 execution 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 described as follows, to wit:

BEGINNING at a point on the South curblineline of William Street and point being North 73 degrees East 20.19 feet from a nail located on the Southeast curblineline 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 southwardly 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. RINALDI 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, Husband 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, on N6NE3A 3 26L 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

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**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

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**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 16-37.

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

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**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

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**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

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**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 north-

erly 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 northeasterly 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 de-

greens, 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

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**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

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**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

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**No. 78**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-05737**

ALL THAT CERTAIN messuage and tract of land situate and lying in

the Township of Williams, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a chestnut oak in a corner of land of the late Mahlon Long, and of land of the late Isaac Koplin, deceased; thence by land late of said Mahlon Long, North fifty (50) degrees East twenty-five and eight-tenths (25.8) perches; thence South one (1) degree West eight (8) perches; thence by land now or late of the estate of James Bougher, deceased, North fifty-five (55) degrees East forty and five-tenths (40.5) perches an apple tree; thence by land now or late of Mary Kichline South thirty-five (35) degrees East fifty-nine and five-tenths (459.5) perches to a corner of lot of land to the hereinafter fully described, being the boundary line dividing Northampton and Bucks Counties; thence along said boundary line South sixty-four (64) degrees West fifty-nine (59) perches; thence by land now or late of the said Isaac Koplin's estate North twenty-five (25) degrees West thirty-two and five-tenths (32.5) perches; thence by the same South forty-seven (47) degrees West five and five-tenths (5.5) perches; thence by the same North thirty-two (32) degrees West twenty-four (24) perches to the place of beginning.

CONTAINING twenty-one (21) acres and seven (7) perches of land, be the same more or less.

LESS AND EXCEPTING, therefrom and thereout, the above land and premises, a tract of land consisting of four and four one-hundredths (4.04) acres (the area being incorrectly described numerically as four and four-tenths [4.4] acres in the prior deed of conveyance to Arthur Ivencz, recorded in Deed Book F, Volume 71, Page 507), heretofore conveyed by Peter Zani and wife Mary

Zani to Ralph B. Kachline, which deed of conveyance was recorded in the office of the Recorder of Deeds in and for the County of Northampton, State of Pennsylvania, in Deed Book B, Volume 69, Pages 21, etc., on May 3, 1938, which, by referring thereto, will more specifically appear.

AND, LESS AND EXCEPTING, therefrom and thereout, another tract consisting of two and one-half (2 1/2) acres heretofore conveyed by Peter Zani and wife Mary Zani to Kenneth E. McBride and wife, by deed of conveyance which was duly recorded in the office of the Recorder of Deeds in and for the County of Northampton, State of Pennsylvania, on May 19, 1938, in Deed Book B, Volume 69, Pages 36, etc., a more specific description thereof may be readily ascertained by referring thereto.

IT BEING THE SAME PREMISES which Arthur Paul Ivenz and Polly Jane Ivenz, his wife, by their Indenture bearing date the nineteenth day of August, A.D. 2002, for the consideration therein mentioned, granted and conveyed unto the said Michael Arthur Ivenz and Patty Jo Ivenz, his wife, and to their heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Record Book Volume 2002-1, Page 223484, etc., relation being thereunto had, more fully and at large appears.

BEING KNOWN AS 370 County Line Road East, Easton, PA.

TAX PARCEL NUMBER: P9-13-14.

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

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

Michael Arthur Ivenz and Patty Jo Ivenz.

ALFRED S. PIERCE, 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, Edgewood 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

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**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 north-

wardly 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 appurte-

nances, 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 North-erly 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

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**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

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**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 expenxe 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

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**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

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**No. 93**  
**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

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**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° 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° 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° 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° 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° 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° 57' 49" West 94.58 feet to a point; thence,

7) North 22° 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° 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° 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° 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° 23' 05" West 555.21 feet to an iron pipe; thence,

Along the same, South 20° 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. O8-7-13:

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° 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° 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° 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° 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° 51' 35" East, a chord length of 141.28 feet and an arc length of 143.50 to a point; thence,

6) South 54° 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 Develop-

ment 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 Eastt 110.21 feet from the Southeast-erly most corner of Dwelling Envelop 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 Eastt 110.21 feet from the Southeast-erly most corner of Dwelling Envelop 10 as shown on the aforementioned record plan and shown on a plan titled "Long Ridge—Final Condomini-ums 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 title "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 title "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 Re-

corder 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



**ATTORNEY NEEDED**

The Court of Common Pleas of Lehigh County seeks a licensed Pennsylvania attorney to fill the position of part-time child support hearing officer in the Domestic Relations Division. The individual must have a thorough knowledge of child support law and procedure. The individual must be available two days a week to conduct hearings and issue proposed orders in accordance with state and local rules.

Applicants are limited by Pa. R.C.P. 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."

This is a contract position paying \$50.00 per hour; no benefits are offered.

Submit letter of interest and resume by May 1, 2012 to Vivian M. Appel, Esq., Family Court Administrator, Room 325, Lehigh County Courthouse, 455 W. Hamilton St., Allentown, PA 18101.

Apr. 19, 26

**MEMOIR WRITING  
CONFERENCE****APRIL 28, 2012,****STEELSTACKS, BETHLEHEM, PA****NINE NATIONALLY KNOWN ARTISTS AND WRITERS,  
KEYNOTE SPEAKER, AND PANEL DISCUSSION****[WWW.MEMOIR2012.COM](http://WWW.MEMOIR2012.COM)**

### **UNIQUE ALLENTOWN OFFICE SPACE**

Class "A" office space in a completely "new" Victorian building at 13th and Hamilton Streets. Completely rebuilt after 2009 fire. All utilities, wiring and internet are brand new. Handicap access. We have charming office space for up to 4 lawyers or other professionals with space for staff. Access to manned reception area, 3 furnished conference rooms, full kitchen, on site parking for 22 cars and signage included.

CALL ED EIDELMAN at (610) 432-2300 for details and inspection.

Apr. 12, 19



Congratulations to the Judges of the  
Northampton County Court of Common Pleas  
for the  
42nd Annual Reception for the Court,  
a time honored tradition in Northampton County.

Don S. Klein, Esq.  
Divorce Mediation and Parenting Coordination



## **"TREK THE TWO RIVERS" for Bladder Cancer**



*Leading the way to a cure*

### **Walk with Us!**

**NATIONAL BLADDER CANCER AWARENESS DAY  
MAY 5, 2012**

Registration 10:00 a.m.

Walk 11:00 a.m.

Starting in Downtown Easton, to Delaware  
River Towpath & Lehigh River Walk/Bike Trail (4.25 mi.)

We walk to raise awareness and to advance bladder cancer  
research and education on behalf of the  
***Bladder Cancer Advocacy Network (BCAN)***

For more info. contact Marge Coffin  
**484-695-0731 or [mcoffin@epatitle.com](mailto:mcoffin@epatitle.com)**  
or **[www.TrekTheRivers.org](http://www.TrekTheRivers.org)**

To make a donation visit **[www.trektherivers.stayclassy.org](http://www.trektherivers.stayclassy.org)**

To learn more about bladder cancer or BCAN visit **[www.bcan.org](http://www.bcan.org)**

**COMMONWEALTH OF PENNSYLVANIA v.  
JACOB CHRISTINE, Defendant**

*Post-Sentence Motions—Rule 600—Admission of Evidence—Undue Prejudice—Photographs—Waiver—Character Evidence—Prior Conviction—Self-Defense—Jury Instructions.*

Court denies the Defendant's post-sentence motion. After a jury trial, the Defendant was convicted of aggravated assault and recklessly endangering another person but was found not guilty of attempted criminal homicide. The Court imposed a sentence of 9-20 years' incarceration on the aggravated assault charge and a concurrent 1-2 years on the recklessly endangering another person charge; both sentences ran consecutive to a previous sentence arising from a conviction in Lehigh County. The Defendant raised several issues in a post-sentence motion to the Court.

The Court found the Defendant waived several claims for failure to timely raise them: a Rule 600 violation; the improper admission of photographs of the Defendant, victim and victim's wounds; and failure to include the castle doctrine instruction in the jury instructions. The Court found that the admission of a shank found in the Defendant's mattress after the criminal incident was relevant and not unduly prejudicial because it showed the Defendant had access to a concealed weapon and the Defendant had the ability to fashion weapons in his jail cell. The Defendant was not entitled to introduce evidence of the victim's conviction for assault that occurred after the incident involving the Defendant.

In the Court of Common Pleas of Northampton County, Pennsylvania,  
Criminal Division—No. C-48-CR-3344-2009.

PATRICIA FUENTES MULQUEEN, ESQUIRE, ADA.

BRIAN LAWSEY, ESQUIRE, for the Defendant.

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

*ORDER*

*AND NOW*, this 26th day of April, 2011, it is hereby *ORDERED* that Defendant's Post-Sentence Motion is *DENIED*.

*STATEMENT OF REASONS*

*Facts and Procedural History*

Defendant, Jacob Christine, was convicted of Aggravated Assault and Recklessly Endangering Another Person by a jury on October 7, 2010. However, the jury found Defendant not guilty of Attempted Criminal Homicide. Defendant was sentenced on November 24, 2010, to 108-240 months' incarceration on the Aggravated Assault count and 1-2 years' incarceration on the Recklessly Endangering Another Person count. The Aggravated Assault sentence runs consecutively to Defendant's Lehigh County sentence and the Recklessly Endangering sentence runs concurrently with the Aggravated Assault sentence.

The convictions resulted from an incident that occurred in Northampton County Prison (NCP) on June 8, 2009. On that date, the Defendant and the victim, Thomas Misero, were inmates in NCP when a confrontation between the two men occurred in the Defendant's cell in Unit B-2. The cell housed 8 inmates in four rows of bunk beds. While in the Defendant's cell, the Defendant was alleged to have slashed Mr. Misero's neck and ear with a razor blade. Immediately after the attack, corrections officers searched the Defendant's cell. Only one weapon, a shank, was found in the cell. It was hidden within the Defendant's bed.

Interestingly, the Defendant testified at trial that the victim came into his cell armed with a razor blade and attacked the Defendant. The Defendant claimed that he successfully disarmed the victim, picked up the razor from the floor and then unintentionally sliced the victim when the victim continued to threaten the Defendant. Even though the Defendant was the last person to have control of the weapon, it has never been located. We also note that there were no injuries suffered by the Defendant.

Apparently, the jury rejected the Defendant's claim of self-defense.

The procedural record establishes that on July 14, 2009 Investigator Christopher Naugle filed a criminal complaint charging Defendant with Attempted Criminal Homicide, Aggravated Assault and Recklessly Endangering Another Person. Defendant filed a *pro se* "Motion for Dismissal and Quash of Indictment for Judicial Misconduct and Habeas Corpus" on November 3, 2009. Attorney Susan Hutnik of the Public Defender's Office entered her appearance for Defendant on November 6, 2009. Attorney Hutnik filed a "Motion to Remand for Preliminary Hearing" on November 17, 2009. On November 25, 2009, the Defendant's motion for remand was withdrawn. Attorney Hutnik subsequently filed a "Petition for Writ of Habeas Corpus" on December 10, 2009 and a hearing on the motion was scheduled for December 18, 2009. A second "Petition for Writ of Habeas Corpus" was filed by Attorney Hutnik on January 6, 2010 and the motion was scheduled for a hearing on January 15, 2010. The Honorable Edward G. Smith denied the habeas corpus petition from the bench at the January 15 hearing.

The case was called to trial on October 4, 2010 and Defendant was convicted on October 7, 2010 of Aggravated Assault and Recklessly Endangering Another Person.

Attorney Hutnik filed a timely post-sentence motion on December 6, 2010. Defendant filed a *pro se* "Motion to Amend Post-Sentence Motion to Modify and Add Additional Claims" on December 15, 2010. Defendant's post-sentence motions were scheduled for argument on February 2, 2011 with a conference scheduled for January 7, 2011 prior to argument court. The Defendant's *pro se* post-sentence motion raised issues that arguably could be considered to implicate a denial of effective assistance of counsel. On January 14, 2011 Attorney Hutnik was permitted to withdraw and At-

torney Brian Lawser was appointed to represent Defendant in the prosecution of the post-sentence motions. The matter was removed from the February 2, 2011 Argument List to permit Mr. Lawser to review the claims.

An issue framing conference was held on February 11, 2011 with Attorney Lawser. Mr. Lawser requested the opportunity to create a testimonial record. We listed the matter for a hearing on March 16, 2011.

At the March 16, 2011 hearing, Attorney Lawser, apparently to the dismay of the Defendant, indicated to the Court that several of the claims raised by the Defendant in his *pro se* filing were more appropriate for a PCRA Petition. Mr. Lawser indicated that he intended to perfect those claims in a PCRA Petition. At the hearing, trial counsel was called to make a brief record regarding Rule 600.

### *Legal Standard*

A criminal defendant has the right to make a post-sentence motion in writing no later than ten days after the imposition of sentence. Pa. R.Crim.P. 720. Post-sentence motions shall state the defendant's claims for relief with specificity and particularity. Pa. R.Crim.P. 720(B)(1)(a). These motions serve a dual function to allow a trial court to address and correct any alleged errors committed at trial, and to frame and clarify issues to be considered should there be an appeal. *Commonwealth v. Hutson*, 240 Pa. Super. 245, 363 A.2d 784 (1976).

### *Discussion*

Defendant pursued only a few of those issues raised in the post-sentence motion and chose to reserve the remaining issues for a collateral appeal. The issues currently pursued by the Defendant are: 1) the Defendant's Rule 600 rights were violated because the trial was held in excess of 365 days after the date of his arrest; 2) the Court erroneously permitted the admission of certain evidence and testimony at trial: a) the shank and testimony about the shank, and b) photographs of the Defendant and the victim's wound; 3) the Court improperly refused to allow testimony about the victim's post-incident criminal record; and 4) the Court failed to instruct the jury that an individual does not have a duty to retreat from his own dwelling, or as the Defendant couches the argument—the jury should have been charged that “the cell was his castle.”

#### *A. Rule 600*

Defendant argues the charges on which he was convicted should be dismissed because the Commonwealth allegedly violated his Pa. R.Crim.P. 600 right to a speedy trial.

In order to establish a Rule 600 claim, a defendant must file, prior to trial, either a motion to dismiss under Rule 600 or contest a Commonwealth petition to extend. *Commonwealth v. Yancey*, 301 Pa. Super. 427, 430 n.l.,



447 A.2d 1041, 1042 n.1 (1982). A right to a speedy trial claim must be raised before trial, otherwise it is waived. *Commonwealth v. Hunsinger*, 379 Pa. Super. 196, 549 A.2d 973, 976 (1988).

After a review of the record in this case, we find Defendant failed to raise the issue of the Commonwealth's alleged violation of his speedy trial right prior to the commencement of the trial on October 4, 2010. He did not file the required motion to dismiss. As a result, Defendant waived the claim that his Rule 600 right to a speedy trial was violated.<sup>1</sup>

### *B. Alleged Improper Admission of Evidence*

Defendant alleges this Court committed two errors at trial regarding the admission of certain evidence. First, this Court allegedly erred when it admitted testimony regarding a "shank" found in Defendant's prison bed and admitted the shank as physical evidence. Second, Defendant argues this Court erroneously admitted photographs of Defendant, Luis Vega and the victim's wounds that were prejudicial, inflammatory and/or irrelevant.

#### *1. The "shank."*

Defendant's counsel raised an oral motion in limine prior to jury selection seeking to preclude the Commonwealth from admitting into evidence a shank and related testimony. The Defendant maintained the shank and testimony regarding it were irrelevant and its prejudicial value outweighed its probative value.

The shank was found during a search of the Defendant's cell after the incident. No other weapon was found at the scene. The Commonwealth conceded that the shank was likely not the weapon used to injure Mr. Misero. However, the Commonwealth argued that the shank was relevant to show Defendant had access to a weapon and that the Defendant had the ability to fashion a weapon in prison.

The Court denied Defendant's motion, finding the shank was relevant, and permitted the introduction of the shank and testimony regarding the shank into evidence.

Admission of evidence is within the sound discretion of the trial court, and a trial court ruling on the admission of evidence will not be overturned "unless that ruling reflects 'manifest unreasonableness, or partiality, prejudice, bias, or ill-will, or such lack of support to be clearly erroneous.'" *Commonwealth v. Minich*, 4 A.3d 1063, 1068 (Pa. Super. 2010) (citations omitted). When determining whether evidence should be admitted, the threshold inquiry is whether the evidence is relevant. *Commonwealth v.*

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<sup>1</sup> We note that there was testimony proffered by the Commonwealth, specifically the Defense Counsel testified regarding her unavailability (as well as the Defendant's unavailability) which the Commonwealth asserts would toll Rule 600. We need not examine the record at this time as the failure to timely raise this issue prior to trial constitutes a waiver. We also note that this issue may be properly raised in Defendant's anticipated PCRA Petition.

*Robinson*, 554 Pa. 293, 721 A.2d 344, 350 (1998). Relevant evidence is evidence that “logically tends to establish a material fact in the case, tends to make a fact at issue more or less probable, or supports a reasonable inference or presumption regarding the existence of a material fact.” *Commonwealth v. Spiewak*, 533 Pa. 1, 8, 617 A.2d 696, 699 (1992). In order for evidence to be admissible, the probative value must outweigh its prejudicial impact. *Commonwealth v. Story*, 476 Pa. 391, 383 A.2d 155 (1978).

As a general rule, a weapon that cannot be specifically linked to a crime is not admissible as evidence. *Robinson*, supra, 721 A.2d at 351. However, an exception to this general rule is when the “accused had a weapon or implement suitable to the commission of the crime charged.” *Commonwealth v. Lee*, 541 Pa. 260, 274, 662 A.2d 645, 652 (1995). The prosecution is not required to establish that a particular weapon was actually used to commit a crime in order to admit the weapon into evidence. The only burden on the Commonwealth is to “justify an inference by the finder of fact of the likelihood that the weapon was used in the commission of the crime.” *Id.*

Further, we note that relevant Commonwealth evidence is intended to prejudice a defendant, therefore, relevant evidence will be excluded only when it is “so prejudicial that it would inflame the jury to make a decision based upon something other than the legal propositions relevant to the case.” *Commonwealth v. Serge*, 837 A.2d 1255, 1261 (Pa. Super. 2003).

The evidence suggested that a cutting instrument, similar to a razor blade, was likely used to injure the victim in this case. The Commonwealth was unable to locate or identify the cutting weapon that was used to injure Mr. Misero. The shank was not ruled out as the weapon that caused the injury, however, it was the Commonwealth’s theory that a razor-like instrument was likely used to cut Misero’s neck. The shank was admitted to show Defendant had access to a weapon and that he had the ability to fashion a homemade weapon from objects in the prison. A weapon may be admitted into evidence, even if the Commonwealth cannot positively identify it as the weapon used in the commission of the crime, if it tends to prove that the defendant had a weapon similar to the one used in the perpetration of the crime. *Commonwealth v. Williams*, 537 Pa. 1, 20, 640 A.2d 1251, 1260 (1994).

In *Commonwealth v. Broaster*, 863 A.2d 588 (Pa. Super. 2004), the Superior Court affirmed a trial court ruling that admitted a .45 caliber handgun into evidence, even though the Commonwealth conclusively proved it was not the gun used in a murder. The Superior Court found the gun was properly introduced to show the defendant had access to the type of weapon used in the crime, had knowledge and familiarity with those types of guns and the defendant regularly discarded handguns. *Broaster* supports our decision to admit the shank. It was a cutting weapon found in Defendant’s prison bedding immediately after the slashing of the victim.

In support of his claim that it was an error to admit the shank, the Defendant cites *Commonwealth v. Marshall*, 743 A.2d 489 (Pa. Super. 1999). We note that in *Marshall*, the Superior Court quoted from *Commonwealth v. Williams*:

A weapon shown to have been in a defendant's possession may properly be admitted into evidence, even though it cannot positively be identified as the weapon used in the commission of a particular crime, if it tends to prove that the defendant had a weapon similar to the one used in the perpetration of the crime. *Commonwealth v. Williams*, 537 Pa. 1, 20, 640 A.2d 1251, 1260 (1994).

743 A.2d at 492.

Ultimately, the *Marshall* court found it was error for a trial court to admit into evidence a handgun that was in police possession at the time of the crime. However, the facts in *Marshall* are clearly distinguishable from the facts in this case. The district attorney in *Marshall* could not show that the defendant had access to a handgun, because the very handgun the Commonwealth sought to introduce was in police possession and not available to the defendant at the time the crime was committed.

Here, the shank was found hidden in the Defendant's bed shortly after the crime was committed, therefore Defendant had access to the shank when the crime was committed *and* it was the only cutting weapon located at the crime scene. Additionally, the admission of the shank tends to show Defendant had knowledge and familiarity with prison-made weapons and could conceal them in his prison cell. We also found that the presence of the shank hidden in the Defendant's bed tends to rebut Defendant's assertion that he was unarmed and acted in self-defense.

We found the evidence relevant and that the probative value outweighed the prejudicial value. We deny Defendant's post-trial motion on these grounds.

## 2. Photographs of the Defendant, Luis Vega and the victim's wound.

Defendant argues photographs of Luis Vega and Defendant dressed in prison clothing, Commonwealth Exhibits 9 and 10, were irrelevant and unduly prejudicial. Additionally, Defendant alleges the photographs of the victim's wounds, Commonwealth Exhibits 3, 4 and 7, were inflammatory and unduly prejudicial.

First, we note that Defendant failed to object to the introduction of the complained-of photographs at trial. Generally, a litigant must make a specific objection to an alleged error before the trial court in a timely fashion and at the appropriate stage of the proceedings. *See The Law Office of Douglas T. Harris, Esquire v. Philadelphia Waterfront Partners, LP*, 957 A.2d 1223 (Pa. Super. 2008); *Commonwealth v. Brown*, 701 A.2d 252, 254 (Pa. Super. 1997). A timely objection occurs at the proper stage during the

questioning of a witness or at the proper stage in trial proceedings. *Commonwealth v. Garofalo*, 386 Pa. Super. 363, 367, 563 A.2d 109, 111 (1989).

Defendant was obliged to raise any objection to the photographs either in a timely motion in limine or when the Commonwealth moved to admit them into evidence. Because the objection was not preserved during the trial, there is nothing on the record for this Court to review in a post-sentence motion. Defendant's claim regarding the photographs is waived.

However, even if Defendant's objection was properly raised, we still would deny Defendant's motion. The admission of a photograph is within the sound discretion of the trial court. *Commonwealth v. Wright*, 599 Pa. 270, 961 A.2d 119 (2008). Like any other piece of evidence, a photograph must be relevant in order to be admissible. However, the essential issue is whether the photographs have evidentiary value that outweighs the possibility of inflaming the minds and passions of the jurors. *Commonwealth v. Rush*, 538 Pa. 104, 646 A.2d 557 (1994).

First, we will discuss the relevancy of the photographs of Defendant and Luis Vega. The Commonwealth is required to establish the identity of the offender in every criminal case. The Commonwealth introduced the photographs of Defendant during the course of Mr. Misero's testimony. Mr. Misero indicated that he identified Defendant as his assailant after being shown the complained-of photograph during the investigation of the incident. The photograph of Luis Vega was introduced while Mr. Misero testified about how he identified the person who called him over to Defendant's prison cell.

Defendant attacks the admissibility of the photographs on the basis that they are unduly prejudicial because they show Defendant and Mr. Vega in prison clothing. However, there was no dispute that the incident occurred in Northampton County Prison, and the Defendant, Mr. Vega and Mr. Misero were inmates at the time of the incident. The status of Defendant and Mr. Vega as prisoners was well-established. There is no additional prejudicial effect from showing photographs of Defendant and Mr. Vega in prison clothing because the jury already knew Defendant and Mr. Vega were prisoners at the time of the incident. Therefore, we find there is no merit to Defendant's objection to these two photographs.

Next, we discuss Defendant's objection to the three photographs, Commonwealth Exhibits 3, 4 and 7, depicting Mr. Misero's wounds. The photographs were taken after the victim had his wounds dressed by hospital personnel. The Defendant alleges the photographs were inflammatory, prejudicial and misrepresented the wounds sustained by the victim.

In order to find the Defendant guilty of Attempted Criminal Homicide, the Commonwealth needed to establish that Defendant intended to kill Mr. Misero. There is no doubt the photographs were relevant to the case because the Defendant may have been convicted of attempted homicide if the jury found that the Defendant's attack on a vital part of the body was evidence

of intent to kill. The nature of the wound, where it was located and how serious it was, were relevant to a determination of whether Defendant acted with intent to kill. Further, there was nothing inflammatory about the photographs. In fact, Defendant benefitted from having the photographs taken at the hospital. By then, the medical staff was able to clean the wound and begin repairing it. Finally, with regard to the aggravated assault count, the jury was required to find whether Defendant caused or attempted to cause a serious bodily injury. The jury needed to view the wound and its location to determine whether the wound was a serious bodily injury.

The photographs were not inflammatory or unduly prejudicial. Therefore, we deny Defendant's contest to the admission of the photographs.

### *C. The Prior Record of the Victim*

Defendant brought a motion in limine to obtain the Court's permission to question the victim, Mr. Misero, about a conviction for simple assault that occurred after the June 8, 2009 incident. Defendant argues that we erroneously denied Defendant's request to question Mr. Misero about the simple assault conviction.

The record established that Mr. Misero pleaded guilty to simple assault and recklessly endangering another person and was sentenced on June 24, 2010. The incident giving rise to the simple assault and recklessly endangering convictions occurred on May 1, 2010, nearly one year *after* the Defendant's alleged prison assault. Apparently, Misero's conviction involved domestic violence, where Misero grabbed and pushed his girlfriend outside of a hotel. The girlfriend sustained minor injuries. This Court precluded testimony regarding the June 24, 2010 simple assault conviction because it occurred after the incident involving Defendant and Mr. Misero. There was nothing about the timing or nature of the charges that could establish Misero's reputation for violence at the time of the prison incident.

As a general rule, evidence of other crimes is not admissible to prove the character of a person in order to show action in conformity therewith. Pa. R.E. 404(b)(1). The Defendant argues that prior convictions involving aggression by the victim of a homicide may be admitted by a defendant who puts forth a justification defense for either one of two purposes: 1) to corroborate the defendant's alleged knowledge of the victim's quarrelsome and violent character to show that the defendant reasonably believed that his life was in danger; or 2) to prove the alleged violent propensities of the victim to show that the victim was the aggressor. Defendant cites four decisions to support his contention that Mr. Misero's conviction for simple assault should have been admitted—*Commonwealth v. Beck*, 485 Pa. 475, 402 A.2d 1371 (1979); *Commonwealth v. Amos*, 445 Pa. 297, 284 A.2d 748 (1971); *Commonwealth v. Dillon*, 528 Pa. 417, 598 A.2d 963 (1991) and *Commonwealth v. Carbone*, 707 A.2d 1145 (Pa. Super. 1998). The four cases cited by Defendant all involved defendants on trial for homicide or

manslaughter of the victim where the defendant asserted self-defense. In such cases, the deceased victim's *prior* assaultive behavior is admissible to support a self-defense claim. We also note that the victims in the murder cases are unavailable for cross-examination. In such cases, our appellate courts have held that the defendant is entitled to introduce prior events that tend to prove the victims' character at the time of the incident.

In this case, Defendant sought to introduce Mr. Misero's conviction for domestic violence that occurred *after* Defendant assaulted Mr. Misero. Further, we note that Misero testified at trial and the Defendant had the opportunity to cross-examine the victim and the jury could pass judgment on the victim's credibility.

Defendant argues that there is no requirement that the prior conviction of the victim need to have occurred *prior* to the incident in question. Here, the Defendant does not seek to establish Misero's existing reputation or character at the time of the incident. Rather, the Defendant seeks to use future events to retroactively establish character.

The case law holds that character and reputation are established by past events. There is no case law or Rule of Evidence that supports the Defendant's argument that, although he cannot prove the victim's reputation or character at the time of the incident, he should be permitted to prove a subsequent act and then argue that the victim's past character is in conformity with his future action.

We believe that the law only allows evidence of prior incidents to prove the character or reputation of the victim at the time of the crime in question. A subsequent conviction arising from events that transpired after the incident involving Defendant simply has no bearing on whether Misero possessed violent propensities on June 8, 2009.<sup>2</sup> Mr. Misero's 2010 simple assault conviction is not relevant.

Therefore, we deny Defendant's objection on this ground.

#### *D. Self-Defense Instruction Regarding Duty To Retreat From Own Dwelling*

Defendant's final complaint in his post-sentence motions raises a failure to instruct the jury that a person has no duty to retreat when he is attacked in his dwelling. Defendant defines the term dwelling to include his prison cell, and he argues that the "castle doctrine" instruction should have been included in the Court's charge to the jury.

We note that the Defendant's counsel did not submit a written request for a jury charge invoking the "castle doctrine," she did not ask for the "castle doctrine" instruction during the charging conference, nor did she

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<sup>2</sup> We envisioned the possibility that Misero could have argued that he suffered PTSD as a result of the Defendant's attack, which resulted in a change in his personality and was a contributing factor in his domestic violence incident. Thus, it would require a "mini-trial" regarding the quality and nature of the victim's character before and after the Defendant's alleged assault.



object at the conclusion of the instructions to the jury when the Court failed to give the jury the “castle doctrine” instruction.<sup>3</sup>

A defendant generally waives appellate challenges to a jury instruction if the defendant responds in the negative when the court asks whether corrections or additions to the charge are needed. *Commonwealth v. Moury*, 992 A.2d 162, 178 (Pa. Super. 2010).

Defendant waived any objections to the jury instructions. The Defendant’s post-sentence motion on this ground is denied.

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<sup>3</sup> In fairness to trial counsel, we can find no authority for the proposition that an inmate detained in prison has a property or privacy interest in his cell that would permit him to argue the “castle doctrine” to support his claim of self-defense.

**BRITTANY M. DAVIS, Plaintiff v. SHAUN M. PEPPERS, Defendant***Discovery—Custody.*

Plaintiff in a custody action filed a motion to permit discovery. As the basis for the motion, Plaintiff asserted that discovery was necessitated by the 2011 amendments to the statutes governing custody matters. Upon consideration, the Court denied the request upon a finding that there was nothing about the statutory changes necessitating a departure from the general rule that discovery should not be permitted in custody cases.

In the Court of Common Pleas of Northampton County, Pennsylvania,  
Civil Division—No. C-0048-CV-2005-0032.

ALYSSA LOPIANO-REILLY, ESQUIRE, for Plaintiff.

JOSEPH C. BERNSTEIN, ESQUIRE, for Defendant.

Order of the Court entered on July 12, 2011 by DALLY, J.

*ORDER*

AND NOW, this 12th day of July 2011, Plaintiff's "Motion for Discovery, Pa.RCP 1915.5(c) Motion for Special Order of Court to Permit Discovery in Custody Action" is hereby DENIED, as set forth more fully in the attached Statement of Reasons.

*STATEMENT OF REASONS*

The parties to this case, a custody action, are the parents of one minor child, Lukas R. Davis (D.O.B. 7/23/2004). At present, the parties have cross-petitions for contempt and change of custody that have yet to be adjudicated. The matter came before the undersigned on July 11, 2011, at which time Plaintiff presented the instant motion, by which she seeks the entry of an Order of Court to permit discovery as provided by Pa. R.C.P. 1915.5(c) relative to custody matters, which states that "[t]here shall be no discovery unless authorized by special order of court." That Rule states a well-settled tenet of law echoed by Pa. R.C.P. 1930.5 governing discovery in domestic relations matters generally, which states that "[t]here shall be no discovery in a simple support, custody or Protection from Abuse proceeding unless authorized by order of court."

Notwithstanding this well-established rule, Plaintiff seeks the Court's permission to compel Defendant to submit to discovery and answer a set of Interrogatories initially served on May 20, 2011. As the basis for her request, Plaintiff suggests that discovery would aid the Court in making a custody determination pursuant to the statutory factors set out at 23 Pa. C.S.A. §5328. In light of the strong pronouncement against the utilization of discovery in custody matters before the courts of this Commonwealth, and in the absence of legal authority to guide the Court as to when it is

appropriate to authorize discovery under Pa. R.C.P. 1915.5(c), the Court is disinclined to grant such a request absent a specific and compelling reason to do so.

In assessing whether a specific and compelling reason exists to order discovery in this case, the Court first pauses to examine the matter through the lens of Pa. R.C.P. 1930.5, and consider whether or not this matter is properly characterized as a “simple custody” proceeding. In making that determination, we note that the parties to this action are the natural parents of the child. Further, none of the allegations in the petition implies the existence of any peculiarities or exigencies which might give rise to the need for discovery. Accordingly, we find that this matter is properly characterized as a simple custody proceeding within the meaning of Pa. R.C.P. 1930.5.

Next, we pause to consider whether or not, as Plaintiff suggests, the statutory considerations to be undertaken by the Court in rendering a decision constitute a sufficient basis for ordering discovery. At the outset, we note that the current statute, enacted on January 24, 2011, is essentially a codification of prior case law. The primary difference between it and the prior law is that under the new law, the Court must consider each of several enumerated factors before making a custody determination. Yet, there is nothing about the statute itself that necessitates discovery. In fact, Plaintiff’s position to the contrary is belied by the fact that the statute changed with no amendment to the general rule against discovery. In light of the foregoing, and absent any compelling reason or exigency suggesting that discovery is necessary to the disposition of the instant case, “Plaintiff’s Motion for Discovery, Pa.RCP 1915.5(c) Motion for Special Order of Court to Permit Discovery in Custody Action” is hereby DENIED.



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## **PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, April 23, 2012**