

Northampton County Reporter

(USPS 395-280)

VOL. LVII

EASTON, PA March 29, 2012

NO. 13

**Maria M. Cook as Executor of the Estate of Gary L. Cook, Shawn M. Cook and
Tamara Cook, Plaintiffs v. Dominic A. Farole, Accent Homes, Inc., America United
Mortgage Corporation, Angela M. Farole, Carol A. Farole, Anthony D. Farole, Avante
Abstract, Inc., Randy Hughes and Tri-County Appraisal Service, Defendants**

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INSERT: Goldenrod: 1. "Estate Planning: Practical Tips for the New and Non
Practitioner"
2. 2012 Calendar
3. PBI/CLE Seminars—NCBA Office, April 2012
4. PA CLE Requirements
Cream: 1. "The Ethical Considerations of Online Marketing and Advertising a
Law Practice"
2. "Update on the Fundamentals of Landlord/Tenant Representation and Fair
Housing Laws"
3. Rochester Redwings vs. Lehigh Valley Iron Pigs
4. Walk for a Healthy Community

NOTICE TO THE BAR...

SAVE THE DATE: May 17, 2012

Quarterly Association Meeting and Malpractice Avoidance
Seminar. Registration form online – www.norcobar.org.

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

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Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

Free Law Student Research

The Pennsylvania State University Dickinson School of Law's Center for Public Interest Law and Advocacy is once again soliciting attorneys in need of free law student research to participate in the school's pro bono program.

If you are interested in accessing free law student research assistance for the pro bono program contact kmc32@dsl.psu.edu or visit Center for Public Interest Law and Advocacy to fill out a request form.

Save the Dates

Thursday, May 17 – Quarterly Association Meeting and Malpractice Avoidance Seminar.

Tuesday, June 26 – NCBA at the Iron Pigs – Registration form inside.

Thursday, July 26 – Annual Summer Outing – Louise Moore Park.

Somewhere out in this audience may even be someone who will one day follow my footsteps, and preside over the White House as the president's spouse. I wish him well! ~ Barbara Bush

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**ADAMS, ANNA F.,** dec'd.

Late of the Borough of Wilson, Northampton County, PA
Executor: James H. Adams, 2811 Broadway Road, Easton, PA 18040

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

ANDERSON, JOHN E., dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executor: Wynn C. Anderson c/o Fox Tobey, P.C., 1834 Pennsylvania Avenue, Hanover Township, Allentown, PA 18109
Attorneys: Fox Tobey, P.C., 1834 Pennsylvania Avenue, Hanover Township, Allentown, PA 18109

BANKO, CHARLES M., dec'd.

Late of the City of Easton, Northampton County, PA
Co-Administratrices: Kathleen Klabunde and Bernadine Wentzell c/o Scott J. Best, Esquire, 418 Route 77, Elmer, NJ 08318
Attorney: Scott J. Best, Esquire, 418 Route 77, Elmer, NJ 08318

COLE, DORA, dec'd.

Late of Bushkill Township, Northampton County, PA

Executors: Lewis H. Cole, 1077 Clearfield Road, Nazareth, PA 18064-9424 and Alex W. Cole, 1071 Clearfield Road, Nazareth, PA 18064-9424

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

GEIDER, JOSEPH S., dec'd.

Late of the Borough of Nazareth, Northampton County, PA
Executrix: Pauline E. Trexler, 13 Mauch Chunk Street, Nazareth, PA 18064

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

HAWK, FRANKLIN A., dec'd.

Late of Bethlehem Township, Northampton County, PA
Executrices: Carol M. Callanan and Annette M. Harka c/o Sabetti Law Offices, 224 West Broad Street, Bethlehem, PA 18018

Attorney: Daniel P. Sabetti, Esquire, 224 West Broad Street, Bethlehem, PA 18018

JASSO, ELSIE H., dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executrix: Kristy A. Dame c/o Mary Ann Snell, Esquire, 3400 Bath Pike, Suite 311, Bethlehem, PA 18017

Attorney: Mary Ann Snell, Esquire, 3400 Bath Pike, Suite 311, Bethlehem, PA 18017

LEHEIS, JUTTA S., dec'd.

Late of Bethlehem, Northampton County, PA
Executor: William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

Attorney: William W. Matz, Jr.,
Esquire, 211 W. Broad Street,
Bethlehem, PA 18018-5517

MAIDA, VINCENT E., dec'd.

Late of the City of Easton, Northampton County, PA

Administratrix: Joan Hockman,
910 W. Wilkes Barre Street,
Easton, PA 18042

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

MESAROS, RICHARD F., dec'd.

Late of the Borough of Hellertown, Northampton County, PA
Executor: Barry Comoglio c/o
Law Offices of Michael D. Recchiuti, P.O. Box 202, Bethlehem, PA 18016-0202

Attorneys: Law Offices of Michael D. Recchiuti, P.O. Box 202, Bethlehem, PA 18016-0202

PENDERGAST, JANE L., dec'd.

Late of Bethlehem, Northampton County, PA

Executor: David E. Pendergast
Attorneys: Donald LaBarre, Jr.,
Esquire, Gross McGinley, LLP,
P.O. Box 4060, Allentown, PA 18105-4060

STILES, JEAN C., dec'd.

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

Co-Executrices: Marsha Stiles,
670 Lexington Road, Nazareth, PA 18064, Deanna Heilman, 403 Walnut Grove, East Stroudsburg, PA 18301 and Andrea Lane, 143 O.W. Road, Bangor, PA 18013

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

STITT, DOROTHY J. a/k/a DOROTHY JEWETT STITT, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Thomas P. Stitt, Sr.
c/o Thomas P. Stitt, Esquire,
576 Nazareth Pike (RT 191),
Nazareth, PA 18064-8400

Attorney: Thomas P. Stitt, Esquire, 576 Nazareth Pike (RT 191), Nazareth, PA 18064-8400

WILLIAMS, LORRAINE R., dec'd.

Late of the City of Easton, Northampton County, PA

Executrix: Victoria J. Williams
c/o Theresa Hogan, Esquire,
Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042
Attorney: Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

SECOND PUBLICATION

ANTONELLI, BRIAN, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Marie L. Hingston c/o Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018

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

BARTOLET, TERRY L., dec'd.

Late of the City of Easton, Northampton County, PA

Executrix: Virginia J. Bartolet
c/o Herster, Newton & Murphy,
127 N. 4th St., P.O. Box 1087,
Easton, PA 18044-1087

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

CONNOLLY, STELLA a/k/a STELLA E. CONNOLLY a/k/a STELLA ELIZABETH CONNOLLY, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: John P. Connolly c/o David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019

Attorney: David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019

COOPER, FREDERICK S., dec'd.

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

Executor: Fred D. Cooper 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

CRONCE, ARTHUR D. a/k/a ARTHUR D. CRONCE, SR., dec'd.

Late of the Township of Williams, Northampton County, PA

Co-Administrators: Lori Ann Clark and Arthur D. Cronce, Jr. c/o Steven N. Goudsouzian, Esquire, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

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

DePAULO, FRANK, dec'd.

Late of Bath, Northampton County, PA

Executor: Frank J. DePaulo
Attorneys: Donald LaBarre, Jr., Esquire, Gross McGinley, LLP, P.O. Box 4060, Allentown, PA 18105-4060

FAIX, RUTH B., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Administrator: National Penn Investors Trust Co. c/o Nancy S.

Berlin, Vice President & Trust Officer, 1620 Pond Road, Allentown, PA 18104

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

GEIGER, IDA V., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: William L. Sakovics c/o Timothy J. Duckworth, Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., P.O. Box 20770, Lehigh Valley, PA 18002-0770

Attorneys: Timothy J. Duckworth, Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., P.O. Box 20770, Lehigh Valley, PA 18002-0770

KELLER, CORNELIUS E., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Robyn J. Balsai, 603 E. Macada Road, Bethlehem, PA 18017

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

LANDIS, LOIS E., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: John D. Landis c/o Fox Tobey, P.C., 1834 Pennsylvania Avenue, Hanover Township, Allentown, PA 18109

Attorneys: Fox Tobey, P.C., 1834 Pennsylvania Avenue, Hanover Township, Allentown, PA 18109

LeDONNE, MADELINE J. a/k/a MADELINE LeDONNE, dec'd.

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

Executors: Gwendolyn L. Miller and James F. LeDonne c/o David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019

Attorney: David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019

McCANDLESS, RICHARD D., dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Robert R. Schuster, Esquire, 1204 Maple Street, Bethlehem, PA 18018

Attorney: Robert R. Schuster, Esquire, 1204 Maple Street, Bethlehem, PA 18018

MULLINS, ARLYNE, dec'd.

Late of Hellertown, Northampton County, PA

Executor: Amos G. Kunkle 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

YURKONIS, MICHAEL L., dec'd.

Late of the Township of Williams, Northampton County, PA

Executrix: Michele M. Nettles, 7 Rackliff Road, Spruce Head, ME 04859

Attorney: Antonia M. Grifo, Esquire, 318 Spring Garden Street, Easton, PA 18042-3552

THIRD PUBLICATION

ALLMAN, NORMA E., dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Rita M. Civitella c/o Daniel E. Cohen, Attorney, Seidel, Cohen, Hof & Reid, L.L.C., 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

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

BRUBAKER, CYNTHIA A. a/k/a CYNTHIA A. OZDINEC a/k/a CYNTHIA A. WILLIAMSON, dec'd.

Late of the Township of Moore, Northampton County, PA

Executrix: Tracy Lee Wagner a/k/a Tracy L. Haydt c/o David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019

Attorney: David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019

DYNAN, JOAN B., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: David A. Behler 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

FRIEND, ROBERT J. a/k/a ROBERT J. DRAVECZ a/k/a ROBERT JOHN EDWARD DRAVECZ, dec'd.

Late of the City of Easton, Northampton County, PA

Executrices: Nancy Schrader, 5829 Ruheton Hill Road, Schnecksville, PA 18078 and Cathiarn Kelly, 144 Spiegel Street, Bethlehem, PA 18015

Attorney: Thomas D. Aristide, Esquire, 528 Maple Street, Bethlehem, PA 18018

ISOLDI, MARIO, dec'd.

Late of Northampton County, PA
Executrix: Rosemary Heinz c/o
Bolster & Bruder, Esquires, 168
Prospect Plains Road, Monroe
Twp., NJ 08831

Attorneys: Bolster & Bruder,
Esquires, 168 Prospect Plains
Road, Monroe Twp., NJ 08831

KESSLER, DOROTHY I., dec'd.

Late of the Township of Bethle-
hem, Northampton County, PA
Executrix: Lois George 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

KLEINTOP, VIRGINIA L., dec'd.

Late of 4545 W. Mountain View
Drive, Walnutport, Northampton
County, PA

Executor: Charles T. Kleintop,
841 Bishop Street, Suite 480,
Honolulu, HI 96813

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

KRAVITS, RICHARD, dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executors: Donald Kravits, Linda
Gyl Redding and Philip Kravits
c/o Lawrence Center, Esquire,
60 W. Broad St., Ste. 103, P.O.
Box 1248, Bethlehem, PA 18016
Attorney: Lawrence Center, Es-
quire, 60 W. Broad St., Ste. 103,
P.O. Box 1248, Bethlehem, PA
18016

**McINTOSH, MARY C. a/k/a MAY
C. McINTOSH**, dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: Bank of America, N.A.
c/o Littner, Deschler & Littner,
512 North New Street, Bethle-
hem, PA 18018

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

MELLIGAN, WARREN F., dec'd.

Late of the City of Easton, North-
ampton County, PA

Executrix: Joan Jacobs c/o
Brian M. Monahan, Esquire, 701
Washington Street, Easton, PA
18042

Attorney: Brian M. Monahan,
Esquire, 701 Washington Street,
Easton, PA 18042

MILLER, LILLIAN C., dec'd.

Late of Tatamy, Northampton
County, PA

Administratrix: Carol E. Miller
c/o William W. Matz, Jr., Es-
quire, 211 W. Broad Street,
Bethlehem, PA 18018-5517

Attorney: William W. Matz, Jr.,
Esquire, 211 W. Broad Street,
Bethlehem, PA 18018-5517

ROGUSKI, MARY, dec'd.

Late of the Borough of Northamp-
ton, Northampton County, PA

Executor: Joseph G. Roguski,
P.O. Box 2217, Blue Jay, CA
92317

**SNYDER, JEANNE M. a/k/a
JEANNE T. SNYDER**, dec'd.

Late of Bethlehem, Northampton
County, PA

Personal Representative: Caro-
lyn V. Welsh c/o Paul S. Frank,
Esquire, King Spry Herman
Freund & Faul LLC, One West
Broad Street, Suite 700, Bethle-
hem, PA 18018

Attorneys: Paul S. Frank, Es-
quire, King Spry Herman Freund
& Faul LLC, One West Broad
Street, Suite 700, Bethlehem, PA
18018

SPINELLI, ANGELO L., dec'd.

Late of Hellertown, Northampton County, PA

Executrix: Gilda DeAngelis c/o Paul Johnston, Esquire, 207 E. Main Street, Macungie, PA 18062

Attorney: Paul Johnston, Esquire, 207 E. Main Street, Macungie, PA 18062

TOMASIC, ANNA, dec'd.

Late of the Township of Bethlehem, Northampton County, PA
Executors: Barbara T. Yevcak, 1102 Catherine Drive, Coplay, PA 18037 and Michael John Tomasic, 497 Willow Road, Walnutport, PA 18088

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

UTHMAN, VERNA RAPP, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Ruth Rapp Weber c/o Stanley M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

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

VEHAFRIC, FRANK, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: John C. Vehafric c/o Lori Gardiner Kreglow, Esquire, 18 East Market Street, P.O. Box 1961, Bethlehem, PA 18016-1961

Attorney: Lori Gardiner Kreglow, Esquire, 18 East Market Street, P.O. Box 1961, Bethlehem, PA 18016-1961

WHIPPLE, PAUL H., dec'd.

Late of the Township of Williams, Northampton County, PA

Executor: Steven F. Whipple c/o Stanley M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

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

WILLIS, LAURA S., dec'd.

Late of the City of Easton, Northampton County, PA

Executrix: Maria L. Mandel

Attorneys: Raymond J. DeRaymond, Esquire, Gross McGinley, LLP, 717 Washington Street, Easton, PA 18042

WISE, DAVID E. a/k/a DAVID WISE, dec'd.

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

Co-Administrators: Ronald L. Wise and Steven J. Wise c/o Ronald R. Bolig, Esquire, 5 Temple Avenue, Sellersville, PA 18960

Attorneys: Ronald R. Bolig, Esquire, Robert A. Lechowicz Law Offices, 5 Temple Avenue, Sellersville, PA 18960

TRUST NOTICE

NOTICE IS HEREBY GIVEN of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said trusts are requested to make known the same, and all persons indebted to said trusts are requested to make payment, without delay, to the trustees or to their attorneys named below.

RIDER, LEROY J., dec'd.

Late of the Township of Palmer, Northampton County, PA

Leroy J. Rider Living Trust
Executrices/Trustees: Susanne
M. Llewelyn a/k/a Susanne R.
Llewelyn and Cindy L. Opitz c/o
Theresa Hogan, Esquire, Attor-
ney-at-Law, 340 Spring Garden
Street, Easton, PA 18042
Attorney: Theresa Hogan, Es-
quire, Attorney-at-Law, 340
Spring Garden Street, Easton,
PA 18042

Mar. 22, 29; Apr. 5

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that
Articles of Incorporation were filed
with the Department of State of the
Commonwealth for:

**GUARDIANS OF THE RIBBON
SLATE BELT PA CHAPTER, INC.**

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

McFALL, LAYMAN & JORDAN, P.C.
134 Broadway
Bangor, PA 18013

Mar. 29

**NOTICE OF NONPROFIT
INCORPORATION**

NOTICE IS HEREBY GIVEN that
Articles of Incorporation—Nonprofit
were filed with the Department of
State, Commonwealth of Pennsylva-
nia at Harrisburg, Pennsylvania on
March 8, 2012 with a proposed non-
profit corporation formed pursuant
to the provisions of the Business
Corporation Law of 1988, approved
December 21, 1988, P.L. 1444, No.
177, as amended.

The name of the corporation is:

**THE COTTAGES AT
MONOCACY CREEK
HOMEOWNERS ASSOCIATION**

Lisa A. Pereira, Esquire
Broughal & DeVito, L.L.P.
38 West Market Street
Bethlehem, PA 18018

Mar. 29

**CORPORATE FICTITIOUS NAME
REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN that
pursuant to the provisions of Section
311 of Act 1982-295, a Fictitious
Name Registration was filed with the
Department of State of the Common-
wealth for:

**PINK HEALS, SLATE BELT
PA CHAPTER**

with its principal place of business at:
114 South 6th Street, Bangor, Penn-
sylvania. The name and address of
the entity owning or interested in said
business is: Guardians of the Ribbon
Slate Belt PA Chapter, Inc., 114 South
6th Street, Bangor, PA 18013.

McFALL, LAYMAN & JORDAN, P.C.
134 Broadway
Bangor, PA 18013

Mar. 29

**LIMITED LIABILITY COMPANY
NOTICE**

NOTICE IS HEREBY GIVEN that
a Certificate of Organization has been
filed with the Department of State of
the Commonwealth of Pennsylvania
at Harrisburg, Pennsylvania for the
purpose of obtaining a Certificate of
Organization for a Limited Liability
Company organized under the provi-
sions 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:

AEB AMUSEMENTS, LLC

The Certificate of Organization was
filed on March 12, 2012.

KEENE JABBOUR, ATTORNEY
701 Washington Street
Easton, PA 18042

Mar. 29

NOTICE FOR CHANGE OF NAME

On March 21, 2012, a petition was
filed in the Northampton County

Court of Common Pleas No. C0048CV2012002719 by Alexa Heryla on behalf of the minor child, Olivia Burke Fitzgerald, requesting an order to change the minor child's name to Olivia Burke Heryla. The hearing will be held on May 4, 2012 at 9:00 a.m. in courtroom 4 of the Northampton County Courthouse, 7th and Washington Streets, Easton, Pennsylvania. Interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

CHRISTOPHER M. BRETT,
ESQUIRE

400 Northampton Street
Suite 504
Easton, PA 18042

Mar. 29

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on APRIL 5, 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-2011-01977**

TRACT NO. 1:

ALL THOSE TWO (2) CERTAIN lots or pieces of land with buildings thereon erected, situate in the Borough of Nazareth, County of Northampton and State of Pennsylvania,

designated on map or plan of lots of Edgar L. Gold as Lots Nos. 20 and 22, containing in front on the North side of Penn Street seventy (70') feet, and extending of that same width in depth Northwardly ninety-one (91') feet to Park Alley; bounded on the North by said Park Alley, on the south by said Penn Street, on the East by Lot No. 24, and on the West by Lot No. 18, commonly known as 20 East Penn Street, Nazareth, Pennsylvania.

TRACT NO. 2:

ALL THOSE TWO (2) CERTAIN lots or pieces of land situated on the North side of Penn Street in the Borough of Nazareth, County of Northampton and State of Pennsylvania, designated on map or plan of lots of Edgar L. Gold entered of record in the Office for the Recording of Deeds, etc., in and for the County of Northampton, in Book of Maps No. 2, Page 159, as Lots Nos. 24 and 26, containing in front on the North side of Penn Street seventy (70') feet, and extending of that same width in depth Northwardly ninety-one (91') feet to Park Street; bounded on the North by said Park Street, on the South by said Penn Street, on the East by Lot No. 28 and on the West by Lot No. 22.

BEING the same premises which Dhanwat Dhanraj and Juana Dhanraj, husband and wife, by Deed Dated 01/31/1990 and Recorded in the County of Northampton on 02/02/1992 in Deed Book 792 Page 416, granted and conveyed unto Richard C. Miller, in fee.

TITLE TO SAID PREMISES IS VESTED IN Richard C. Miller by Deed from Dhanwat Dhanraj and Juana Dhanraj, husband and wife dated 01/31/1990 recorded 02/02/1990 in Deed Book 792 Page 416.

BEING KNOWN AS 439 East Penn Street, Nazareth, PA 18064.

TAX PARCEL NUMBER: J7SE3C-10-11A, J7SE3C-10-12.

THEREON BEING ERECTED on parcel J7SE3C 10 12 a two-story single bi-level style dwelling with vinyl siding exterior and shingle roof; on parcel J7SE3C 10 11A vacant land.

SEIZED AND TAKEN into execution of the writ as the property of Estate of Richard C. Miller, c/o its Personal Representatives, Christopher C. Miller and Timothy A. Miller.

MARK J. UDREN, ESQUIRE

No. 2

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-03376**

ALL THAT CERTAIN lot or piece of land lying and being in the borough of Hellertown, (late Township of Lower Saucon) in the County of Northampton and State of Pennsylvania, and known on Plan of Lots of The Wagner Land Company as Lot No. Fourteen (14) bounded and described as follows, to wit:

BEGINNING at a point on the North side of High Street at a distance of 92.5 feet East from the intersection of the North line of High Street with the East line of Bukhardt Street; thence extending along the said North line of East High Street Eastwardly a distance of 30 feet to a point in line with the party wall dividing the premises herein described from the premises adjoining on the East known as #119 East High Street; thence extending Northwardly of the same width between parallel lines right angles to said East High Street a distance of 131.3 feet along the Western line and 131.6 feet along the Eastern line to an alley. Being known as #117 E.

High Street and being the Westernmost 1/2 of a double house.

TITLE TO SAID PREMISES IS VESTED IN Anthony R. Maguire, Married, his heirs and assigns, by Deed from Helen J. Keller and Joan M. Girard, Attorneys-in-Fact for Joseph F. Molnar, Widower, dated 5/15/2004 and recorded 5/19/2004 in Volume 2004-1, Page 188648.

BEING KNOWN AS 117 East High Street, Hellertown, PA.

TAX PARCEL NUMBER: Q7NW3B-1-8.

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

SEIZED AND TAKEN into execution of the writ as the property of Anthony R. Maguire and Jennifer Maquire.

MARTHA E. VON ROSENSTIEL,
ESQUIRE

No. 3

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-05557**

ALL THAT CERTAIN lot of land, together with the buildings and improvements located thereon, known as Lot 16 as shown on the final plan of The Highlands, Section II, Phase III, situated in The City of Easton, Northampton County and Commonwealth of Pennsylvania, recorded in Northampton County Recorder of Deeds Office, in Map Book Volume 2005-1 page 492, being known and designated as 104 Highlands Circle.

TITLE TO SAID PREMISES IS VESTED IN Herbert G. Martin and Marilyn Browne, as Joint Tenants with Right of Survivorship by Deed from KMK Land Associates, Inc., a Pennsylvania Corporation, dated 11/20/2006 and recorded 11/30/2006 in Record Book Volume 2006-1 Page 492928.

BEING KNOWN AS 104 Highlands Circle, Easton, PA.

TAX PARCEL NUMBER: M10-2-10-16 0310.

THEREON BEING ERECTED a three-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 Herbert G. Martin and Marilyn Browne.

MARTHA E. VON ROSENSTIEL,
ESQUIRE

No. 4
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-04942

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania, on the easterly side of Dogwood Terrace, being Lot #2 as shown on a Map entitled "Plan of Subdivision of Lands Belonging to John H. Wesley, Sr., Bruce T. Wesley and Andrea L. Wesley, his wife," recorded in the Office of the Recorder of Deeds in and for Northampton County in Plan Book Volume 55, Page 37, bounded and described as follows, to wit:

BEGINNING at an iron pin, said iron pin being on the easterly building line of Dogwood Terrace and marking a corner common to Lot #1 and the most northerly corner of the herein-after described premises; thence from the said place of beginning, leaving the said Dogwood Terrace and extending along the aforesaid Lot #1, the following five (5) courses and distances, namely: (1) South 88 degrees 44' 20" East, a distance of 92.85 feet to a point; (2) by a curve to the right having a central angle of 5 degrees 50', a radius of 387.55 feet, the arc distance of 39.46 feet to a point; (3)

South 82 degrees 54' 20" East, a distance of 88.79 feet to a point; (4) by a curve to the left having a central angle of 33 degrees 25' 30", a radius of 104.92 feet, the arc distance of 61.21 feet to a point; (5) North 63 degrees 40' 10" East, a distance of 21.59 feet to a point in line of Lot #3; thence extending along said Lot #3 South 13 degrees 29' 43" East, a distance of 126.47 feet to an iron pin marking the center of 30 feet wide proposed road; thence extending in and along the center of the said 30 foot wide proposed road North 85 degrees 31' 00" West, a distance of 335.80 feet to a point in the aforesaid easterly building line of Dogwood Terrace; thence extending in and along the said building line of Dogwood Terrace North 03 degrees 47' 00" East, a distance of 93.17 feet to the said place of Beginning.

BEING KNOWN AS 427 Dogwood Terrace, Easton, PA 18040.

TAX PARCEL NUMBER: K-9SE2-11-5.

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 Rosemary I. Nourse and Robert L. Nourse.

MICHAEL T. McKEEVER, ESQUIRE

No. 5
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-05177

Tract No. 1:

All that certain parcel of land situated in the City of Bethlehem County of Northampton, Commonwealth of Pennsylvania, being known and designated as Plan of Lots of Bethlehem View as Lot No. 698 and the Northern 5 feet of Lot No. 697, bounded and described as follows, to wit:

Beginning at a point, 100 feet, more or less, North from the Northwesterly corner of the intersection of Glenmere Street (formerly Center Street) and Boyd Street, measured along the Westerly line of said Boyd Street, said point being the Southeasterly corner of Lot No. 699; thence Westerly along the dividing line of Lot Nos. 698 and 699 a distance of 100 feet, more or less, to the Southeast-erly corner of Lot No. 628; thence Southerly along the Easterly line of Lot Nos. 629 and 630 a distance of 25 feet to a point; thence extending Eastwardly a distance of 100 feet, more or less, to a point on Boyd Street; thence extending Northwardly along the Westerly line of Boyd Street, a distance of 25 feet to a point, the Place of Beginning.

Bounded on the North by Lot No. 699, on the South by remaining Southern 15 feet of Lot 697, on the East by Boyd Street and on the West by Lot Nos. 629 and part of 630.

Said Plan being recorded in Northampton County Book of Maps Volume 7 Page 31.

Tract No. 2:

All that certain parcel of land situated in the City of Bethlehem County of Northampton, Commonwealth of Pennsylvania, and known as Lot Nos. 699 and 700 on Boyd Street on Plan of Town Lots of Bethlehem View as shown in Book of Maps 7 Page 31, duly recorded in the Office for the Recording of Deeds in the County and State aforesaid, bounded and described as follows:

Beginning at a point, 100 feet from the intersection of the building lines of the Northwest corner of Boyd and Center Streets; thence Northerly along Boyd Street a distance of 40 feet and extending of that width in depth in a Westerly direction, 100 feet.

Bounded on the East by Boyd Street, on the South by Lot No. 698, on the West by Lot Nos. 628 and 627 and on the North by Lot No. 701.

Title to said premises is vested in Francis Macklin, single by deed from DANIEL ALONZO AND ELIZABETH ALONZO, aka ELIZABETH A. CHRIST, dated September 28, 2006 and recorded September 29, 2006 in Deed Book 2006-1, Page 404137, as Instrument # 2006057210.

BEING KNOWN AS 2111 Boyd Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N7NW4C 3 8.

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 Francis Macklin.

MARGARET GAIRO, ESQUIRE

No. 6

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-10329**

ALL THAT CERTAIN messuage and tenement or tract of land, situate is the City of Easton, Northampton County, Pennsylvania, being known as 806 Ferry Street, bounded and described as follows:

BEGINNING at a point on the south side of Ferry Street a distance of 24 feet west from the corner of 8th and Ferry Streets; thence westwardly along said Ferry Street 24 feet 6 inches, more or less, to the line of the middle of the partition wall between 806 and 808 Ferry Street; thence south along the same 140 feet to land now or late of G. V. Wallace, deceased; thence eastwardly in a line parallel with Ferry Street, 24 feet 6 inches, more or less, to a point in land now or late of Peter U. Miller, deceased;

thence along the same north 140 feet to the place of beginning.

BEING KNOWN AS 806 Ferry Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1C-3-5.

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 Yvonne D.J. Worman a/k/a Yvonne D.J. Wolski.

MICHAEL T. McKEEVER, ESQUIRE

**No. 7
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2008-12519**

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

CONTAINING thirty feet in front on the east side of Cattell Street and extending eastwardly of the same width one hundred twenty feet, more or less, in depth.

BOUNDED on the North by land now or late of A. Brands, on the East by land now or late of A. Brands, on the South by land now or late of Samuel Woodring and on the West by Cattell Street.

ALSO, ALL THAT CERTAIN tract or piece of land and premises located north of and adjoining the property now or late of Henry Cressman, deceased, hereinbefore described, and being situated on or near the east side of Cattell Street, and described as follows:

BEGINNING at a point on the west line of said Henry Cressman's land, hereinbefore described, thence ex-

tending north in a line with the west line of said hereinbefore described land five feet, thence extending east of that same width, five feet, one hundred and twenty feet, more or less, to the east line of said Henry Cressman's land hereinbefore described.

BOUNDED on the North and East by lands now or formerly of Ella B. Kirkhoff, on the South by said Henry Cressman's land, hereinbefore described and on the West by Cattell Street.

TOGETHER, with all and singular, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever, in law, equity, or otherwise howsoever, of, in, to, or out of the same;

TO HAVE AND TO HOLD the said building, hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, his heirs and assigns, to and for the only proper use and behoof of the said party of the second part, his heirs and assigns forever.

Title to said premises is vested in Michael Altieri, by deed from COLLEN ALTIMARE, EXECUTRIX OF THE ESTATE OF JAMES W. SIMONS, DECEASED, dated December 21, 2004 and recorded December 22, 2004 in Deed Book 2004-1, Page 494047, as Instrument #2004078220.

BEING KNOWN AS 811 Cattell Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9NE2B-1-17.

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 Michael Altieri.

MARGARET GAIRO, ESQUIRE

No. 8

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-08664**

ALL THAT CERTAIN tract, piece or parcel of land, together with the buildings erected thereon, situate, lying and being in the Ninth (9th) Ward, City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, being known as No. 1024 Linden Street bounded and described as follows:

BEGINNING at a point in the easterly line of Linden Street, a city street seventy (70') feet in width, said point being the intersection of said easterly line of Linden Street and the northerly line of Frankford Street, a city street forty (40') feet in width; thence, along the northerly line of Linden Street North ten degrees East (N. 10° E.) twenty and sixteen one-hundredths (20.16') feet to a point; thence, along the premises of No. 1028 Linden Street South eighty degrees East (S. 80° E.) passing through the party wall of a double brick house one hundred five (105') feet to a point in the westerly line of Pulaski Street, a city street twenty (20') feet in width; thence, along the westerly line of Pulaski Street South ten degrees West (S. 10° W.) twenty and sixteen one-hundredths (20.16') feet to a point in the northerly line of Frankford Street, a city street forty (40') feet in width; thence, along said northerly line of Frankford Street

North eighty degrees West (N. 80° W.) one hundred five (105') feet to the place of beginning. Containing forty-nine one-thousandths (0.049) of an acre of land.

Title to said premises is vested in Raymond V. Achey, Jr. and Dolores K. Achey by deed from FIRST VALLEY BANK, HAROLD E. BROTZVAN & EDWARD F. FEHNEL dated August 14, 1972 and recorded August 17, 1972 in Deed Book 435, Page 15.

BEING KNOWN AS 1024 Linden Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: N6SE4C-12-1A.

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 Raymond V. Achey, Jr. and Dolores K. Achey.

MARGARET GAIRO, ESQUIRE

No. 9

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-14014**

ALL THAT CERTAIN unit, designated as 11 West 2nd Street Unit #374 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 .5405% percent undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium, Condominium Plat and Amendments thereto.

Title to said premises is vested in En Li by deed from GIRIDHAR VISWANATHAN AND SUMANA K. RAO, HUSBAND AND WIFE dated November 6, 2006 and recorded November 7, 2006 in Deed Book 2006-1, Page 462528.

BEING KNOWN AS 11 West 2nd Street, Unit 374, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6-2-374-0204.

THEREON BEING ERECTED a condominium style dwelling with brick exterior.

SEIZED AND TAKEN into execution of the writ as the property of En Li.

MARGARET GAIRO, ESQUIRE

No. 10

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-06639**

ALL THAT CERTAIN message, tenement and lot of land situate in the Borough of Hellertown, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a cit on the Southwesterly curb line of Easton Road and in line of land of Stewart Zoller Estate; thence along said land North fifty-seven degrees and thirty minutes West, one hundred fifty-six and fifty-one hundredths feet to a stake on the Easterly side of a North and South Alley; thence along the Easterly side of said Alley North nineteen minutes East, twenty-three and eighty-two

hundredths feet to a stake; thence through a barn and along land and through the party wall of a brick dwelling about to be conveyed to Joseph W. Heidecker and wife, South fifty-seven degrees and thirty-three minutes East, one hundred sixty-nine and twenty-six hundredths feet to a cut on the Southwesterly curb line of Easton road; thence along the Southwesterly curb line of Easton road, South thirty-two degrees and forty-one minutes West, twenty and three tenths feet to the place of beginning.

CONTAINING 3,295.76 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Robert D. Adams, Sr. and Susan M. Adams, by deed from Carl E. Junglas and Joan L. Junglas, Dated September 6, 1995 and recorded September 22, 1995 in Northampton County Deed Book 1995-1, Page 89092.

BEING KNOWN AS 748 Easton Road, Hellertown, PA 18055-1503.

TAX PARCEL NUMBER: Q7SW2D-4-8-0715.

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

SEIZED AND TAKEN into execution of the writ as the property of Robert D. Adams, Sr. and Susan M. Adams.

DANIEL G. SCHMIEG, ESQUIRE

No. 11

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2008-05286**

ALL THAT CERTAIN tract of land situate in Hanover Township, Northampton County, Pennsylvania, known as Lot No. 7, Block A, as shown on a Final Plan prepared for Greenleaf Gardens, Plan #P - 1478,

dated October 26, 1973, and said plan is recorded in Map Book Volume 35, Page 12, in the Recorder of Deeds Office in and for Northampton County, at Easton, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly line of Greenleaf Drive (50.00 feet wide), said point is located the three following courses and distances from the intersection of the Westerly property line of Greenfield Road (50.00 feet wide) extending with the said northerly property line of Greenleaf Drive extended, North 88 degrees 52 minutes 17 seconds West 128.20 feet to a point of curvature, on a curve to the left having a radius of 625.00 feet an arc distance of 50.98 feet to a point of tangency, and South 86 degrees 27 minutes 20 seconds West 943.56 feet to a point, thence (1) from the point of beginning and along the said northerly property line of Greenleaf Drive, South 86 degrees 27 minutes 20 seconds West 130.00 feet to a point; thence (2) along Lot #6 North 3 degrees 32 minutes 40 seconds West 129.14 feet to a point; thence (3) along Fairfield Estates North 86 degrees 21 minutes 38 seconds East 130.00 feet to a point; thence (4) along Lot #8, South 3 degrees 32 minutes 49 seconds East 129.38 feet to the point or place of beginning.

BEING KNOWN AS 1160 Greenleaf Drive, Bethlehem, PA 18017.

TAX PARCEL NUMBER: M6 24 4G 0214.

THEREON BEING ERECTED a two-story single bi-level style 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 Anna Dimou.

MICHAEL T. McKEEVER, ESQUIRE

No. 12

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

CV-2010-10006

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Allen, County of Northampton and Commonwealth of Pennsylvania, being shown on the plan entitled "Preliminary/Final Subdivision Plan, Willow Ridge for Jaindl Land Company", prepared by Keystone Consulting Engineers, Inc. recorded 4/1/2005 in Plan Book 2005-5, page 176, as follows, to wit:

BEING KNOWN AS 303 McNair Drive, Northampton, PA 18067.

TAX PARCEL NUMBER: L4-18-4-1.

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

SEIZED AND TAKEN into execution of the writ as the property of Silvana Lofaro and Frank R. Lofaro.
MICHAEL T. McKEEVER, ESQUIRE

No. 13

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

CV-2010-10215

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

BEGINNING at a stake on the Westerly side of Township Road No. 502 leading from Penn Allen To Moorestown in line of land now or late of Orville E. Mack, thence along the Westerly side of said road South thirty-eight (38) degrees thirty-six (36) minutes East, one hundred sixty (160') feet to a stake, thence along other land now or late of Roy W. Heyer, of which this was heretofore a part, South fifty-one (51) degrees

twenty-four (24) minutes West, two hundred forty-seven and one-hundredths (247.01') feet to a stake and North fourteen (14) degrees twenty (20) minutes West, two hundred sixty and eighty-six one-hundredths (260.86') to a stake, thence along said land of Orville E. Mack North eighty (80) degrees thirty (30) minutes East, one hundred sixty (160') feet to the place of beginning; containing ninety-three one-hundredths (0.93) acre.

BEING KNOWN AS 135 Longley Road, Nazareth, PA 18064.

TAX PARCEL NUMBER: J6-12-6A.

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

SEIZED AND TAKEN into execution of the writ as the property of Robert F. Schuller and Bonnie L. Schuller.

MICHAEL T. McKEEVER, ESQUIRE

No. 14

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-01738**

ALL THAT CERTAIN Unit No.19, in the property known, named, and identified as Country Classics at Morgan Hill, a condominium located in Williams Township, County of Northampton and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 686, PA C.S. 3101, et seq. by recording in Office of the Recorder of Deeds in the County of Northampton, Pennsylvania of a certain Declaration of Condominium recorded 7/25/2003 in Book 2003-1, Page 290174. Also known, named and identified on the Record Final Subdivision and Land Development Plans last revised 12/17/2002, recorded in the Northampton County

Recorder of Deeds Office in Plan/Book Volume 2002-5, Page 000384. Further revised and recorded 7/17/2003 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. Further revised and recorded 12/10/2003 in Book 2003-5, Pages 451-452. Together with all right, title and interest being a percentage listed on the aforesaid Declaration of Condominium of an undivided interest, of in and to the common elements as set forth thereon and as the same may be changed by any amendments that may be recorded from time to time.

Title to said premises is vested in Nathan E. Robinson and Welmina Robinson, husband and wife, by deed from COUNTRY CLASSICS AT MORGAN HILL, LLC dated February 11, 2004 and recorded February 17, 2004 in Deed Book 2004-1, Page 57844, Instrument #2004010938.

BEING KNOWN AS 190 Pine Valley Terrace, Easton, PA 18042.

TAX PARCEL NUMBER: M10-3-41-19-0836.

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

SEIZED AND TAKEN into execution of the writ as the property of Nathan E. Robinson and Welmina Robinson.

MARGARET GAIRO, ESQUIRE

No. 15

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-08156**

All THAT CERTAIN tract, piece or parcel of land situate in the Township

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

Beginning at a post in line late of Philip Miller's land thence North along land of Reuben Danner and the public road leading from Bath to Klecknersville, to a corner in land of the Chapman Slate Company, thence East along said Company's land to an old road, formerly a public road, thence South along said road and land of Mauch Chunk Slate Company to the place of Beginning.

Being the same premises which The Jim Thorpe National Bank, a national banking corporation, by deed dated February 9, 2005 and recorded on February 11, 2005 in the NORTHAMPTON County Recorder's Office in Record Book 1303 Page 655, granted and conveyed unto Max E. Gasker, Sr., single and Wendy Diodoardo M. Zeigler, single.

Also known as Northampton County Parcel Identifier Number J6-5-20.

Being Parcel 3 of the same premises which Eva E. Smith, widow, granted and conveyed unto Arcangelo DiOdoardo, married, by deed dated January 31, 2001, and recorded on February 1, 2001 in the Office of the Recorder of Deeds of Northampton County, PA in Deed Book Volume 2001-1, Page 15963.

BEING KNOWN AS Moorestown Drive (Rt. 987 & Jones Road), Bath, PA.

TAX PARCEL NUMBER: J6-5-20.
THEREON BEING vacant land.

SEIZED AND TAKEN into execution of the writ as the property of Arcangelo Diodoardo and Wendy Diodoardo.

FRANK S. CHECHO, ESQUIRE

No. 16

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-03148

ALL THAT CERTAIN messuage, tenement and lot or piece of land situate on the West side of North 8th Street in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point the Southwest corner of North 8th Street and a 12 feet wide alley and distant 124 feet South of Spring Garden Street; thence South along the West side of said North 8th Street 23 feet to lot now or late of Mary C. Young; thence extending West of that same width 90 feet to land now or late of Josephine Francisco.

BOUNDED on the North by said 12 feet wide alley; on the East by North 8th Street; on the South by land now or late of Mary C. Young; and on the West by land now or late of Josephine Francisco.

BEING KNOWN AS 50 North 8th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1B-7-1.

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 Carmen J. Perez.

MICHAEL T. McKEEVER, ESQUIRE

No. 17

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2011-03922

All that certain tract, piece or parcel of land together with the western one-half of a double dwelling thereon erected, situated on the north side of Forest Street, and known as 2207

Forest Street, in the Borough of Wilson, County of Northampton and State of Pennsylvania, containing in front on said Forest Street fifteen (15) feet and extending of that width Northwardly between parallel lines at right angles with said street one hundred and thirty-five (135) feet to a fifteen(15) feet wide alley, the middle of the partition wall passes through the center of this dwelling, bounded on the North by said alley, on the east by property of Hayward E. H. Daws, on the South by Forest Street, and on the West by property now or late of Charles H. Buenning.

Title is vested in William R. Lewert, Jr. and Chrisann L. Lewert by Deed dated 7/6/1995 and recorded in the Northampton County Recorder of Deeds on 7/10/1995 under Book 1995-1, Page 060175.

BEING KNOWN AS 2207 Forest Street, Easton, PA 18042-5456.

TAX PARCEL NUMBER: L9SW4B-14-10.

THEREON BEING ERECTED a three-story half-of-double 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 William R. Lewert, Jr. and Chrisann L. Lewert.

CHANDRA M. ARKEMA, ESQUIRE

No. 18

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-12216

ALL THAT CERTAIN message or tenement and double frame house and lot or piece of ground situated the Borough of Bath, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone in the middle of Cemetery Street; thence by

lot of John J. Remaly, North thirteen (13) perches to a stone on the south side of a public alley; thence by the same, East forty (40) feet to a stone at the junction of another public alley; thence by the west side of the last mentioned alley, South thirteen (13) perches to a stone in the middle of Cemetery Street; thence thru the middle of said street, West forty (40) feet to a stone, the place of BEGINNING.

CONTAINING thirty one (31) perches, more or less.

BEING the same premises which Elizabeth H. Riley by Deed dated June 1, 1995 and recorded June 2, 1995 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 1995-1 Page 47822, as Instrument Number 1995015307, granted and conveyed unto Sean T. Riley and Nancy S. Riley, husband and wife, in fee.

BEING KNOWN AS 245 Penn Street, Bath, PA.

TAX PARCEL NUMBER: K6NW3D 2 4 0503.

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 Sean T. Riley and Nancy S. Riley.

STEVEN K. EISENBERG, ESQUIRE

No. 19

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2011-05617

ALL that certain message, tenement and lot of land situate in the City of Bethlehem, County of Northampton and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the Southeast line of Cherokee Street,

said point being distant two hundred and forty-one (241') feet. Southwest of the Southwest corner of Cherokee Street and Mohican Street, formerly Freytag Street; thence in a Southwesterly direction along a line at right angles to Cherokee Street a distance of one hundred (100') feet to a line of lands of the now or late Freemansburg Building and Loan Association; thence in a Southwardly direction along line of lands of now or late of Freemansburg Building and Loan Association and parallel to Cherokee Street a distance of twenty (20') feet to a point; thence in a Northwesterly direction along a line at right angles to Cherokee Street and passing partly through the middle of a brick partition wall dividing the dwelling erected on the premises herein described from the dwelling adjoining on the Southwest a distance of one hundred (100') feet to a point in the Southeast line of Cherokee Street; thence in a Northeasterly direction along the Southeast line of Cherokee Street a distance of twenty (20') feet to a point at the place of beginning.

Being the same premises which The Secretary of Veterans Affairs by indenture dated 08/28/2007 and recorded 10/01/1987 in the office of the recorder of deeds in and for Northampton County In Deed Book 2007-1 Page 359350 and conveyed to Mark Gutierrez.

BEING KNOWN AS 723 Cherokee Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER:
P6SW2C-15-15.

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 Mark Gutierrez.

THOMAS M. FEDERMAN,
ESQUIRE

No. 20
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-03896

ALL THAT CERTAIN lot or piece of ground situate in Hanover Township, Northampton County, Pennsylvania and known as Lot No. 41 according to Plot Plan of Delta Manor, bounded and described as follows, to wit:

BEGINNING at a point located in the Northerly property line of Kenwood Drive, said point being distant nine hundred feet (900') Northeast of the Easterly property line of Lord Byron Drive as produced Southeastwardly, said point being also the Southeast corner of Lot No. 42 as indicated on Plan of Delta Manor; thence along the easterly property line of said Lot No. 42 as indicated on the aforesaid Plan, North fourteen degrees thirty-nine minutes twenty-four seconds (14 degrees 39' 24") East one hundred fifteen and nine hundredths feet (115.09') to a point being the Southwest corner of Lot No. 59 as indicated on Plan of Delta Manor; thence along the Southerly property line of said Lot No. 59 as indicated on the aforesaid Plan, North seventy-eight degrees forty-seven minutes thirty-five seconds (78 degrees 47' 35") East one hundred twentyseven and eighty-two hundredths feet (127.82') to a point located in the Westerly property line of Chaucer Lane; thence along said Westerly property line of Chaucer Lane, the following four (4) courses and distances: (1) Along the arc of a curve deflecting to the right, the radius of which is three hundred and eighty-one hundredths feet (300.81') a distance of seventy feet (70') to its point of tangency; (2) South thirty-nine degrees thirteen minutes forty-five seconds (39 degrees 13' 45") West

thirty-eight and fifty-five hundredths feet (38.55') to its point of curvature; (3) Along the arc of a curve deflecting to the left, the radius of which is two hundred seven and ninety-five hundredths feet (207.95') a distance of six and ninety-six hundredths feet (6.96') to a point of reverse curvature; (4) Along the arc of a curve deflecting to the right, the radius of which is twenty-five feet (25') with central angle of seventy-seven degrees ten minutes two seconds (77 degrees 10' 02") a distance of thirty-three and sixty-seven hundredths feet (33.67') to a point of reverse curvature located in the Northerly property line of Kenwood Drive; thence along said Northerly property line of Kenwood Drive, along the arc of a curve deflecting to the left, the radius of which is one hundred seventy-two and eighty-seven hundredths feet (172.87') a distance of fifty-nine and eighty-one hundredths feet (59.81') to a point, the place of beginning.

Title to said premises is vested in Marian G. Sharkan a/k/a Marion Sharkan and Joseph W. Sharkan, husband and wife, by deed from MERLIN H. DAVIDSON AND PATRICIA A. DAVIDSON, HUSBAND AND WIFE dated June 22, 1990 and recorded June 25, 1990 in Deed Book 804, Page 211.

BEING KNOWN AS 3205 Chaucer Lane, Bethlehem, PA 18017.

TAX PARCEL NUMBER: M6SW4 7 2 0214.

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 Marian G. Sharkan a/k/a Marion Sharkan and Joseph W. Sharkan.

MARGARET GAIRO, ESQUIRE

No. 21

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-08722

ALL that certain messuage, tenement and tract, parcel or piece of ground, situate on the north side of said Line Street in the City of Easton, County of Northampton and Commonwealth of Pennsylvania bounded and described as follows to wit:

BEGINNING at a point on the North side of Line Street at a distance of approximately 225 feet Eastwardly from the Northeast corner of Line and Centre Streets, thence extending Eastwardly along the North side of Line Street a distance of 20 feet to the center dividing wall of a double frame dwelling, thence extending of that width of 20 feet Northwardly in depth 140 feet to Palmer Street.

BOUNDED on the North by Palmer Street, on the East by property containing the Eastern one-half of the aforesaid double dwelling which property has been conveyed to Charles S. and Reba I. Morrison, on the South by Line Street, and on the West by property of Victor C. and Janet M. Exley.

Title to said premises is vested in Rudy Ferrufino and Maria C. Ferrufino, husband and wife, by deed from CHARLES G. MORRISON dated May 17, 2006 and recorded May 18, 2006 in Deed Book 2006-1, Page 198509.

BEING KNOWN AS 613 Line Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NE1C-7-3A.

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 Rudy Ferrufino and Maria C. Ferrufino.

MARGARET GAIRO, ESQUIRE

No. 22
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-13548

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

BEGINNING at a stake on the east side of a public road leading from Bangor to Roseto; thence along said road, South nine (9) degrees West forty-six and two-tenths (46.2) feet to a stake; thence by lot, now or late of Charles Shoup North seventy-five (75) degrees two hundred thirty-seven and six-tenths (237.6) feet to a stake; thence along land, now or late of Christian Berkey North nine (9) degrees East forty-six and two-tenths (46.2) feet to a stake; thence along other lands now or late of the said Michael C. Kocher South seventy-five (75) degrees East two hundred thirty-seven and six-tenths (237.6) feet to the place of beginning.

CONTAINING one-quarter (1/4) of an acre, more or less.

Title to said premises is vested in Philip A. Frisbie, Jr. aka Philip A. Frisbie aka Philip Frisbie Jr., by deed from Michael G. Brotzman and Deborah S. Brotzman, husband and wife, dated August 20, 1999 and recorded August 25, 1999 in Deed Book 1999-1, Page 130102, Instrument #1999039465.

BEING KNOWN AS 102 Garibaldi Avenue, Roseto, PA 18013.

TAX PARCEL NUMBER:
D9SE4A-7-11.

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 Philip A. Frisbie, Jr. a/k/a Philip A. Frisbie a/k/a Philip Frisbie, Jr.

MARGARET GAIRO, ESQUIRE

No. 23
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-01905

ALL THAT CERTAIN lot or parcel of land situate in the Township of Lower Mt. Bethel, County of Northampton, and State of Pennsylvania, in accordance with map and survey as prepared by Mt. Bethel Associates, Inc., Surveyors, dated May 6, 1986, revised July 18, 1986, being Lot No. 4D on Minor Subdivision of Land owned by Floyd W. Mensch and Eva Mensch, his wife, bounded and described as follows:

BEGINNING at an iron spike set, in the abandoned Township Road, TR 663, now a private road leading to Legislative Route 48028, said point of Beginning being the easterly corner of lands now or formerly W. H. McEwen and Floyd W. Mensch and Eva Mensch, his wife; thence (1) from point of beginning leaving said private road in the existing tree and fence row and along lands of said McEwen South 54 degrees 15 minutes 00 seconds West, 264.00 feet to a 32 inch tree, a corner of said McEwen, land now or formerly W. Miller and said Mensch, passing through a concrete monument set at 30.00 feet; thence (2) along lands of said Miller in a stone and fence row South 33 degrees 45 minutes 00 seconds East, 240.00 feet to a 50 inch tree, a corner of other lands of said Mensch; thence (3) along other lands of said Mensch herein North 60 degrees 13 minutes 21 seconds East, 302.53 feet to an iron spike set, in aforementioned private road, passing through a concrete

monument set at 272.53 feet; thence (4) in said private road North 42 degrees 47 minutes 01 second West 159.25 feet to a spike set; thence (5) in same North 40 degrees 18 minutes 01 second West 113.64 feet to the point and place of beginning.

CONTAINING 1.64 acres of land (71,640 sq. ft.)

IT BEING THE SAME PREMISES which Shawn E. Belkey and Donna M. Handelong now by marriage Donna M. Belkey, his wife, by indenture bearing date of October 24, 2007, did grant and convey unto Galynne K. Perna and Ronald R. Burdge, said deed being recorded in the Office for the Recording of Deeds in and for Northampton County at Easton, Pennsylvania, in Record Book Volume ___, Page ___, reference being thereunto had, the same will more fully and at large appear.

TITLE TO SAID PREMISES IS VESTED IN GALYNNE K. PERNA AND RONALD R. BURDGE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON BY DEED FROM SHAWN E. BELKEY AND DONNA M. HANDELONG NOW BY MARRIAGE DONNA M. BELKEY, HIS WIFE DATED 10/24/07 RECORDED 10/29/07 IN DEED BOOK 2007-1 PAGE 394499.

BEING KNOWN AS 9962 Richmond Road, Bangor, PA 18013.

TAX PARCEL NUMBER: F11-7-4D.

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

SEIZED AND TAKEN into execution of the writ as the property of Galynne K. Perna and Ronald R. Burdge.

MARK J. UDREN, ESQUIRE

No. 24

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2011-08417

All that certain message or tenement and lot or piece of ground situate at the southeast corner of 15th and Washington avenue in the Fourth Ward of the Borough of Northampton, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point on the east side of Washington avenue in line of Lot # 51; thence eastward along the latter a distance of one hundred twenty-five (125) feet to a point on the west side of a twenty (20) feet wide alley; thence northward along said alley forty (40) feet to a point on the south side of 15th street (Formerly Jackson street); thence westward along the south side of 15th street one hundred twenty-five (125) feet to a point on the eastern side of Washington avenue; thence south along the same forty (40) feet to a point, the place of beginning.

Parcel No. L4SW3D-9-6-0522.

Being the same premises which Mark A. Weiss and Jennifer M. Weiss by deed dated 6/18/09 and recorded 7/14/09 in the Recorder of Deeds office of Northampton County, Pennsylvania in Instrument # 2009024736, granted and conveyed unto Margaret Bordonaro.

BEING KNOWN AS 1465 Washington Avenue, Northampton, PA 18067.

TAX PARCEL NUMBER: L4SW3D-9-6-0522.

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

SEIZED AND TAKEN into execution of the writ as the property of Margaret C. Bordonaro.

LOUIS P. VITTI, ESQUIRE

No. 26

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-08769**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania, shown as Lot 244 on the Final Plan of Park View Estates, Phase 3, as recorded in Map Book 2000-5, Page 97-99, 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 Westerly right-of-way line of Central Drive (50 feet wide) at the Southeast corner of Lot 221 of Park View Estates; thence along said Westerly right-of-way line of Central Drive (50 feet wide) South 04 degrees 38 minutes 44 seconds East 105.00 feet to a point; thence along the arc of a curve deflecting to the right having a radius of 25.00 feet and central angle of 90 degrees 00 minutes 00 seconds for an arc length of 39.27 feet (chord: South 40 degrees 21 minutes 16 seconds West 35.36 feet) to a point on the Northerly right-of-way line of Crest Boulevard North; thence along said northerly right-of-way line of Crest Boulevard North, South 85 degrees 21 minutes 16 seconds West 95.00 feet to a point at a corner of Lot 243 of Park View Estates, thence along said lands of Lot 243 of Park View Estates, North 04 degrees 38 minutes 44 seconds West 130.00 feet to a point at a corner of lands of Lot 221 of Park View Estates; thence along said lands of Lot 221 of Park

View Estates, North 85 degrees 21 minutes 16 seconds East 120.00 feet to a point, the place of beginning.

CONTAINING 15,465.87 square feet or 0.36 acre.

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

Said lot being subject to restrictions pertaining to a sight line easement as shown on the final recorded plan.

TITLE TO SAID PREMISES IS VESTED IN Beverly J. Grant, Her Heirs and Assigns by Deed from LAM Contractors, Inc., a Pennsylvania Business Corporation, dated 7/29/2004 and recorded 8/27/2004 in Record Book Volume 2004-1 Page 337795.

BEING KNOWN AS 49 Crest Boulevard a/k/a 10 Central Drive, Easton, PA 18045.

TAX PARCEL NUMBER: L8NE2-15-20.

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 Beverly J. Grant.

MARTHA E. VON ROSENSTIEL,
ESQUIRE

No. 27

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-07499**

ALL THAT CERTAIN parcel of land or lot known as Lot No. 11, Pine Acres, situate in the Township of Lehigh, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Easterly side of Pine Lane and being the Southwest corner of Lot No. 9,

thence along the Southerly side of said lot North 75 degrees 00 minutes East 174.12 feet, thence along Lot No. 21 South 15 degrees 00 minutes East 49.16 feet to an iron pin, thence along lands of the former Lehigh and New England Railroad now Lehigh Township Board of Supervisors in a Southwesterly direction by a curve to the left having a radius of 1221.28 feet a distance of 150.00 feet to an iron pin, thence along Lot No. 20, South 51 degrees 38 minutes West 33.11 feet to an iron pin, thence along the turnaround of Pine Lane, having a radius of 50 feet, a distance of 78.54 feet to an iron pin, thence along the Easterly side of Pine Lane North 15 degrees 00 minutes West 129.3 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sherry Ann Mastres, Unmarried and Troy Richard Halt, Unmarried, Their Successors, Heirs and Assigns, by Deed from Ronald D. Schmidt and Cynthia L. Schmidt, Husband and Wife, dated 4/27/2007 and recorded 7/5/2007 in Record Book 2007-1, Page 246709.

PIN #5357-17-3428-5904.

BEING KNOWN AS 1142 Pine Lane, Walnutport, PA.

TAX PARCEL NUMBER: H2-12-6N-0516.

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 Troy Richard Halt and Sherry Ann Mastres.

MARTHA E. VON ROSENSTIEL,
ESQUIRE

No. 28

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2011-03375

ALL THAT CERTAIN lot or parcel of land situate in the Township of

Bethlehem, Northampton County, Pennsylvania, designated as Lot No. 16, Block A, according to Map or Plan entitled "Windy Knob, Tract No. 1" prepared by William N. Strobel, C.E., dated November 6, 1969 and recorded in Plan Book 31, page 1, Northampton County Records, more particularly described as follows:

BEGINNING at a point, said point being the Northerly property line of Ivan Street, a fifty (50) foot street, said point being a common point of Lots Nos. 15 and 16, Block "A"; thence North 01 degree 16 minutes West along the line dividing Lots Nos. 15 and 16 a distance of 111.50 feet to a point; thence South 88 degrees 44 minutes West along a line dividing Lot No. 16 and land of S. Gubich a distance of 100.00 feet to a point; thence South 1 degree 16 minutes East along the Easterly property line of Ninth Street and Lot No. 16 a distance of 96.18 feet to a point of tangent; thence by a curve to the left having a radius 15.00 feet an arc length of 23.88 feet to a point; thence North 87 degrees 31 minutes East along the Northerly property line of Ivan Street and Lot No. 16 a distance of 84.68 feet to a point; the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Blanca Berrios by Deed from Edward M. Lowrie and Lisa A. Lowrie dated 12/27/2006 and recorded 1/5/2007 in Record Book Volume 2007-1 Page 8175.

BEING KNOWN AS 2566 Ivan Street, Bethlehem, PA.

TAX PARCEL NUMBER: N7NE1-40-16-0205.

THEREON BEING ERECTED a two-story single bi-level 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 Blanca Berrios.

MARTHA E. VON ROSENSTIEL,
ESQUIRE

No. 29
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-01036

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

BEGINNING at a point on the south side of Central Avenue and corner of an alley; thence along said alley South one (1) degree East one hundred forty-five (145) feet to an alley; thence along said alley South eighty-nine (89) degrees East fifty (50) feet to a corner of land now or late of William A. Winters; thence along said last mentioned land North one (1) degree West one hundred forty-five (145) feet to Central Avenue; thence North eighty-nine (89) degrees West five (5) feet to Central Avenue; thence North eighty-nine (89) degrees West fifty (50) feet to the place of beginning.

IT BEING THE SAME PREMISES which Phyllis A. Repsher, by her Indenture bearing date the twenty-fourth day of August, A.D. 2006, for the consideration therein mentioned, granted and conveyed unto the said John Weaver and Mary Weaver, 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 2006-1, Page 425387, etc., relation being thereunto had, more fully and at large appears.

BEING KNOWN AS 139 West Central Avenue, East Bangor, PA.

TAX PARCEL NUMBER:
D10SW1C-6-10.

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

SEIZED AND TAKEN into execution of the writ as the property of John Weaver and Mary Weaver.

ALFRED S. PIERCE, ESQUIRE

No. 30
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-08583

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

BEGINNING at a corner in Goble Street; thence North fifteen degrees West fifty-five feet to a corner and lands formerly of the Goble Estate; thence South sixty-seven degrees West one hundred ten feet to a corner in land of aforesaid Goble Estate; thence South fifteen degrees East fifty-five feet to a corner in Goble Estate and Street; thence along said Street, North sixty-seven degrees East one hundred ten feet to a corner in said Goble Street and the place of beginning. Containing six thousand and fifty square feet of land.

BEING KNOWN AS 403 Pennsylvania Avenue, Portland, PA 18351.

TAX PARCEL NUMBER: C11NE2B-5-3.

THEREON BEING ERECTED a single ranch style dwelling with wood exterior and shingle roof: detached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Todd Constantine and Courtney E. Constantine.

MICHAEL T. MCKEEVER, ESQUIRE

No. 31
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-07544

ALL THAT CERTAIN lot or parcel of ground together with the buildings and improvements located thereon situate along the South side of Hilton Street in the 15th Ward, City of Bethlehem, County of Northampton, State of Pennsylvania, and being Lot 'K' according to the map or plan entitled 'Plan Showing Resubdivision of Lots 23-23A and 22-22A, Block 4100 and 14-14A to 6-6A Block 3900 Zinzen-dorf Realty Corporation Section 2 Situate in Ward 15 City of Bethlehem, PA, Scale 1 inch to 40 feet, Date: 12/10/1956, Charles D. Remaly, Registered Surveyor, Bethlehem, PA bounded and described as follows, to wit:

BEGINNING at an iron pipe on the Southerly street line of Hilton Street, said iron pipe being distant 190.70 feet Westwardly along the Southerly street line of Hilton Street from an iron pipe the intersection of the Southerly street line of Hilton Street with the Westerly street line of Babcock Street; thence extending Westwardly along the Southerly street line of Hilton Street along a curve curving to the left having a radius of 1,950.82 feet an arc distance of 63.57 feet to an iron pipe; thence in and through the lands of the Grantor hereof of which this conveyance is a part and along Lot 'J' South 44 degrees 28 minutes 23 seconds West a distance of 100.00 feet to an iron pipe on the Northerly street line of Howard Street; thence Eastwardly along the Northerly street line of Howard Street along a curve curving to the right having a radius of 1,850.52 feet an arc distance of 60.31 feet to an iron pipe; thence in and through the lands of the Grantor hereof of which this conveyance is a

part and along Lot 'L' North 46 degrees 20 minutes 24 seconds East a distance of 100.00 feet to an iron pipe on the Southerly street line of Hilton Street, the point the place of beginning.

BOUNDED on the North by Hilton Street, on the East by Lot 'L', on the South by Howard Street, and on the West by Lot 'J'.

TITLE TO SAID PREMISES IS VESTED IN Maria Gusevich, by Deed from Anna R. Labdik, dated 10/30/2006, recorded 11/08/2006 in Book 2006-1, Page 464873.

BEING KNOWN AS 1028 Hilton Street, Bethlehem, PA 18017-6163.

TAX PARCEL NUMBER: N7SW1D 13 1B 0204.

THEREON BEING ERECTED a two-story single split-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 Maria Gusevich.

DANIEL G. SCHMIEG, ESQUIRE

No. 32
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-10331

All that certain messuage or tenement and lot or piece of ground situate in the Fifteenth Ward of the City of Bethlehem, Northampton County, Pennsylvania, Known as 738 East Fairview Street according to present city numbering, bounded and described as follows:

Beginning at a point in the southerly line of Fairview Street one hundred thirteen and thirty-two one-hundredths feet west of the southwesterly intersection of Fairview Street and Steel Place (as shown on a certain Map or Plan of Minsi Trail Heights, laid out for L. Otis Gramley by R. E. Neumeyer, C.E., which was recorded De-

ember, 1916, and revised December 12, 1917), said point being also in line with the middle of the party or partition wall dividing the dwelling erected on the within described premises and the one adjoining immediately on the East, thence westwardly, in and along the southerly line of Fairview Street, 20 feet to a point, and thence southwardly of that same width, between parallel lines, the easterly line thereof passing through the middle of said party or partition wall, a depth of 94 feet to the northern line of a certain twelve-foot-wide alley in the rear; BOUNDED on the North by Fairview Street, on the East by Lot 38 as shown on said Plan, on the South by said twelve-foot wide alley, and on the West by Lot 36 as shown on said Plan; the within described premises being designated as Lot 37 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Linda J. Schmeltzer, unmarried, and Elwood R. Miller, unmarried, by Deed from Calvin R. Troutman, married, dated 04/25/1997, recorded 04/30/1997 in Book 1997-1, Page 041683.

BEING KNOWN AS 738 East Fairview Street, Bethlehem, PA 18018-4408.

TAX PARCEL NUMBER: N6SE3C 19 2A 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Linda J. Schmeltzer and Elwood R. Miller.

DANIEL G. SCHMIEG, ESQUIRE

No. 33

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

CV-2011-05376

ALL THAT CERTAIN lot or piece or ground with the buildings and im-

provements thereon erected No. 1546 FLEMING STREET, situate in the 15th Ward of the City of Bethlehem, County of Northampton and State of Pennsylvania, and being known as Lot No. 26 on Plan of Section No. 1, Bayard Park, made by Allen G. Zoll, and Charles D. Remaly, Registered Surveyors, Bethlehem, Pennsylvania, dated December 31, 1952, and recorded at Easton, in Map Book 13, Page 10, &C. on November 24, 1952, more fully described as follows, to wit:

BEGINNING at a point on the northeasterly side of Fleming Street, fifty feet wide, at the distance of four hundred nineteen and thirty-seven one hundredths feet measured north-westwardly and northwardly along the northeasterly and easterly side of Fleming Street from the northwesternmost terminus of a radial round corner connecting the easterly side of Fleming Street with the northerly side of Fairmont Street, fifty-six feet wide; thence in a northwesterly direction along the northeasterly side of Fleming Street on the arc of a circle on a line curving to the left having a radius of three hundred ten feet the arc distance of fifty-nine and seventy-eight one-hundredths feet to a point; thence extending north forty-one degrees twenty-three minutes thirty seconds east, one hundred feet to a point; thence in a southeasterly direction along the center line of a ten feet wide easement for utilities on the arc of a circle on a line curving to the right having a radius of four hundred ten feet the arc distance of seventy-nine and seven one-hundredths feet to a point; thence extending south fifty-two degrees twenty-six minutes thirty seconds west, one hundred feet to the northeasterly side of Fleming Street, the first mentioned point and place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Eric J. Salazar, by Deed from Lillian M. Husser, widow, dated 02/25/2005, recorded 03/02/2005 in Book 2005-1, Page 75404.

BEING KNOWN AS 1546 Fleming Street, Bethlehem, PA 18017-6207.

TAX PARCEL NUMBER: N7SW1C 2 24 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Eric J. Salazar.

DANIEL G. SCHMIEG, ESQUIRE

No. 34

BY VIRTUE OF A CERTAIN

WRIT OF EXECUTION

CV-2010-14069

TRACT NO. I: ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate in the City of Easton, County of Northampton and State of Pennsylvania BOUNDED AND DESCRIBED as follows:

BEGINNING at a point sixty-one (61') feet, more or less, south of the southeast corner of Pearl and North Eighth Streets; thence, south along the east side of said North Eighth Street Twenty (20') feet and of that same width extending eastwardly Ninety (90') feet.

TRACT NO. II: ALL THAT CERTAIN parcel or strip of land situate in the City of Easton, aforesaid, BOUNDED AND DESCRIBED as follows, to wit:

BEGINNING at the northeast corner of Lots now or formerly of Alexander E. Miller distant Sixty (60') feet from the south building line of Pearl Street; thence, along the said other lot now or formerly of Alexander E. Miller south Twenty (20) feet to other land now or formerly of Josephine Francisco; thence, east along the

same Three (3') feet to lot now or formerly of Arvilla Miller; thence, north along the same Twenty (20') feet to land now or formerly conveyed to Isabella Phillips; thence, west along the same Three (3') feet to the place of beginning.

BEING KNOWN AS 33 North 8th Street, Easton, PA.

TAX PARCEL NUMBER: L9SE1B 8 28.

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 Greenburg H. Lemus.

ROBERT P. DADAY, ESQUIRE

No. 37

BY VIRTUE OF A CERTAIN

WRIT OF EXECUTION

CV-2010-11226

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the City of Easton, County of Northampton, and Commonwealth of Pennsylvania, bounded and described according to a survey and plan known as Canal Park Southside Neighborhood Development Tract 102, dated 6/6/1987; last revised 8/10/1988, made by Hanover Engineering Associates, Inc., of Bethlehem, Pennsylvania, and recorded in Map Book 88, page 425, as follows, to wit:

BEGINNING at a point on the Northerly side of Mauch Chunk Street (proposed width-50.00 feet) and being a corner of Lot No. 22, said beginning point being South 87 degrees 37 minutes 43 seconds West, a distance of 55.00 feet from a point, a monument, marking the intersection made by the Northerly side of Mauch Chunk Street with the Westerly side

of Center Street (proposed width-60.00 feet); thence from said point of beginning, continuing along the northerly side of Mauch Chunk Street, South 87 degrees, 37 minutes 43 seconds West, a distance of 20.00 feet to a point, a corner of Lot No. 24; thence along line of Lot No. 24, North 02 degrees 22 minutes 17 seconds West, a distance of 72.00 feet to a point, another corner of Lot No. 24, in line of lands reserved for use in common with others; thence along said line of lands reserved for use in common with others, North 87 degrees 37 minutes 43 seconds East, a distance of 20.00 feet to a point, a corner of Lot No. 22; thence along line of Lot No. 22, South 02 degrees 22 minutes, 17 seconds East, a distance of 72.00 feet to a point, another corner of Lot No. 22, on the Northerly side of Mauch Chunk Street, being the point and place of beginning.

BEING all of Lot No. 23 as shown on the aforesaid Plan.

UNDER AND SUBJECT to the rights in common with abutting owners in and to party walls as same may be erected hereon.

BEING KNOWN AS 705 Mauch Chunk Street, Easton, PA.

TAX PARCEL NUMBER: L9SE4D 20 23.

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

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

ROBERT P. DADAY, ESQUIRE

No. 38

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-09607**

ALL THAT CERTAIN house and lot or piece of land known as No. 846

West Berwick Street, situate in the City of Easton, County of Northampton, Commonwealth of Pennsylvania, and bounded and described as follows:

BEGINNING at the southeast corner of West Berwick and Iron Streets; thence extending along the south side of West Berwick Street 30 feet and extending Southwardly of that width in depth along the east side of Iron Street 140 feet to a 20 foot wide alley.

BOUNDED on the East by No. 842 West Berwick Street; on the South by the said Alley; on the West by Iron Street; and on the North by West Berwick Street.

BEING KNOWN AS 846 W. Berwick Street, Easton, PA.

TAX PARCEL NUMBER: M9NE1A 7 1.

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 John T. Swick and Nancy E. Swick.

ROBERT P. DADAY, ESQUIRE

No. 39

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-09786**

ALL THAT CERTAIN house and lot of land, situated on the South side of Milton Avenue, formerly Main Street, in the City of Easton, Northampton County, Pennsylvania, being known as No. 838 Milton Avenue, BEGINNING, at a point in the middle of the partition wall of said double frame dwelling house, thence extending Westwardly along Milton Avenue twenty (20) feet, thence extending Southwardly of that width, the Eastern line of said lot being in line through the middle of said partition wall, a distance of one hundred and

forty (140) feet to a twenty feet wide alley.

BOUNDED on the North by said Milton Avenue, East by land now or late of John Boylan, South by said alley and West by Lot No. 3 of a certain plan of lots.

BEING KNOWN AS 838 W. Milton Street, Easton, PA.

TAX PARCEL NUMBER: M9NE1A 18 4.

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 Raymond H. Smallberger, III and Cheryl L. Smallberger.

ROBERT P. DADAY, ESQUIRE

No. 40
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-11068

Lot #1

All that certain parcel of land situate in the Borough of Wilson, County of Northampton and Commonwealth of Pennsylvania, and being described as follows:

Beginning at a point in the eastern right of way line of North Seventeenth Street and being a corner of Lot #2,

thence 1), Northerly along the easterly right of way line of North Seventeenth Street North 8 degrees 00 minutes 00 seconds W, 35.00 feet to a point,

thence 2), Easterly North 82 degrees 00 minutes 00 seconds East, 140.00 feet to a point in the westerly right of way line of Apple Street,

thence 3), Southerly along the westerly right of way line of Apple Street, South 8 degrees 00 minutes 00 seconds East, 35.00 feet to a point and corner of Lot #2,

thence 4), Westerly along Lot #2, South 82 degrees 00 minutes 00 seconds West, 140.00 feet to a point the place of beginning.

Being all of Lot #1 as shown on Angelo DeBiagio Minor Subdivision Plan recorded in Book 2007-5, Page 171. and subject to all rights of ways, covenants, and easements as shown on plan and of record.

TITLE TO SAID PREMISES IS VESTED IN Jonathan Campbell and Melissa Williamson, as joint tenants with the right of survivorship, by Deed from Angelo E. Dibiagio and Lisa A. Dibiagio, husband and wife, dated 04/23/2007, recorded 5/7/2007 in Book 2007-1, Page 168101, Instrument # 2007021307.

BEING KNOWN AS 29 North 17th Street, Easton, PA 18042-3166.

TAX PARCEL NUMBER: L9SW2A 17 1 0837.

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

SEIZED AND TAKEN into execution of the writ as the property of Jonathan Campbell and Melissa Williamson.

DANIEL G. SCHMIEG, ESQUIRE

No. 41
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-12873

TRACT NO. 1

ALL THAT CERTAIN parcel of land with the Eastern 1/2 of a double brick dwelling house thereon, hereditaments and appurtenances, SITUATE in the city of Easton, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the North side of West Wilkes-Barre Street, 256 feet East of the Northeast

corner of the building line of said West Wilkes-Barre Street at its intersection with St. John Street; thence extending Eastwardly along West Wilkes-Barre Street, a distance of 19 feet; thence extending Northwardly 125 feet in depth to Cooper Street; thence Westwardly along Cooper Street, 19 feet thence Southwardly 125 feet to the point of beginning. BOUNDED on the north by Cooper Street; on the East by property of the John J. Grim Estate; on the South by West Wilkes-Barre Street; and on the West by property late of Sara C. Langan, known as 133 West Wilkes-Barre Street.

TRACT NO.2

ALL THAT CERTAIN parcel of land, hereditaments and appurtenances, situate in the 10th Ward of the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

Situate on the North side of Wilkes-Barre Street (formerly Delaware Avenue) between Old Philadelphia Road and 4th Street.

Containing in front, East and West on said Avenue, 25 feet and extending of that width Northwardly in depth 125 feet to Cooper's Alley.

Bounded on the North by said Cooper's Alley; on the East by land now or late of John Carringer; on the South by the said Wilkes-Barre Street; and on the West by land now or late of James Smith.

TITLE TO SAID PREMISES IS VESTED IN Kirstin L. Roman and Marc A. Roman, w/h, as tenants by the entirety with rights of survivorship, by Deed from Kirstin L. Roman, who acquired title as Kirstin L. Stires, unmarried, now joined by her spouse Marc A. Roman, dated 11/25/2006,

recorded 12/07/2006 in Book 2006-1, Page 505609.

BEING KNOWN AS 133 West Wilkes Barre Street, Easton, PA 18042-6628.

TAX PARCEL NUMBER: L9SE3C 3 11 0310.

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 Marc A. Roman and Kirstin L. Roman.

DANIEL G. SCHMIEG, ESQUIRE

No. 42

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

ALL THAT CERTAIN messuage and lot or tract of ground SITUATE in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southwest corner of Lehigh and South 9th Streets; thence along the Westerly line of South 9th Street South 19 degrees 15 minutes West a distance of 60 feet to a point at the corner of a stone retaining wall; thence by land now or formerly of Reverend Francis Barbato North 70 degrees 45 minutes West a distance of 24 feet to an iron pin at the face of said stone retaining wall; thence along the Easterly line of No. 902 Lehigh Street and passing through the center of a partition wall North 19 degrees 15 minutes East a distance of 60 feet to a point; thence along the Southerly line of Lehigh Street South 70 degrees 45 minutes East a distance of 24 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Vanessa K. Reyes, by

Deed from Philip J. Wiegand and Carol M. Wiegand, h/w, dated 08/31/2006, recorded 09/13/2006 in Book 2006-1, Page 376686.

BEING KNOWN AS 900 Lehigh Street, Easton, PA 18042-4330.

TAX PARCEL NUMBER: L9SE1C 13 5 0310.

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 Vanessa K. Reyes.

DANIEL G. SCHMIEG, ESQUIRE

No. 43

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-03151**

ALL THAT CERTAIN message and lot or piece of ground situate in the Borough of Freemansburg, Northampton County, Pennsylvania, known and designated as being lot No. 744, now 824, on a certain map entitled East Bethlehem Heights, Clearfield Terrace Building Lot, and duly recorded in said Northampton County, said lot being twenty (20) feet in width or breadth on the south side of Kossuth Street and extending of that width or breadth in length or depth southward one hundred twenty (120) feet to an alley.

TITLE TO SAID PREMISES IS VESTED by Special Warranty Deed, dated 8/22/2006, given by Andrew Hitcho, widower, to Dale A. Hitcho and recorded 8/29/2006 in Book 2006-1 Page 354102, and by Instrument #2006050330.

BEING KNOWN AS 824 Kossuth Street, Freemansburg, PA 18017-7117.

TAX PARCEL NUMBER: N7SW4C 13 12 0212.

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

SEIZED AND TAKEN into execution of the writ as the property of Dale A. Hitcho and Liliana Gutierrez.

DANIEL G. SCHMIEG, ESQUIRE

No. 44

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-03719**

ALL THAT CERTAIN message or tenement and lot or piece of ground situate in the City of Bethlehem, Northampton County, Pennsylvania, known as 701 FIOT AVENUE according to present city numbering, bounded and described as follows:

BEGINNING at a point where the east line of Fiot Avenue intersects the south line of Sioux Street, thence extending southwardly, along the east line of Fiot Avenue, 35 feet to a point, thence extending eastwardly of that same width, between parallel lines at right angles to said Fiot Avenue, 110 feet to an alley; being a portion of Lot 40 on Plan of J.H. Wilhelm and David J. Pearsall, Trustee (incorrectly referred to as Plan of Land of E.P. Wilbur and Charles Hortshorne, Trustee in current Deed), which Plan is entered of record in Book of Maps 2, Page 87.

TITLE TO SAID PREMISES IS VESTED IN Alphonse A. Forsythe, by Deed from Jeffrey S. Cramer, dated 05/20/2005, recorded 5/24/2005 in Book 2005-1, Page 193293, Instrument # 2005028520.

BEING KNOWN AS 701 Fiot Avenue, Bethlehem, PA 18015-2738.

TAX PARCEL NUMBER: P6SW3B-13-22-0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Alphonse A. Forsythe.

DANIEL G. SCHMIEG, ESQUIRE

No. 45
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-07399

ALL THAT CERTAIN lot or parcel of land, Hereditaments and Appurtenances, situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, known as Lot No. 118 on the Plan of Walnut Hills II, prepared by Estate Developers & Engineers, dated November 20, 1987, last revised January 31, 1989, and recorded in Plan Book 89, page 170, Northampton County Records.

UNDER AND SUBJECT, NEVERTHELESS to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record.

TITLE TO SAID PREMISES IS VESTED IN Joseph M. Fancera and Stacie E. Fancera, husband and wife, by Deed from GMAC Global Relocation Services, Inc., a Delaware corporation, dated 12/12/2007, recorded 02/06/2008 in Book 2008-1, Page 32642.

BEING KNOWN AS 4120 Turner Street, Bethlehem, PA 18020-4581.

TAX PARCEL NUMBER: N7NE2 12 8 0205.

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 Joseph M. Fancera and Stacie E. Fancera.

DANIEL G. SCHMIEG, ESQUIRE

No. 46
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-02836

ALL THOSE CERTAIN Two building lots, messuages, tenements,

tracts or pieces of land, lying and being in the Borough of Bangor, in the County of Northampton and State of Pennsylvania, bounded and described in accordance with the said David J. Jones map or plan of lots made by Birge Pearson, dated 7/23/1883, as follows, to wit:

BEGINNING at a corner in Third Street and Lot No. 53; thence along said Lot No. 53, North Eight degrees West, One Hundred Fifty feet to Fourth Street; thence along said Fourth Street, South Eighty-two degrees West, Sixty feet to Lot No. 55; thence along the said Lot No. 55, South Eight degrees East, One Hundred Fifty feet to the aforesaid Third Street; thence along said Third Street, North Eighty-two degrees West, Sixty feet to the place of beginning.

CONTAINING Lots Nos. 54 and 55 as per plan or draft of lots aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Chris M. Hawk and Linda Hawk, husband and wife, by Deed from Mark J. Gwozdz, unmarried, dated 10/27/2006, recorded 11/01/2006 in Book 2006-1, Page 452672.

BEING KNOWN AS 565 Fairview Avenue, Bangor, PA 18013-1749.

TAX PARCEL NUMBER: D9SE4C 9 4 0102.

THEREON BEING ERECTED a two-story single 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 Chris M. Hawk and Linda Hawk.

DANIEL G. SCHMIEG, ESQUIRE

No. 47
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-05383

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Palmer, County of Northamp-

ton and Commonwealth of Pennsylvania known as Lot 47 of Victoria Square as recorded in Map Book 92, page 280 in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania and being further bounded and described as follows, to wit:

BEGINNING at a point on the northerly right-of-way line of Victoria Lane (50 feet wide); said point being at the southwest corner of Lot 48 of Victoria Square;

THENCE along said northerly right-of-way line of Victoria Lane (50 feet wide) South 74 degrees 31 minutes 00 seconds West 25.00 feet to a point on a corner of Lot 46 of Victoria Square;

THENCE along said lands of Lot 46 of Victoria Square North 15 degrees 29 minutes 00 seconds West 114.59 feet to a point on line of lands of Lot 2 of the Minor Subdivision of Nicholas J. Pugliese;

THENCE along said lands of Lot 2 of the Minor Subdivision of Nicholas J. Pugliese North 75 degrees 29 minutes 06 seconds East 25.00 feet to a point on a corner of Lot 48 of Victoria Square;

THENCE along said lands of Lot 48 of Victoria Square South 15 degrees 29 minutes 00 seconds East 114.19 feet to a point, the place of the beginning.

CONTAINING 2,859.52 square feet.

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

TITLE TO SAID PREMISES IS VESTED IN Timothy A. Thomas and Jeanette Moore-Thomas, h/w, by Deed from Stephen G. Wall, n/b/m and subsequent death of her spouse, Stephen G. Molina, widow, dated

06/16/2006, recorded 06/16/2006 in Book 2006-1, Page 242907.

BEING KNOWN AS 2723 Victoria Lane, Easton, PA 18045.

TAX PARCEL NUMBER: M8NE2 34 19 0324.

THEREON BEING ERECTED a two-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 Timothy Thomas aka Timothy A. Thomas and Jeanette Moore Thomas.

DANIEL G. SCHMIEG, ESQUIRE

No. 48**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-04474**

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

TITLE TO SAID PREMISES IS VESTED IN Tammy L. Gerstenberg, by Deed from James D. Garde, single, dated 06/20/2007, recorded 6/20/2007 in Book 2007-1, Page 228006.

BEING KNOWN AS 18 East Evergreen Street aka 18 Evergreen Street, Nazareth, PA 18064-2810.

TAX PARCEL NUMBER: J7SE3D 19 1 0421.

THEREON BEING ERECTED a two-story single dwelling with alumi-

num siding exterior and shingle roof; detached two-car garage.

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

DANIEL G. SCHMIEG, ESQUIRE

No. 49

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-11058**

BEGINNING at a point along the existing northerly right-of-way line of Indian Trail Road, LR 48068, (30 feet from centerline), said point being the southwesterly property corner of lands now or late of Irvin H. Solt, Jr.; thence along the said right-of-way, North 81° 23' 48" West 420.67 feet to a point; thence in and through lands now or late of Patricia Rizzotto Moore, North 8° 36' 12" East 230.00 feet (passing through an iron pipe at 10.00 feet) to a point; and North 42° 52' 28" East 105.63 feet to a point; thence along the southerly and westerly property line of lands now or late of Irvin H. Solt, Jr., South 81° 23' 48" East 340.00 feet to a point and South 4° 47' 01" West 318.00 feet (passing through a concrete monument 307.98 feet) to the point or place of Beginning.

Title to said premises is vested in Alicia M. Howard by deed from HELEN RIZZOTTO dated April 26, 1993 and recorded April 27, 1993 in Deed Book 894, Page 37.

BEING KNOWN AS 5744 Indian Trail Road, Northampton, PA 18067.

TAX PARCEL NUMBER: K3-13-1.

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

SEIZED AND TAKEN into execution of the writ as the property of Alicia M. Howard.

MARGARET GAIRO, ESQUIRE

No. 50

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-12300**

ALL THAT CERTAIN CONDOMINIUM UNIT located in the Township of Forks, Northampton County, Pennsylvania being known and designated as UNIT NUMBER E-4 OF PENN'S RIDGE CONDOMINIUM, according to the Declaration of Condominium of Penn's Ridge Condominium, as recorded in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania on July 10, 2006 in Record Book 2006-1 at page 276054, et seq, and as further described on the Plat of the said Penn's Ridge Condominium as recorded on July 10, 2006 in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania in Map Book 2006-5 at Page 461 et seq;

UNDER AND SUBJECT TO THE TERMS OF THE SAID DECLARATION OF CONDOMINIUM OF PENN'S RIDGE CONDOMINIUM, as declared by Grantor and recorded in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania on July 10, 2006 in Record Book 2006-1 at page 276054, et seq, and also subject to all covenants, conditions, easements and restrictions and annotations as set forth in the said Declaration and on the Plat of the said Penn's Ridge Condominium and on any of the Plats relating to the premises upon which Penn's Ridge Condominium is located, including, but not limited to, those certain Plans which are recorded in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania in Map Book 2006-5 at Page 461 et seq, and in Map Book 2005-5 at Page 509; and also subject to the terms

and conditions and restrictions referenced in the said Declaration of Condominium and such other covenants, conditions, easements and restrictions as are otherwise of record or apparent upon the ground, but the foregoing shall not revive or restore any expired or terminated easements or restrictions;

AND ALSO SUBJECT TO the obligation of Grantee and the heirs, successors and assigns of Grantee to pay such charges as may be assessed pursuant to the terms of the said Declaration of Condominium and/or in accordance with the Pennsylvania Uniform Condominium Act; and the Grantee, by acceptance of this Deed, does agree for Grantee and all successors and assigns of Grantee, that the said Unit conveyed herein and its interest in the Common Elements shall be subject to lien for all amounts due under the said Declaration of Condominium and/or otherwise assessed by the governing body of such Condominium, except insofar as a lien may be released pursuant to the Declaration of Condominium. This covenant shall run with the Unit hereby conveyed and shall bind all subsequent owners thereof.

AND ALSO SUBJECT TO an easement to Grantor and its affiliates and contractors for access onto and through the Premises for grading, construction or repair in the development of which the Unit forms a part or fulfillment of obligations or for maintenance and/or repair.

TITLE TO SAID PREMISES IS VESTED IN Kim L. Gamble and Tyrone D. Banks, Sr., joint tenants with the right of survivorship, by Deed from Atlantic Equities, Inc., a Pennsylvania Corporation, dated 09/29/2006, recorded 10/16/2006 in Book 2006-1, Page 428890.

BEING KNOWN AS 2270 Jeanette Lane, Easton, PA 18040-5840.

TAX PARCEL NUMBER: K9 10 6-411 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Tyrone D. Banks, Sr. and Kim L. Gamble.

DANIEL G. SCHMIEG, ESQUIRE

No. 51

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-10865**

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

BEGINNING at a point in the North side of Pennsylvania Avenue and at the corner of land of now or late of David H. Smith; thence along the North side of said Avenue and in line of therewith North 74 degrees West 30.15 feet, more or less, to a point and land about to be conveyed to Owen G. Roberts and Diewellyn Roberts; thence along the same and through the center of a partition wall of a double dwelling of which this conveyance is the Eastern side of No. 407 Pennsylvania Avenue North 8 degrees 35 minutes East 87.5 feet to a point, which is two feet South of the foundation wall of a shop and garage; thence parallel two feet south of said shop and garage North 81 degrees 25 minutes West 16.52 feet to a point; thence still parallel two feet with the West side of said shop and garage North 8 degrees 51 minutes East 31

feet, more or less, to a point in the South side of a ten foot wide alley; thence along the south side of said alley South 82 degrees East 45.5 feet to a point and land of now or late David H. Smith; thence along the same South 8 degrees West 123 feet, more or less, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Yvette Shinkle, by Deed from Antonio Salamone Jr., and Connie L. Salamone, Husband and Wife, dated 05/01/2006, recorded 05/04/2006 in Deed Book 2006-1, Page 176373, Instrument #2006027-288.

BEING KNOWN AS 407 Pennsylvania Avenue, Bangor, PA 18013-1839.

TAX PARCEL NUMBER: E9NE1B-9-9.

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

SEIZED AND TAKEN into execution of the writ as the property of Yvette Shinkle.

DANIEL G. SCHMIEG, ESQUIRE

No. 52
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-04932

TRACT #1:

ALL THAT CERTAIN piece, parcel or tract of woodland and a portion of the quarry lake abutting same, situate on the east side of Stateside Drive West as shown on the map or plan of the Development of 'Spring Acres' as laid out by Richard C. Becker and Naomi J. Becker, his wife, in December 1963 and recorded in Plan Book Volume 19, Page 36, Northampton County Records, in the Township of Lehigh, County of Northampton and State of Pennsylvania, being more fully bounded and described in ac-

cordance with survey on March 1, 1967 by George W. Knehr, Registered Professional Survey No. 5260-E of Reading, Pennsylvania, as follows, to wit:

BEGINNING at an iron pin on the east side of Stateside Drive West (40 feet wide street), said iron pin being North eight degrees twelve minutes East three hundred seventy-three and ten one-hundredths feet from an iron pin at a point of tangency of a curve joining the said east side of Stateside Drive West with the northeast side of Stateside Drive South, said curve having a radius of fifty feet and a central angle of sixty-six degrees twenty-two minutes; thence along the said east side of Stateside Drive West, North eight degrees twelve minutes East two hundred feet to an iron pin; thence leaving Stateside Drive West, mostly in said quarry lake, along residue property belonging to Richard C. Becker and Naomi J. Becker, his wife, South eighty-one degrees forty-eight minutes East one hundred sixty feet to a corner in said quarry lake; thence continuing in said quarry lake and along residue property belonging to Richard C. Becker and Naomi J. Becker, his wife, South eight degrees twelve minutes West two hundred feet to a corner in said quarry lake; thence along property about to be conveyed by Richard C. Becker and Naomi J. Becker, his wife, to Warren C. Kecher and Margueritte A. Kecher, his wife, passing through an iron pin near the edge of the quarry lake sixty feet from the last described corner, North eighty-one degrees forty-eight minutes West one hundred sixty feet to the Place of Beginning.

CONTAINING seven hundred thirty-five one-thousandths of an acre.

TRACT #2:

ALL THAT CERTAIN piece, parcel or tract of woodland, with the improvements thereon, along the west side of Stateside Drive West, being Lots Numbers 23, 24 and 25 combined in the Development of 'Spring Acres' as laid out by Richard C. Becker and Naomi J. Becker, his wife, in December, 1963 and recorded in Plan Book Volume 19, Page 35, Northampton County Records, situate in the Township of Lehigh, County of Northampton and State of Pennsylvania, being more fully bounded and described in accordance with a survey in June, 1967 by George W. Knehr, Registered Professional Surveyor Number 5260-E of Reading, Pennsylvania, as follows, to wit:

BEGINNING at an iron pin on the west side of Stateside Drive West (40 feet wide street) said iron pin being North 8 degrees 12 minutes East 273.10 feet from an iron pin at a point of tangency of a curve joining the west side of Stateside Drive West with the southwest side of Stateside Drive South, said curve having a radius of 90 feet and a central angle of 66 degrees 22 minutes; thence leaving Stateside Drive West, along Lot Number 22, property belonging to Richard C. Becker and Naomi J. Becker, his wife, North 81 degrees 48 minutes West 126.43 feet to an iron pin in line of property belonging to now or late Jere K. Hower; thence along same, North 10 degrees 1 minute East 300.15 feet to an iron pin; thence along Lot No. 26, property belonging to Richard C. Becker and Naomi J. Becker, his wife, south 81 degrees 48 minutes East 116.91 feet to an iron pin on the west side of Stateside Drive West; thence along same, South 8

degrees 12 minutes West 300 feet to the Place of Beginning.

CONTAINING eight hundred thirty-eight one-thousandths of an acre.

TITLE TO SAID PREMISES IS VESTED IN Barry A. Haydt, individually, by Deed from Dolores Zayaitz, Executrix Under the Last Will and Testament of Jean E. Zayaitz, deceased, dated 10/30/2002, recorded 11/08/2002 in Book 2002-1, Page 311662.

BEING KNOWN AS 1189 West Stateside Drive, Danielsville, PA 18038-9757.

TAX PARCEL NUMBER: H3 13 7D 0516 and H3 13 7F 0516.

THEREON BEING on parcel H3 13 7D 0516 vacant land and on parcel H3 13 7F 0516 a single mobile home with vinyl siding exterior and shingle roof; detached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Barry A. Haydt.

DANIEL G. SCHMIEG, ESQUIRE

No. 53**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-07566**

ALL THAT CERTAIN piece or parcel of land with improvements thereon erected, known and designated as No. 1214 Spruce Street, situated in the City of Easton, in the County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a corner adjoining lands now or formerly of Irvin Shawde, on the South side of Spruce Street, in the said City of Easton, in the County of Northampton and State of Pennsylvania; thence extending Westwardly along said Spruce Street 25 feet to a corner of land now or formerly of Christian Ippich; thence

along the same South 125 feet, more or less, to other land of the grantors herein; thence East along the same 25 feet to lands now or formerly of John Stoudt; thence along the same North 125 feet to the place of beginning.

UNDER AND SUBJECT to all the exceptions, reservations, restrictions and conditions as contained in prior conveyances hereto.

TITLE TO SAID PREMISES IS VESTED by Deed, dated 02/29/2008, given by Florence Chicchi and Frank J Chicchi, her husband to Oscar Mazariegos and recorded 3/4/2008 in Book 2008-1 Page 57597 Instrument # 2008007884.

BEING KNOWN AS 1214 Spruce Street, Easton, PA 18042-4033.

TAX PARCEL NUMBER: L9SE1D 12 4 0310.

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 Oscar Mazariegos.

DANIEL G. SCHMIEG, ESQUIRE

No. 55
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-03920

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

BEGINNING at a point on the west edge of Center Street which marks the southeast corner of land conveyed by Blanche R. More to Charles E. Walsh, Jr. and wife, and recorded in the Office for the Recording of Deeds in and for Northampton County, in Deed Book A, Volume 16, page 116; thence South 6 degrees 09 minutes

East along the west edge of Center Street a distance of 147.76 feet; thence South 78 degrees 42 minutes West along property now or late of Priscilla H. Edwards a/k/a Priscilla K. Edwards, widow of Roland D. Edwards, a distance of 221.20 feet, more or less, to a point which marks the southeast corner of property now or late of Roland D. Edwards and wife; thence North 10 degrees 01 minute West along said property now or late of Roland D. Edwards and wife, a distance of 148.75 feet, more or less, to the northeast corner of said property; thence North 80 degrees 04 minutes East along other property now or late of Priscilla H. Edwards a/k/a Priscilla K. Edwards, widow of Roland D. Edwards, a distance of 64.57 feet to an iron pipe which marks the southeast corner of property now or late of Priscilla H. Edwards a/k/a Priscilla K. Edwards, widow of Roland D. Edwards, and the southwest corner of property now or late of Charles E. Walsh, Jr. and wife; thence North 78 degrees 42 minutes East along property now or late of Charles E. Walsh, Jr. and wife, a distance of 166.55 feet, more or less, to the point of beginning.

ALL bearings are true bearings and said tract of land contains 0.76 acres, more or less.

SUBJECT, however, to the provision and restriction that nothing other than a single private dwelling house, with garage attached and with no out-buildings, be erected, and that no dwelling costing less than Twenty-Five Thousand Dollars (\$25,000) shall at any time be erected thereon.

TITLE TO SAID PREMISES IS VESTED IN Sandra L. Evans, individual and Margaret L. Van Velsor, individual, as joint tenants with the right of survivorship and not as ten-

ants in common, by Deed from Lisa A. Chudyk, nka Lisa Senick, individual, dated 03/24/2006, recorded 03/31/2006 in Book 2006-1, Page 129205.

BEING KNOWN AS 2331 Center Street, Bethlehem, PA 18017-3705.

TAX PARCEL NUMBER: N6NE4 5 3 0204.

THEREON BEING ERECTED a single ranch style dwelling with attached two-car garage with vinyl siding and stone exterior and slate roof; in-ground pool.

SEIZED AND TAKEN into execution of the writ as the property of Margaret L. Van Velsor and Sandra L. Evans.

DANIEL G. SCHMIEG, ESQUIRE

No. 56

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-12218**

TRACT NUMBER 1:

ALL THAT CERTAIN lot or piece of land situated in the Township of Palmer, in the County of Northampton and State of Pennsylvania, designated on the Plan of Lots of the 'Highland Park Land Company' laid out by C.M. Brady, for the parties of the first part, and recorded in the Office for the Recording of Deeds at Easton, in and for the County of Northampton, in Book of Maps No. 6 Page 20 as Lot No. 273, said lot or piece of land being bounded and described as follows:

Northerly by Lot No. 274 Easterly by 'C' Street, Southerly by Lot No. 272 and Westerly by Carbon Street.

TRACT NUMBER 2:

ALL THAT CERTAIN lot or piece of land situated in the Township of Palmer, in the County of Northampton and State of Pennsylvania, designated on the plan of lots of the 'High-

land Park Land Company' laid out by C.M. Brady, for the parties of the first part, and recorded in the Office for the Recording of Deeds at Easton, in and for the County of Northampton, in Book of Maps. No. 6 Page 20 as Lot No. 274, said lot or piece of land being bounded and described as follows:

Northerly by Lot No. 275, Easterly by 'C' Street, Southerly by Lot No. 273 and Westerly by Carbon Street.

CONTAINING in front on Carbon Street 20 feet and extending in depth in an Easterly direction of that width 115 feet to 'C' Street.

TRACT NUMBER 3:

ALL THOSE TWO CERTAIN lots or pieces of land situated in the Township of Palmer, in the County of Northampton and State of Pennsylvania, designated on the plan of lots of the 'Highland Park Land Company' laid out by C.M. Brady, for the parties of the first part, and recorded in the Office for the Recording of Deeds at Easton, in and for the County of Northampton, in Book of Maps No. 6 page 20, as Lots No. 275 and 276, said lot or piece of land being bounded and described as follows:

On the North by Lot No. 277, on the East by 'C' Street, on the South by Lot No. 274 and on the West by Carbon Street.

CONTAINING in front on Carbon Street 40 feet and extending in depth of that width Easterly 115 feet to 'C' Street.

TRACT NUMBER 4:

ALL THOSE TWO CERTAIN lots or pieces of land situated in the Township of Palmer, in the County of Northampton and State of Pennsylvania, designated on the plan of lots of the 'Highland Park Land Company' laid out by C.M. Brady, for the parties of the first part, and recorded in the Office for the Recording of Deeds at

Easton, in and for the County of Northampton in Book of Maps No. 6 page 20, as Lots No. 277 and 278.

CONTAINING in front on Carbon Street 40 feet and of that width in depth 115 feet to 'C' Street.

EXCEPTING AND RESERVING from the aforesaid Lot No. 273 a portion of land conveyed by Philip Trapani and Theresa Trapani, his wife to Gail E. Trapani by Deed dated 6/21/1979 and recorded in the Office aforesaid in Deed Book 603 Page 722.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey C. Trapani and Gail E. Trapani, son and mother, by Deed from Jeffrey C. Trapani, dated 10/23/2008, recorded on 10/29/2008, in Book 2008-1, Page 292235.

BEING KNOWN AS 316 Carbon Street, Easton, PA 18045-5940.

TAX PARCEL NUMBER: M9NW4 16 10 0324.

THEREON BEING ERECTED a single ranch style 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 Jeffrey C. Trapani and Gail E. Trapani.

DANIEL G. SCHMIEG, ESQUIRE

No. 57
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-10864

ALL THAT CERTAIN Eastern one-half of a double house and lot or piece of ground known as Lot Number 8 on plan of lots of Lipschitz and Peter, as recorded in Map Book No. 4, Page 31, situated on the South side of Freemansburg Avenue in the Township of Wilson, now Borough of Wilson, County and State aforesaid, and known as No. 2414 Freemansburg Avenue.

Commencing at a point known as Freemansburg Avenue, and extending Westwardly twenty (20) feet on Freemansburg Avenue, thence extending Southwardly one hundred (100) feet to a ten foot wide private alley; thence extending Eastwardly twenty (20) feet along the said ten foot wide private alley; thence extending Northwardly one hundred (100) feet to the point of beginning.

BOUNDED on the North by Freemansburg Avenue, on the East by Lot No. 7, on the South by said ten foot wide private alley, and on the West by Lot No. 9, about to be conveyed to Alice Purdy.

The middle partition wall between this property and the property adjoining on the West to be deemed and taken as the dividing line between both premises.

TITLE TO SAID PREMISES IS VESTED IN Scott Kinney and Kelly Horn, by Deed from Julie A. Butler, dated 08/27/2007, recorded 08/31/2007 in Deed Book 2007-1, page 321412.

BEING KNOWN AS 2414 Freemansburg Avenue, Easton, PA 18042-5318.

TAX PARCEL NUMBER: M9NW1B 12 15 0837.

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

SEIZED AND TAKEN into execution of the writ as the property of Scott Kinney and Kelly Horn.

DANIEL G. SCHMIEG, ESQUIRE

No. 58
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-01854

ALL THAT CERTAIN messuage, tenement, tract or piece of land situate in the Borough of Wind Gap, County of Northampton and State of

Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of Lot No. 7 in Block No. 1 designated on a Map made for Miller & Romig, on the west side of Broadway Street; thence along said Lot No. 7 in a Westerly direction, one hundred twenty-five (125) feet to a corner on the east side of a public alley sixteen (16) feet wide; thence along the east side of said public alley in a southerly direction, thirty (30) feet to a corner of Lot No. 8; thence along said Lot No. 8 in an easterly direction, one hundred twenty-five (125) feet to a corner on said Broadway Street; thence along the west side of Broadway Street in a northerly direction, thirty (30) feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Roy W. Fritz and Elsie V. Garren a/k/a Elsie V. Fritz, common-law husband and wife and/or as joint tenants with rights of survivorship, by deed from Roy W. Fritz and Elsie V. Garren a/k/a Elsie V. Fritz, common-law husband and wife dated 4/23/2005 and recorded 10/16/2007 in Book 2007-1, Page 379821. And the said Roy W. Fritz diend on or about January 18, 2007 whereby title vested solely in Elsie V. Garren a/k/a Elsie V. Fritz as surviving joint tenant with right of survivorship.

BEING KNOWN AS 246 South Broadway, Wind Gap, PA 18091-1405.

TAX PARCEL NUMBER: F8NW1A 1 3 0638.

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

SEIZED AND TAKEN into execution of the writ as the property of Elsie V. Fritz a/k/a Elsie V. Garren.

DANIEL G. SCHMIEG, ESQUIRE

No. 59
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-01488

ALL THAT CERTAIN Southern one-half of a double brick dwelling house situate on the East side of Ridge Street and known as 1005 Ridge Street, in the Borough of West Easton, County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

CONTAINING in front on said Ridge Street twenty-two feet five inches (22 feet 5 inches) and extending Eastwardly of that same width in depth, between parallel lines, a distance of one hundred nineteen (119 feet) feet more or less to property now or late of C.M. Hapgood.

BOUNDED on the North by property now or late of William Dages and wife, on the East by property now or late of C.M. Hapgood, on the South by property now or late of Anne H. Schafer and on the West by Ridge Street.

Subject to the right of Anna H. Shafer, widow, reserving thereout from the above described premises to herself, her heirs, executors, administrators and assigns the free and uninterrupted right of way over the Southern five foot strip of land of the herein described premises which said five foot strip of land shall be used in common as a driveway by the owners of the above described premises and Anna H. Shafer, her heirs, executors, administrators and assigns.

Subject to the right of Charles Y. Keller and Laura Keller, his wife, their heirs, executors, administrators and assigns, to have the free and uninterrupted right to use in common with the said Anna H. Shafer, her heirs, executors, administrators and assigns, the remaining five feet imme-

diately to the South of the premises hereby demised, which the said Anna H. Shafer dedicated to be used as a ten foot common driveway by Charles Y. Keller and Laura Keller, his wife, their heirs, executors, administrators and assigns, and Anna H. Shafer, her heirs, executors, administrators and assigns.

TITLE TO SAID PREMISES IS VESTED Francilia E. Peters-Barnes Deed by Lawrence Transue dated 3/21/2001 and recorded 3/22/2001 in Book 2001-1, Page 43978, and by Instrument #2001010448.

BEING KNOWN AS 1005 Ridge Street, Easton, PA 18042-5440.

TAX PARCEL NUMBER: L9SW3A 15 22 0835.

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

SEIZED AND TAKEN into execution of the writ as the property of Francilia E. Peters-Barnes.

DANIEL G. SCHMIEG, ESQUIRE

No. 60

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-09966**

ALL that certain lot, parcel, or piece of land situate in the Township of Forks, County of Northampton, and State of Pennsylvania, known as Lot 53, of the Estates at Steeplechase North Subdivision as shown on a certain subdivision map or plan entitled '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.

TITLE TO SAID PREMISES IS VESTED IN Rondre Kelly, by Deed from Nic Zawarski and Sons Builders, Inc., a Pennsylvania Corporation, dated 06/17/2005, recorded 06/22/2005, in Book 2005-1, Page 232445.

BEING KNOWN AS 1385 Lorton Drive, Easton, PA 18040-6691.

TAX PARCEL NUMBER: J9 1 6-53 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Rondre Kelly.

DANIEL G. SCHMIEG, ESQUIRE

No. 62

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-10438**

ALL THAT CERTAIN message or tenement and two (2) lots or pieces of ground situate in the Borough of Nazareth, County of Northampton and Commonwealth of Pennsylvania, being known on the plan of Biggell's West End Building Lots, recorded at Easton, PA as Lots Nos. 334 and 335, situate on the West side of Ziegler Avenue, containing in front on said Ziegler Avenue, twenty-five (25 feet) feet each, or an aggregate of fifty (50 feet) feet and extending westward of that same width one hundred twenty (120 feet) feet to Cherry Street; bounded on the North by property now or late of Tony Seneca, on the East by Ziegler Avenue, on the South by property now or late of James Cameline and on the West by Cherry Street.

TITLE TO SAID PREMISES IS VESTED IN Joni Mae Schmidt and Torey Horn, as joint tenants with right of survivorship and not as tenants in common, by Deed from Joni M. Dudeck n/k/a Joni Mae Schmidt and Torey Horn, dated 6/12/2008, recorded 7/2/2008 in Book 2008-1, Page 196460, Instrument # 2008026905.

BEING KNOWN AS 163 Cherry Street, Nazareth, PA 18064-2602.

TAX PARCEL NUMBER: J7SE4C3 1 0421.

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

SEIZED AND TAKEN into execution of the writ as the property of Torey Horn and Joni Mae Schmidt.

DANIEL G. SCHMIEG, ESQUIRE

No. 63

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-03665**

All that certain piece, parcel or tract of land situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania shown as Lot 6-15 on the Final Plan of The Vineyard at Wagner Farms, Phase 6 as recorded in Map Book 2003-5, Page 43-45 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 southerly right-of-way line of Cabernet Place (50 feet wide) at the northeast corner of lot 151 of The Vineyard at Wagner Farms, Phase 2;

thence along said southerly right-of-way line of Cabernet Place (50 feet wide) North 82 degrees-41 minutes 57 seconds East 62.42 feet to a point

at a corner of Lot 6-14 of The Vineyard at Wagner Farms, Phase 6;

thence along said lands of Lot 6-14 of The Vineyard at Wagner Farms, Phase 6 South 07 degrees-18 minutes-03 seconds East 120.00 feet to a point on a line of lands of Lot 6-17 of The Vineyard at Wagner Farms, Phase 6;

thence along said lands of Lot 6-17 and also along lands of Lot 6-16, both of The Vineyard at Wagner Farms, Phase 6 South 82 degrees-41 minutes-57 seconds West 60.00 feet to a point at a corner of Lot 150 of The Vineyard at Wagner Farms, Phase 2;

thence along said lands of Lot 150 and also along lands of Lot 151, both of The Vineyard at Wagner Farms, Phase 2, North 08 degrees-27 minutes-24 seconds West 120.02 feet to a point, the place of the Beginning.

Containing 7,345.27 square feet or 0.1686 acre.

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

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights of way, easements and agreements of record.

TITLE TO SAID PREMISES IS VESTED IN Carlos Aguirre, by Deed from Antonio M. Marques, dated 09/30/2005, recorded 10/03/2005 in Book 2005-1, Page 383647.

BEING KNOWN AS 1942 Cabernet Place, Easton, PA 18045-5403.

TAX PARCEL NUMBER: N8-2-5A-15-0205.

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 Carlos Aguirre.

DANIEL G. SCHMIEG, ESQUIRE

No. 64**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-06649**

ALL THAT CERTAIN lot or piece of land situate on the south side of Freemansburg Avenue, in the Borough of Wilson, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the south side of said Freemansburg Avenue, distant 50 feet west from the west line of Ridge Street; thence westwardly along said Avenue 24 feet to property now or late of Jacob Reed, and extending southwardly of that same width in depth 140 feet to a 20 feet wide private alley.

BOUNDED on the north by said avenue, on the east by property now or late of Sarah J. Dawes, on the south by said private alley, and on the west by property now or late of Jacob Reed.

Vested by Deed, dated 04/09/2008, given by Frank J. Soda, SR. And Ilda A. Perna to Jose R. Davila-Guzman and Luz A. Rodriguez-Ortiz and recorded 4/22/2008 in Book 2008-1, Page 114813, Instrument # 2008014687.

BEING KNOWN AS 1840 Freemansburg Avenue, Easton, PA 18042-5474.

TAX PARCEL NUMBER: L9SW3A 19 16 0837.

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 Jose R. Davila-Guzman and Luz A. Rodriguez-Ortiz.

DANIEL G. SCHMIEG, ESQUIRE

No. 65**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-09495**

ALL THAT CERTAIN parcel of land, with the eastern one half of a double frame dwelling house thereon erected, known as 233 West Nesquehoning Street, and a two car garage in the rear, situate in the City of Easton, County of Northampton, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the northerly property line of West Nesquehoning Street, such point being South 89 degrees 48 minutes West 224.75 feet from the Westerly property line of St. John Street; thence along the northerly property line of said West Nesquehoning Street, South 89 degrees 48 minutes West 25.00 feet; thence through the party wall of said double frame dwelling and by line of Lot No. 235 West Nesquehoning Street, North 1 degree 00 minutes West 98.41 feet to an iron pipe stake; thence through the lands now or late of Katherine C. Albus and Carrie M. Albus and parallel to and 3 feet distant from a concrete block garage, South 88 degrees 14 minutes West 15 feet to an iron pipe stake; thence through the lands now or late of Katherine C. Albus and Carrie M. Albus, and parallel to and 3 feet distant from said concrete block garage, North 3 degrees 34 minutes West 27.04 feet to an iron pipe stake in the southerly property line of Holt Street; thence along the southerly property line of Holt Street, North 89 degrees 48 minutes East 39.94 feet to an iron pipe stake, a corner also of Lot known as No. 231 West Nesquehoning Street; thence along the line of Lot No. 231 West Nesquehoning Street, South 1 degree 00 minutes East

125.00 feet to a point in the northern property line of West Nesquehoning Street, the place of BEGINNING.

BEING THE SAME PREMISES WHICH Miguel Fernandez by deed dated 5/14/08 and recorded 7/22/08 in Northampton County Record Book 2008-1, Page 213641, granted and conveyed unto Kavier I. Rodriguez.

PIN NO. 5067-13-1225-9609.

BEING KNOWN AS 233 West Nesquehoning Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE3D-4-8.

THEREON BEING ERECTED a three-story half-of-double 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 Kavier I. Rodriguez.

LEON P. HALLER, ESQUIRE

No. 66
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-07779

ALL THAT CERTAIN tract, piece or parcel of land with the messuage or tenement known as 143 Clearfield Street, (formerly known as No. 38 Clearfield Street), thereon erected, situate, lying and being in the Borough of Freemansburg, County of Northampton and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the eastern line of Clearfield Street, said point being thirty-three and ninety one-hundredths (33.90) feet south of the southeast corner of Lincoln Avenue and Clearfield Street; thence measuring southwardly along the east side of Clearfield Street twenty-seven and fifty one-hundredths (27.50) feet, to a point; thence extending eastwardly between lines parallel with Lincoln

Street that same width twenty-seven and fifty one-hundredths (27.50) feet in depth one hundred twenty (120) feet to a fifteen (15) feet wide alley. Being the southern six and ten one-hundredths (6.10) feet of Lot No. 1024, all of Lot No. 1025 and the northern one and forty one-hundredths (1.40) feet to Lot No. 1026, bounded on the north by remainiug part of Lot No. 1026, on the west by Clearfield Street and on the east by a fifteen feet wide alley.

All of the foregoing being according to map titled "Clearfield Terrace Building Lots", Plan showing the extension by Charles A. and Harry O. Jones, July 17, 1915, L.J.H. Grosart, C.E. and recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, in Map Book No. 6, page 21.

TITLE TO SAID PREMISES IS VESTED IN VICTOR MARTY BY DEED FROM SARAH IRENE LYNN a/k/a SARAH I. LYNN, BY DONALD B. CORRIERE, HER AGENT DATED 05/25/2004 RECORDED 05/27/2004 IN DEED BOOK 2004-1 PAGE 200886.

BEING KNOWN AS 143 Clearfield Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER: P7NW2A-6-23.

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

SEIZED AND TAKEN into execution of the writ as the property of Victor Marty.

MARK J. UDREN, ESQUIRE

No. 67
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-00914

ALL THAT CERTAIN messuage or tenement and lot of land situated in the City of Bethlehem, County of

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

BEGINNING at a point in the southeast line of Maple Street, said point being distant one hundred seventy-five (175) feet south of the southeast corner of Beech Street and Maple Street and also being in line with the extension of the middle of a party wall dividing the premises hereby described from those adjoining on the north; thence in an easterly direction along a line at right angles to said Maple Street and passing through the middle of the afore-said party wall a distance of one hundred ten (110) feet to a point in the west side of a twenty (20) feet wide alley; thence in a southerly direction along the west side of said alley a distance of twenty-five (25) feet to a point; thence in a westerly direction along a line at right angles to said Maple Street a distance of one hundred ten (110) feet to a point in the southeast line of Maple Street; thence in a northerly direction along the southeast side of said Maple Street a distance of twenty-five (25) feet to a point, the place of beginning.

Subject to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

TITLE TO SAID PREMISES IS VESTED IN Sean VanDusen and Colleen P. VanDusen, h/w, by Deed from Dominic A. Villani, Jr., dated 11/06/2006, recorded 11/15/2006 in Book 2006-1, Page 470801.

BEING KNOWN AS 1238 Maple Street, Bethlehem, PA 18018-2925.

TAX PARCEL NUMBER: N6SE3A-17-19-0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Sean Vandusen and Colleen P. Vandusen.

DANIEL G. SCHMIEG, ESQUIRE

No. 68

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-10219**

ALL THAT CERTAIN message, tenement and tract of land situate on the South side of Kichline Avenue, Hellertown, Pennsylvania, and known as and being Lots Nos. 451, 450, 449, 448, 447 and 446 on Plan of Wagner Terrace as recorded in Map Book No. 4, Page 17, at Easton, Pennsylvania, and being more fully described as follows, to wit:

BEGINNING at a point on the South side of Kichline Avenue said point being one hundred twenty (120) feet East of the southeasterly corner of Kichline and Clauser Avenues, thence East a distance of one hundred eighty (180) feet to a point, thence along the line of Lot No. 445 in a southerly direction a distance of one hundred thirty (130) feet more or less to an Alley, thence along the northerly side of said Alley in a westerly direction a distance of one hundred eighty (180) feet to a point, thence northerly along the line of Lot No. 452 a distance of one hundred thirty (130) feet to a point, the place of BEGINNING. Being all of Lots Nos. 446 to 451 inclusive on Plan of Wagner Terrace.

TITLE TO SAID PREMISES IS VESTED IN Fadi W. Salibi, a single man, and Mtanos Salibi, a single man by Deed from Ahmed S. Ragab, a married man, dated 03/12/2009, recorded 03/13/2009 in Book 2009-1, Page 054787.

BEING KNOWN AS 216 Kichline Avenue, Hellertown, PA 18055-1014.

TAX PARCEL NUMBER: Q7NW2D 5 3 0715.

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

SEIZED AND TAKEN into execution of the writ as the property of Fadi W. Salibi and Mtanos I. Salibi aka Mtanos Salibi.

DANIEL G. SCHMIEG, ESQUIRE

No. 69

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-04660**

ALL that certain messuage, tenement and tract, parcel or piece of ground, situate in the Borough of Hellertown, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows to wit:

Beginning at a point on the curb line on the East side of Northampton Street, said point being located a distance of three Hundred Sixty-One (361') feet North of the point of intersection of the curb line on the North East corner of Northampton and Walnut Streets, thence along the aforesaid curb line on the East side of Northampton Street North fifty (50) minutes East fifty (50') feet to a point in line of land now or late of Jesse Bauder, thence along the same South eighty-eight degrees thirty-six minutes East One hundred fifty (150') feet, more or less, to a point on the West side of a public alley running parallel with Northampton Street; thence along the same South fifty (50) minutes West forty-eight and thirty-nine hundredths (4839/100') feet to a point in line of other lands now or late of the Grantors named herein, thence along the same North eighty-nine degrees thirteen minutes West

One hundred fifty (150') feet, more or less, to the place of beginning.

BEING THE SAME PREMISES which Diane Borgia, by Deed dated 10/5/2007 and recorded 10/25/2007 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2007-1, Page 390223, granted and conveyed unto Rudolph A. Borelli and Diane M. Borelli.

BEING KNOWN AS 155 Northampton Street, Hellertown, PA 18055.

TAX PARCEL NUMBER: Q7SW3C-2-11-0715.

THEREON BEING ERECTED a two-story single 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 Rudolph A. Borelli and Diane M. Borelli.

GREGORY JAVARDIAN, ESQUIRE

No. 70

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-08536**

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 18014.

TAX PARCEL NUMBER: K6NW4B 6 11.

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

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

SARAH A. ELIA, ESQUIRE

No. 71
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-09544

ALL THAT CERTAIN messuage or tenement and lot or piece of ground situate in the City of Bethlehem (formerly Borough of South Bethlehem), County of Northampton and Commonwealth of Pennsylvania, known and designated as No. 612 ONTARIO STREET, bounded and described as follows to wit:

BEGINNING at a point in the western line of Ontario Street at a distance of one hundred one feet and six inches (101 feet 6 inches) South from the point where the western line of Ontario Street intersects the Southern line of Itaska Street; thence southwardly along the western line of Ontario Street eighteen feet and six inches (18 feet 6 inches) to a point; thence extending westwardly a distance of one hundred forty feet (140 feet) to a twenty-foot-wide alley; thence extending northwardly along

the eastern line of said alley a distance of eighteen feet and six inches (18 feet 6 inches) to a point in other lands of Harvey M. Clewell and Annie A. Clewell; thence extending eastwardly in and through the partition wall dividing houses 610 and 612 Ontario Street a distance of one hundred forty (140) feet to the western line of Ontario Street, the place of beginning.

Vested by Special Warranty Deed, dated 07/10/1997, given by William B Vogler and Amy L Vogler, his wife to Robert R Frey, Jr and recorded 7/14/1997 in Volume 1997-1 Page 74125.

BEING KNOWN AS 612 Ontario Street, Bethlehem, PA 18015-2826.

TAX PARCEL NUMBER: P6SW3B 6 7 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Robert R. Frey, Jr.

DANIEL G. SCHMIEG, ESQUIRE

No. 72
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-12977

ALL THAT CERTAIN messuage, tenement and lot or piece of land, Hereditaments and Appurtenances, Situate at the Southeast corner of Fairview Avenue and South 18th Street in the Borough of Wilson, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

CONTAINING in front on said South 18th Street 25 feet and extending of that width in depth Eastwardly along the South side of Fairview Avenue 120 feet to Maple Street.

BOUNDED on the north by Fairview Avenue, on the East by Maple

Street, on the South by property now or formerly of Bernard Melwit and on the West by South 18th Street.

DESIGNATED as Lot No. 13.

TITLE TO SAID PREMISES IS VESTED IN Michael A. Riville, unmarried, by Deed from Kevin L. Hendershot and Camille L. Hendershot, h/w, dated 04/27/2007, recorded 04/30/2007 in Book 2007-1, Page 158038.

BEING KNOWN AS 136 South 18th Street, Easton, PA 18042-3952.

TAX PARCEL NUMBER: L9SW2D 18 10 0837.

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 Michael A. Riville.

DANIEL G. SCHMIEG, ESQUIRE

No. 74

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-13107**

ALL THAT CERTAIN messuage or tenement and tract of land, situated in the Fourth Ward, in the Borough of Bangor, on the South side of Pennsylvania Avenue, between Eighth and Ninth Streets, in the County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of Pennsylvania Avenue, thence along the west side of an alley twenty feet wide, South Ten Degrees and a half West, One Hundred and Twenty-eight Feet to a corner in line of land now or late of Emanuel Stetler or of said Emanuel Stetler's Estate; thence along the North side of said land, North Eighty Degrees West, Thirty-five Feet to a corner in line of

land now or late of Wilhelm Fecht; thence along the East side of said land, North Ten Degrees and a Half East, One Hundred and Twenty-eight Feet to a stone or corner in the middle of said Pennsylvania Avenue, thence along the middle of said Avenue, South Eighty Degrees and a half East, Thirty-five Feet to the Place of Beginning. Containing Thirty-five Feet in Front on said Pennsylvania Avenue, and extending Southward of an equal width One Hundred and Twenty Eight Feet to line of land now or lane of Emanuel Stetler.

TITLE TO SAID PREMISES IS VESTED by Special Warranty deed, dated 6/28/2007, given by Ferize S. Katzarova, married, to James J. Eberhardt and Danielle M. Eberhardt, husband and wife, as tenants by the entireties and recorded 7/5/2007 in Book 2007-1, Page 247000, and by Instrument #2007031032.

BEING KNOWN AS 822 Pennsylvania Avenue, Bangor, PA 18013-1633.

TAX PARCEL NUMBER: E9NE1A 7 3 0102.

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

SEIZED AND TAKEN into execution of the writ as the property of James J. Eberhardt and Danielle M. Eberhardt.

DANIEL G. SCHMIEG, ESQUIRE

No. 75

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-11272**

ALL THAT CERTAIN UNIT, designated as Unit #30, in the Enclave at Knobhill Condominiums, situated in the Township of Palmer, County of Northampton and Commonwealth of

Pennsylvania, as designated in Declaration of Enclave at Knobhill Condominiums, dated September 30, 2005, and recorded on June 1, 2006 in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, in Record Book Volume 2006-1, Page 218310, as amended by the First Amended Declaration as recorded on October 31, 2006 in Record Book Volume 2006-1, Page 451415, as amended by the Second Amended Declaration as recorded on June 11, 2007 in Record Book Volume 2007-1, Page 214994, as amended by the Third Amended Declaration as recorded on October 18, 2007 in Record Book Volume 2007-1, Page 383433, as amended by the Fourth Amended Declaration as recorded on November 6, 2008 in Record Book Volume 2008-1, Page 300344, as amended from time to time. As amended by the Fifth Amended Declaration as recorded 10/28/2009 in Record Book Volume 2009-1, Page 273053. As amended by the Sixth Amended Declaration as recorded 12/2/2009 in Record Book Volume 2009-1, Page 301185.

TOGETHER with a 2.77% percent undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium, Condominium Plat and Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Norman N. Channel, by Deed from Nic Zawarski and Sons Builders, Inc., a Pennsylvania Corporation, with offices located in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, dated 11/14/2008, recorded 11/20/2008, Book 2008-1, Page 308788.

BEING KNOWN AS 22 North Hill-side Court Unit 30, Easton, PA 18045-4956.

TAX PARCEL NUMBER: L9 32 1B-30 0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Norman N. Channel.

DANIEL G. SCHMIEG, ESQUIRE

No. 76
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-02025

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

BEGINNING at a stake set for a corner on the West side of Old Bethlehem Road at the corner of a twenty (20) feet wide driveway. Thence along the west side of said Bethlehem Road, South nineteen (19) degrees West, sixty-seven (67) feet and six (6) inches to a stake set for a corner, thence by other land of the said William Bachman, North seventy-one (71) degrees and one-half (1/2) west, one hundred and forty (140) feet to a stake and by the same North nineteen (19) degrees east, sixty-seven (67) feet and six (6) inches to a stake set for a corner on the south side of the aforesaid twenty (20) feet wide driveway, thence along the said driveway owned by the said William Bachman opposite lands of Jacob Diehl and Mrs. Ellen J. Ruth, South seventy-one (71) degrees and one-half (1/2) East one hundred and forty (140) feet to the place of BEGINNING.

Containing nine thousand four hundred and fifty (9,450) square feet of ground.

TITLE TO SAID PREMISES IS VESTED IN Thomas W. Schmidt, by Deed from Richard W. Vanemburgh and Kathleen T. Vanemburgh, as tenants by the entirety, their assigns and unto the survivor of them, and the survivor's personal representatives and assigns, their heirs and assigns, dated 01/10/2001, recorded 1/30/2001 in Book 2001-1, Page 13461, Instrument #2001003595.

BEING KNOWN AS 3536 Old Philadelphia Pike, Bethlehem, PA 18015-5316.

TAX PARCEL NUMBER: Q6SW3 5 13 0719.

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

SEIZED AND TAKEN into execution of the writ as the property of Thomas W. Schmidt.

DANIEL G. SCHMIEG, ESQUIRE

No. 77

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-10405**

ALL THAT CERTAIN message, tenement, and lot or parcel of ground situate on the West side of Main Street, and being designated as No. 262 Main Street according to the numbering system of the Borough of Freemansburg, in the Borough of Freemansburg, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West side of Main Street distant 27.23 feet Southwardly from the Southwest corner of Main and Monroe Streets, thence extending South 03 degrees, 15 minutes West along the West side of main Street a distance of 12.88 feet to a point, thence extending through the property of F.L. Donchez, the

grantor hereof, of which this conveyance is a part, the 3 following courses and distances, to wit: North 86 degrees, 45 minutes West, and passing in and along the party or partition wall located between the dwelling on the premises herein conveyed and the dwelling located on the premises adjoining to the South, a distance of 28.15 feet to a point, South 03 degrees, 15 minutes West a distance of .95 feet to a point, and North 86 degrees, 45 minutes West, and passing through aforesaid party or partition wall located between the dwelling on the herein conveyed premises and the dwelling located on the premises adjoining to the South, a distance of 138.85 feet to an iron pipe; thence extending North 03 degrees, 15 minutes East along property of the Central Railroad of Pennsylvania (formerly the Lehigh and Susquehanna Railroad Company), a distance of 13.83 feet to an iron pipe; thence extending South 85 degrees, 45 minutes East, through property of F.L. Donchez, the grantor hereof, of which this conveyance is a part, and passing through the party or partition wall located between the dwelling on the premises herein conveyed and the dwelling located on the premises adjoining to the North, a distance of 167 feet to the point on the West side of Main Street, the point, the place of beginning.

TOGETHER with the uninterrupted free use, right and privilege to the Grantees herein, their heirs and assigns, of ingress, egress and regress to a 4 foot wide strip of ground or walkway over and across the premises now designated as Nos. 264 and 266 Main Street, being immediately to the North of the within described premises to Monroe Street. The East-erly side of said 4 foot wide walkway

being parallel and distant 52 feet from the Westerly side of said Main Street.

TITLE TO SAID PREMISES IS VESTED IN Christopher Zeeh McDermott, by Deed from Ann L. Hugosson formerly known as Ann L. Wooten, dated 10/25/2002, recorded 12/10/2002 in Book 2002-1, Page 348204.

BEING KNOWN AS 262 Main Street, Freemansburg, PA 18017-7263.

TAX PARCEL NUMBER: P7NW2B-3-3-0212.

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

SEIZED AND TAKEN into execution of the writ as the property of Christopher Zeeh McDermott.

DANIEL G. SCHMIEG, ESQUIRE

No. 78

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-11210

ALL THAT CERTAIN tract or parcel of land situate on the southerly side of Hamilton Avenue, between Roth Street and Linden Street, in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, designated as Lot #10 on a map or plan entitled "Plan of Linden Square", Bethlehem, Pennsylvania, scale 1 inch 30 feet March 1, 1946, Leonard M. Fraivling, Company Engineers, recorded in the Office of Recording of Deeds etc., at Easton, Pennsylvania, in and for the County of Northampton in Map Book 11, Page 64, bounded and described as follows, to wit:

BEGINNING at an iron pipe on the southerly side of Hamilton Avenue, distant 65 feet eastwardly along the southerly side of Hamilton Avenue from the southeast corner of Hamilton Avenue and Roth Street; thence

extending South 86 degrees 10 minutes east along the southerly side of Hamilton Avenue, a distance of 65 feet to an iron pipe, thence extending South 3 degrees 50 minutes West along the dividing line between Lots #10 and 11 on the aforesaid plan, a distance of 150 feet to an iron pipe; thence extending North 86 degrees 10 minutes West along the dividing line between Lots #10 and 2 on the aforesaid mentioned plan, a distance of 65 feet to an iron pipe; thence extending North 3 degrees 50 minutes East along the dividing line between Lots #9 and 10 on the aforesaid plan, a distance of 150 feet to an iron pipe on the southerly line of Hamilton Avenue, the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Alex Puyarena and Trisha Puyarena, husband and wife, as tenants by the entireties by Deed from Irene J. Sandor dated 03/16/06 recorded 04/10/06 in Deed Book 2006-1 Page 141130.

BEING KNOWN AS 340 Hamilton Avenue, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N6SE1C-11-1.

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 Alex Puyarena and Trisha Puyarena.

MARK J. UDREN, ESQUIRE

No. 79

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-07114

ALL THAT CERTAIN two story frame dwelling house, tenement and lots or pieces of ground, situate in the Borough of North Catasauqua Northampton County, Pennsylvania,

bounded and described as follows, to wit:

BEGINNING at a point on Fourth Street, where it intersects with land now or late of Harvey F. Kidd, thence in a western direction, along lands last mentioned, one hundred eighty (180) feet to Church Alley; thence in a northern direction along Church Alley twenty-eight and one-half (28-1/2) feet to Chapel Street; thence in an easterly direction along Chapel Street one hundred eighty (180) feet to Fourth Street; thence along Fourth Street twenty-eight and one-half (28-1/2) feet to the place of beginning.

CONTAINING five thousand one hundred thirty (5130) square feet.

BEING THE SAME PREMISES WHICH Ronald L. Gogle and Anita L. Gogle, Husband and Wife, by Deed dated March 28, 1990 and recorded in the Office for the Recording of Deeds in and for Northampton County in Deed Book Volume 796, page 254, granted and conveyed unto Gary J. Heckenberger and Deborah P. Heckenberger, in fee.

TITLE TO SAID PREMISES IS VESTED IN Eliezer De La Rosa and Dinamarca Rosario, as tenants in common by Deed from Gary J. Heckenberger and Deborah P. Heckenberger dated 07/28/06 recorded 08/09/06 in Deed Book 2006-1 Page 325042.

BEING KNOWN AS 1032 4th Street, Catasaqua, PA 18032.

TAX PARCEL NUMBER: M4SE4C-8-1.

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

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

Eliezer De La Rosa and Dinamarca Rosario.

MARK J. UDREN, ESQUIRE

No. 80

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-13858**

ALL THAT CERTAIN lot or piece of land thereon erected a two and one-half story brick dwelling situate on the north side of Mechanic Street, east of North Street, in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, containing together in front on said Mechanic Street fifteen feet six inches (15' 6") more or less and extending of the width northwardly one hundred twenty-three feet (123') to Fortuna Alley.

BOUNDED on the north by said alley; on the east by land now or late of Bethlehem Steel Company; on the south by Mechanic Street; and on the west by a brick dwelling.

The said property is known as 1235 Mechanic Street, Bethlehem, Northampton County, Pennsylvania, according to the present system of city numbering.

BEING the same premises which Redevelopment Authority of the City of Bethlehem, by its Deed dated August 7, 1997 and recorded August 20, 1997 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 1997-1, Page 89081 granted and conveyed unto Allentown Neighborhood Housing Services, Inc.

SUBJECT to restrictions and covenants of record, and in particular those set forth in Deed Book Volume 1997-1, Page 089081, et seq.

TITLE TO SAID PREMISES IS VESTED IN Rosina Tina Palermo a/k/a Rosina T. Palermo, an Unmarried Adult Individual by Deed from

Allentown Neighborhood Housing Services, Inc., a Pennsylvania Non-profit Corporation dated 02/25/2002 recorded 02/27/2002 In Deed Book 2002-1 Page 54481.

BEING KNOWN AS 1235 Mechanic Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SE2B-5-21.

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

SEIZED AND TAKEN into execution of the writ as the property of Rosina Tina Palermo a/k/a Rosina T. Palermo.

MARK J. UDREN, ESQUIRE

No. 81

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

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

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

eight (8) minutes East fifty (50) feet to a point in line of division between Lots Nos. 5 and 6; thence eastwardly along said Lot No. 6; three hundred ninety-one and nineteen one-hundredth (391.19) feet to a point, the place of beginning.

And also all, that certain lot or piece of land situated in the Township of Palmer, County and State aforesaid, being a part of Lot No. 4, as shown on plan of lots of Stone's Crossings as made by Walter F. Auch C.E. on July 17, 1925, and bounded and described, as follows:

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

TITLE TO SAID PREMISES IS VESTED IN William C. Shellenberger and Carolyn Jane Shellenberger, his wife by Deed from Russell J. Moser and Nancy J. Moser, his wife dated 1/05/1969 recorded 11/06/1969 in Deed Book 359 Page 14.

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

TAX PARCEL NUMBER: M8SE1-3-12.

THEREON BEING ERECTED a single ranch style dwelling with brick

exterior and shingle roof; detached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Carolyn J. Shellenberger and United States of America.

MARK J. UDREN, ESQUIRE

No. 82
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-05347

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

BEGINNING at a stone corner in lands of Enos Heller and running thence South seventeen degrees West thirty-five perches to a stone; thence North thirty-one degrees West fifty-six perches to a stone; thence thirty and one-half degrees East thirty-five and two-tenth perches to a stone corner; thence by the lands of John Nicholas, South seventy-five degrees West one hundred and five perches to a stone; thence North twenty degrees West twenty-seven perches to a stone; thence by lands of David Paul, North forty degrees East thirty-five perches to a stone; thence by lands of Daniel Dietrich, North twenty degrees West sixty-five perches to a stone; thence North seventy-three degrees East twenty-two perches to a stone; thence fifty-seven degrees East twenty-three perches to a stone; thence by lands of Charles Kohl, North twenty-three degrees West, thirty-one perches to a stone; thence North seventy-five degrees East, thirty-one and a quarter perches to a stone; thence North four degrees West, twenty and a half perches to a stone; thence North fifty-eight and a half degrees East thirty-

five and three-tenth perches to a stone; thence North sixty-two degrees West thirty-six and fourth-tenth perches to a stone; thence South fifty-eight and a half degrees West fifty-two perches to the place of BEGINNING. Containing eighty-six acres and eighty-two perches.

IT BEING THE SAME PREMISES, which Salvatore Liiro and Shirley Liiro, his wife, did by their deed dated September 1, 1978, and recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book Volume 587 at Page 642, did grant and convey unto Philip J. Malone and Mary Ann Malone, his wife.

EXCEPTING AND RESERVING thereout and therefrom the following conveyances, to wit:

A conveyance by Jacob Rotzell and Catherine Rotzell, his wife, to Levin Groner, dated April 4, 1879, recorded as aforesaid in Deed Book F, Volume 35, Page 261.

A conveyance made by John K. Miller and Lizzie Miller, his wife, to Levi Groner, dated April 11, 1903, recorded as aforesaid in deed Book F, Volume 35, page 268.

A right-of-way granted by Hattie M. Miller to the Manufacturers Light and heat Company dated April 9, 1947, recorded as aforesaid in Book of Miscellaneous Volume 106, Page 56.

A conveyance made by Hattie M. Miller (single) to Florence Mae Itterly, dated August 17, 1951, recorded as aforesaid in Deed Book H, Volume 88, Page ____.

A right-of-way granted Melvin Fretz and Evelyn M. Fretz, his wife, to the Pennsylvania Power and Light Company dated October 16, 1953, recorded as aforesaid in Book of Miscellaneous Volume 119, Page 35.

A conveyance from Frederick L. Reigle, Chapter XIII Trustee by Order of the United States Bankruptcy Court and Philip J. Malone, also known as Philip J. Malone, Jr. and Mary Ann Malone, his wife, to David K. Sickler and Patricia C. Sickler, his wife, by a deed Dated September 11, 1984, and recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book Volume 670 at Page 1118.

Northampton County Tax Parcel Nos. C10-20-1 (60.17 acres as shown on the Northampton County Tax Map) and C10-17-26 (11.74 acres as shown on the Northampton County Tax Map).

Northampton County Tax Parcel No. C10-17-35.

ALL THOSE FOUR adjoining tracts, parcels or pieces of land situated in the Township of Upper Mt. Bethel, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

No. 1. BEGINNING at stone; thence by land of late of Jacob Oyer North forty-one (41) degrees East fifty-six (56) perches to a stone; thence North seventeen (7) degrees East thirty-five (35) perches to a stone; thence by land late of Henry Hester South forty-eight and a half (48-1/2) degrees East twenty-one and three-tenths (21.3) perches to a stone; thence by land late of George Eckhart South sixteen (16) degrees West fifty-four and a half (54-1/2) perches to a white oak; thence in a southwesterly direction about seventeen (17) perches to a corner; thence by late Findley's land South eighteen and three quarter (18-3/4) degrees West twenty-one and a half (21-1/2) perches to a stone; thence by land late of Philip Oyer and one of the other lots South seventy-

two (72) degrees West seventeen (17) perches and one-tenth (.1) to a stone; thence North thirty and a half (30-1/2) degrees West thirty-five and two tenths (35.2) perches to the place of BEGINNING. Containing about seventeen and a quarter (17-1/4) acres.

No. 2. BEGINNING in line of one of the other lots; thence by the same South forty-eight and a half (48-1/2) degrees—twelve (12) perches to a stone; thence by land late of George Eckhart North sixteen (16) degrees East four and two tenths (4.2) perches to a corner; thence by land late of Henry Hester ten and eight tenths (10.8) perches to the place of BEGINNING. Containing twenty-two (22) perches.

No. 3. BEGINNING at a stone; thence by land late of Jacob Oyer North seventy-two (72) degrees East forty and three-tenths (40.3) perches to a stone; thence by land late of Owen Owens South nineteen and three fourth (19-3/4) degrees East twenty-five and three-tenths (25.3) perches to a stone; thence by land late of Conrad Keiser South two (2) degrees East twelve and two tenths (12.2) perches to a stone and South seventy-six and a half (76-1/2) degrees West forty-two and three tenths (42.3) perches to a stone; thence by land late of Christian Misch North ten and a half (10-1/2) degrees West thirty-four (34) perches to the place of BEGINNING. Containing eight (8) acres and one hundred and forty (140) perches.

No. 4. BEGINNING at a corner in line of one of the other lots and thence by land late of William Oyer South sixty-eight (68) degrees East ten and a half (10-1/2) perches to a stone, thence South twenty-eight degrees West five and one-tenth (5.1) perches to a stone; by South fifty-one and a

half (51-1/2) degrees East—perches and nine tenths (.9) to a stone; by same South twenty-six and three quarter (26-3/4) degrees West eight (8) perches to a stone; by same—thirty-three and three quarter (33-3/4) degrees West ten (10) perches to a stone; thence by land late of William Oyer South thirty and three quarter (30-3/4) degrees West twelve (12) perches to a stone; by the same South forty-two and a quarter (42-1/4) degrees West eleven and six tenths (11.6) perches to a stone; thence by land late of Jacob LaBar North sixteen and a half (16-1/2) degrees West three and two tenths (3.2) perches to a stone; thence along one of the other tracts North eighteen (18) degrees East forty-three and seven tenths (43.7) perches to the place of BEGINNING. Containing two (2) acres and thirty-two (32) perches, from which is sold off about one (1) acre.

IT BEING THE SAME PREMISES which Burness Adams did by deed dated November 15, 1979 and recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book Volume 608 at Page 532 did grant and convey unto Philip Malone and Mary Ann Malone, his wife.

BEING KNOWN AS 1855 Ridge Road, Bangor, PA.

TAX PARCEL NUMBER: C10 20 1 0131 and C10 17 26 0131 and C10 17 35 0131.

THEREON BEING ERECTED on parcel C10 20 1 0131 a two-story single dwelling with attached one-car garage with stone exterior and shingle roof; detached barn, on parcel C10 17 26 0131 vacant land, on parcel C10 17 35 0131 vacant land.

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

Philip J. Malone and Mary Ann Malone.

PETER C. LAYMAN, ESQUIRE

No. 84

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-04943**

ALL THAT CERTAIN lot or piece of ground situate in Bushkill Township, City of Wind Gap, County of Northampton, Commonwealth of Pennsylvania.

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

BEGINNING at an iron pipe on the northerly side of the State Highway leading from Wind Gap to Moorestown and in the line of the land of Phillip Chamberlain; thence along the land of Phillip Chamberlain, north 16 degrees 15 minutes West 100 feet to a stake and the land of the grantors; thence along the land of the grantors, of which this has been a part, North 66 degrees 57 minutes East 150 feet to a stake; and South 16 degrees 15 minutes East 100 feet to a stake on the northerly side of said highway; thence along the northerly side of said highway South 66 degrees 57 minutes west 150 feet to the point and place of beginning.

CONTAINING in area .342 of an acre of land strict measure

TITLE TO SAID PREMISES IS VESTED Wayne Romanishan, Jr and Kathleen Romanishan, husband and wife. Deed by Wayne Romanishan, Jr and Wayne Romanishan, Sr. Dated 11/26/2008 and recorded 12/12/2008 in Book 2008-1 Page 323154 Instrument # 2008046488.

BEING KNOWN AS 283 East Moorestown Road, Wind Gap, PA 18091-9724.

TAX PARCEL NUMBER: F7-16-8-0406.

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 Wayne Romanishan, Jr. and Kathleen Romanishan.

DANIEL G. SCHMIEG, ESQUIRE

No. 85
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-09113

ALL THAT CERTAIN Unit, designated as 11 W. Second Street, Suite 302, being Unit #302 in 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 0.3180% percent undivided interest, of in and to the common elements as set forth in the aforesaid Declaration of Condominium, Condominium Plat and Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Richard L. Simononis

and Shannon A. Simononis, h/w, by Deed from Lehigh Riverport Realty, L.P., successor by merger to Lehigh Riverport Development, LLC., dated 06/19/2006, recorded 07/25/2006 in Book 2006-1, Page 298978.

BEING KNOWN AS 11 West 2nd Street Unit 302, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6 2 302 0204.

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 Shannon A. Simononis and Richard L. Simononis.

DANIEL G. SCHMIEG, ESQUIRE

No. 86
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-08541

All that certain messuage, tenement and lot or piece of ground situate in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, and known as 231 East Garrison Street according to present city numbering, bounded and described as follows:

Beginning at a point on the northerly side of Garrison Street one hundred feet east from the northeast corner of Garrison and Penn Streets; thence extending eastwardly along the northerly side of Garrison Street a distance of thirty (30) feet; and of that width extending in a northerly direction between parallel lines a distance of one hundred and two (102) feet. Bounded on the south by Garrison Street, on the west by land now or late of Henry Frankenfield, on the north by Lots Nos. 44 and 46

Union Street and on the east by land now or late of Walter Cortright.

BEING THE SAME PREMISES which Joann Talbot, by Deed dated 7/6/2006 and recorded 7/11/2006 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2006-1, Page 281046, granted and conveyed unto Arthur R. Talbot.

BEING KNOWN AS 231 East Garrison Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: P6NE1B-23-31.

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 Arthur R. Talbot.

GREGORY JAVARDIAN, ESQUIRE

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

RANDALL P. MILLER
Sheriff

Northampton County,
Pennsylvania

CHRISTOPHER T. SPADONI
ESQUIRE

Solicitor to the Sheriff

Mar. 15, 22, 29

RELOCATION

The law firm of Gross McGinley is pleased to announce the relocation of our Easton office. Effective June 1st, we will be servicing our clients from 101 Larry Holmes Drive, Suite 202, the same building that houses the federal court. Our office will be easily accessible from Routes 22, 78 and 611, and allows for ample, free parking for our clients. And for convenience, it is located a few blocks from the Courthouse. Gross McGinley's new suite will be located on the second floor and includes modern, updated conveniences and is handicapped accessible. We are looking forward to this move and reaffirming our dedication to our clients and the Easton Community.

Mar. 22, 29; Apr. 5, 12

MEMOIR WRITING CONFERENCE

APRIL 28, 2012,

STEELSTACKS, BETHLEHEM, PA

**NINE NATIONALLY KNOWN ARTISTS AND WRITERS,
KEYNOTE SPEAKER, AND PANEL DISCUSSION**

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APRIL 2012

MON	TUE	WED	THU	FRI
2 Juvenile Status	3 Argument	4 Misc. Hrngs.	5 Juvenile Arraignments Status	6 GOOD FRIDAY
9 Juvenile Criminal	10 Criminal	11 Criminal	12 Juvenile Criminal	13 Misc. Hrngs.
16 Juvenile Status	17 Civil Pretrials	18 Civil Call Asbestos Pretrials	19 Juvenile Arraignments	20 Misc. Hrngs.
23 Juvenile Civil	24 Civil	25 Civil	26 Juvenile Civil	27 Misc. Hrngs. O.C. Audit
30 Juvenile Law Day				

**MARIA M. COOK as Executor of the Estate of GARY L. COOK,
SHAWN M. COOK and TAMARA COOK, Plaintiffs v. DOMINIC
A. FAROLE, ACCENT HOMES, INC., AMERICA UNITED
MORTGAGE CORPORATION, ANGELA M. FAROLE,
CAROL A. FAROLE, ANTHONY D. FAROLE, AVANTE
ABSTRACT, INC., RANDY HUGHES and TRI-COUNTY
APPRAISAL SERVICE, Defendants**

Preliminary Objections—Real Estate—Breach of Fiduciary Duty—Certificate of Merit—Fraud—Corporations—Justifiable Reliance—Latent Defects—UTPCPL—Scandalous or Impertinent Matter.

Plaintiffs' Second Amended Complaint, alleging the following claims against Objecting Defendants Dominic A. Farole, Accent Homes, Inc., America United Mortgage Corporation, Angela M. Farole, Carol A. Farole, Anthony D. Farole and Avante Abstract, Inc.: UTPCPL violations against all Defendants; breach of contract and breach of fiduciary duty as to Dominic Farole, Angela Farole and America United; an unjust enrichment claim against Anthony Farole; led Objecting Defendants to file preliminary objections. The first matter for the Court's consideration was Attorney Dominic Farole's motion to strike the claims against him (fraud; UTPCPL violations; breach of contract and breach of fiduciary duty) for failure to file a certificate of merit. The Court found that the claims were not pled in the nature of professional liability and therefore declined to strike them. The next matter before the Court was a preliminary objection of all Objecting Defendants seeking to strike the complaint for failure to sufficiently aver fraudulent conduct. Finding the complaint sufficiently pled in that regard, the Court overruled the motion. The Court similarly overruled the Corporate Objecting Defendants' preliminary objections seeking to strike the claims against them on the basis of insufficiency. Defendants' motion to strike for failure to properly plead justifiable reliance was granted with respect to Plaintiffs' claims of fraud pertaining to the market value of the subject home and their ability to pay the mortgage thereon. However, the Court found Plaintiffs' claims of Defendants' failure to disclose latent defects sufficiently pled. However, it sustained the objection as to Defendants Avante Abstract, Carole Farole, America United Mortgage and Angela Farole in the absence of any basis upon which liability could attach, but overruled it as to the remaining Objecting Defendants upon a finding of a basis for liability. Additionally, the Court overruled the objection of Defendants Dominic and Anthony Farole and Accent Homes contending that Plaintiffs' allegations of fraud were barred by an integration clause in the contract for the sale of the home. The Court also overruled the demurrer of Defendants Angela Farole and America United to Plaintiffs' breach of contract and breach of fiduciary duty claims upon a finding that the complaint was sufficiently pled in that regard. Finally, the Court overruled a preliminary objection to strike certain paragraphs from the complaint as scandalous impertinent matter on the basis that such averments could bear on the issue of damages.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—No. C-0048-CV-2008-12356.

JOHN P. O'BOYLE, ESQUIRE, for Plaintiffs.

PAUL G. LEES, ESQUIRE, for Objecting Defendants.

DOMINIC A. FAROLE, ESQUIRE, for Objecting Defendants.

Order of the Court entered on April 20, 2011 by DALLY, J.

ORDER

AND NOW, this 20th day of April 2011, upon consideration of the preliminary objections Defendants Dominic A. Farole, Accent Homes, Inc. America United Mortgage Corporation, Angela M. Farole, Carol A. Farole, Avante Abstract together, and Dominic A. Farole individually to Plaintiffs' Second Amended Complaint, it is hereby ORDERED and DIRECTED that:

1. Defendant Dominic Farole's Preliminary Objections in the form of motions to strike the breach of contract and breach of fiduciary duty claims against him for failure to file a certificate of merit are **OVERRULED**;

2. The Preliminary Objection of all Objecting Defendants in the form of a motion to strike for failure to specifically aver their fraudulent conduct is **OVERRULED**;

3. The Preliminary Objection of Objecting Corporate Defendants Accent, Avante and America United whereby they move to strike Counts I and II of the Complaint for failure to identify the agents alleged to have acted on behalf of Corporate Defendants is hereby **OVERRULED**;

4. Objecting Defendants' motion to strike Plaintiffs' Complaint for failure to establish justifiable reliance is hereby **OVERRULED** as to Plaintiffs' claims against Defendants Dominic Farole, Accent Homes and Anthony Farole with regard to their alleged failure to disclose latent defects in the construction of the subject property, but **SUSTAINED** as to Plaintiffs' averments against all Objecting Defendants that they fraudulently misrepresented the market value of the property and the Plaintiffs' ability to afford the mortgage on the same;

5. Objecting Defendants Dominic Farole, Accent Homes' Preliminary Objection asserting the applicability of the Integration Clause contained in the Agreement of Sale entered between Plaintiffs and Defendant Accent Homes, and Defendant Anthony Farole's reliance on ¶7(g) of the Agreement in moving for dismissal of Plaintiffs' fraud and UTPCPL claims relative to the alleged fraudulent misrepresentation of latent defects in the subject property are hereby **OVERRULED**;

6. The Preliminary Objection of Defendants Angela Farole and America United to Counts IV and VI of the Complaint, to the extent that it is not mooted by the Court's other rulings in this Order, is hereby **OVERRULED**; and

7. Objecting Defendants' motion to strike Paragraphs 58, 62, 63, 64 and 65 from the Complaint as scandalous or impertinent pursuant to Pa. R.Civ.P. 1028(a)(2) is **OVERRULED**; as set out more fully below in the attached Statement of Reasons.

STATEMENT OF REASONS

Presently before the Court are the preliminary objections of Defendants Dominic A. Farole, Accent Homes, Inc., America United Mortgage Corporation, Angela M. Farole, Carol A. Farole, Avante Abstract together, and Dominic A. Farole individually (collectively “Objecting Defendants”), to Plaintiffs’ Second Amended Complaint (“Complaint”). This matter commenced on November 21, 2008 by Writ of Summons. On May 21, 2010, a rule issued directing the filing of a Complaint, which was then filed on August 12, 2010. Preliminary objections were filed thereto, and an Amended Complaint was filed on October 1, 2010. A second round of preliminary objections was then filed, and Plaintiffs filed their Second Amended Complaint on December 3, 2010.¹ The instant preliminary objections thereto, presently before the Court for consideration, were filed on December 27 and 29, 2010 respectively.

Plaintiffs’ Complaint alleges claims of Fraud and Unfair and Deceptive Acts and Practices pursuant to the Pennsylvania Unfair Trade Practices and Consumer Protection Law (“UTPCPL”)² against all Defendants; claims of breach of contract and breach of fiduciary duty as to Dominic Farole, Angela Farole and America United; and an unjust enrichment claim against Anthony Farole, Randy Hughes and Tri-County Appraisal Service in connection with Plaintiffs’ purchase of a residential property located at 938 Accent Court in Walnutport, Northampton County, Pennsylvania.

Per the Complaint, Plaintiffs allege that on November, 2, 2006, they entered into an Agreement of Sale with Accent Homes for the property at a purchase price of Four Hundred Seventy-Nine Thousand Nine Hundred Dollars (\$479,000.00) with seller, Defendant Accent Homes. Second Amended Complaint at ¶14. Per the copy of the Agreement appended to the Complaint, Defendant Accent was represented in the transaction by Defendant Dominic Farole, as evidenced by his appearance as signatory to the Agreement on behalf of Seller. Second Amended Complaint, Exhibit A. However, Plaintiffs further allege that Dominic Farole, who is a licensed

¹ Defendants Randy Hughes and Tri-County Appraisal Service filed Preliminary Objections to the Amended Complaint on October 25, 2010 to which Plaintiffs filed an Answer on December 6, 2010. However, in the interim, Plaintiffs filed a Second Amended Complaint docketed on December 3, 2010. Defendants filed an Answer to the Preliminary Objections to the initial Amended Complaint docketed on December 6, 2010. Nevertheless, these Preliminary Objections were mooted by the filing of the Second Amended Complaint, and therefore the only preliminary objections presently before the Court are those filed with regard to the Second Amended Complaint. Pa. R.C.P. 1028(c)(1). Defendants Hughes and Tri-County filed an Answer to the Second Amended Complaint on January 14, 2011.

² “[T]he general purpose of the UTPCPL is to protect the public from fraud and unfair or deceptive business practices.” *Romeo v. Pittsburgh Associates*, 787 A.2d 1027, 1033 (Pa. Super. 2001) *appeal denied*, 797 A.2d 915 (Pa. 2002) (internal citations omitted); 73 P.S. §201-1 *et seq.* The statute provides for actions to be brought by either the Commonwealth via the Office of the Attorney General, or by private citizens, 73 P.S. §201-4; 73 P.S. §201-9.2.

attorney, also represented them in the transaction and was paid a legal fee for the same. Second Amended Complaint at ¶41. Dominic Farole's father, Anthony Farole, was the listing agent for the property through Century 21 Bi-County Real Estate. *Id.* at ¶45. By the Complaint, Plaintiffs further aver that they contracted with Defendant America United, owned by Defendant Angela Farole, to broker a mortgage for them. *Id.* at ¶16. At the time of the transaction, Plaintiff Tamara Cook was employed as a loan officer with America United. *Id.* at ¶18. Through America United, Plaintiff Gary Cook submitted a loan application to mortgage financing company Countrywide Home Loans, stating a monthly income of One Thousand Six Hundred Dollars (\$1,600.00). *Id.* at ¶17. A second mortgage application was then submitted by Countrywide and America United stating Gary Cook's monthly income as Nine Thousand Dollars (\$9,000.00) a month. *Id.* at ¶28.

Pursuant to the acceptance of the loan application and the issuance of two mortgages on the property, America United and Countrywide required an appraisal of the property, selecting Defendant Tri-County to perform the appraisal. *Id.* at ¶¶20-21, 96. Defendant Randy Hughes of Tri-County performed the appraisal. *Id.* at ¶21. Plaintiffs allege that by his own admission, Hughes inflated the appraisal value of the home, basing it not on market value but on the sale price of the home, in contravention of the Universal Standards of Professional Appraisal Practice ("USPAP"), resulting in an over-valuation of at least Seventy-Four Thousand Dollars (\$74,000.00). *Id.* at ¶¶24-26, 49.

Defendant Avante, also allegedly owned by Dominic Farole, was the settlement and escrow agent on the sale and purchase. *Id.* at ¶¶40, 42. Defendant Carol Farole has been identified by the parties as an independent contractor and title processor for Defendant Avante. *See* Plaintiffs' Memorandum of Law in Opposition to Preliminary Objections at 15. Plaintiffs allege that at closing, Defendants Dominic Farole, Angela Farole, Carol Farole, Anthony Farole, America United, Accent Avante Hughes and Tri-County failed to disclose certain latent defects in the property, and that the same Defendants, excepting Hughes and Tri-County, failed to disclose the existence of an encumbrance of One Thousand Dollars (\$1,000.00) for an outstanding propane bill at the time of closing. Second Amended Complaint at ¶¶22, 54.

Plaintiffs further aver that on or about July 6, 2007 Defendant Countrywide filed a Complaint in Mortgage Foreclosure against them given their inability to satisfy their monthly mortgage payments. *Id.* at ¶56. Due to present Plaintiffs' failure to file an Answer thereto, Countrywide obtained a default judgment in their favor on or about September 24, 2007. *Id.* at ¶57. Thereafter, the property was scheduled for Sheriff's Sale on March 7, 2008. *Id.* at ¶59. On March 6, 2008, Plaintiffs made a payment in the amount of Forty Thousand Four Hundred Forty-Two Dollars and Ninety-Eight Cents (\$40,442.98) and the mortgage was reinstated. *Id.* at ¶¶60-61. There-

after, the property suffered severe water damage and the Plaintiffs filed a claim to Countrywide and Balboa Insurance, the property insurance carrier and a subsidiary of Countrywide. *Id.* at ¶¶58, 63. Plaintiffs further aver that they were directed to pay for the repairs and submit a claim for reimbursement but that they have yet to be reimbursed for a sum of Seventeen Thousand Dollars (\$17,000.00). *Id.* at ¶¶64-65. Amid these averments, Plaintiffs bring the aforementioned claims against Defendants, to which Objecting Defendants raise several preliminary objections.

Standard of Law

The purpose of preliminary objections in the nature of a demurrer is to test the legal sufficiency of a complaint. *Sullivan v. Chartwell Investment Partners, LP*, 873 A.2d 710, 714 (Pa. Super. 2005). Thus, in ruling on preliminary objections, the court shall accept as true all well-pleaded facts set forth in the complaint, and all reasonable inferences deducible therefrom. *Richardson v. Beard*, 942 A.2d 911, 913 (Pa. Commw. 2008) *order aff'd.*, 600 Pa. 102, 963 A.2d 904 (2008). Where doubt exists with respect to issues of fact, such doubts shall be resolved in favor of the non-movant. *Koken v. Steinberg*, 825 A.2d 723, 726 (Pa. Commw. 2003) *appeal quashed*, 575 Pa. 103, 834 A.2d 1103 (2003). The resolution of preliminary objections shall result in the dismissal of a complaint only when it is clear and free from doubt that a plaintiff has no possibility of recovery on the facts as pled. *Swisher v. Pitz*, 868 A.2d 1228, 1230 (Pa. Super. 2005).

Discussion

Preliminary Objections of Dominic Farole

The first set of preliminary objections now before the Court are those of Defendant Dominic Farole in the form of a motion to strike the claims against him. In support of the same, Dominic Farole asserts that in light of Plaintiffs' averment that he functioned as their attorney with respect to the subject real estate purchase, the claims against him alleging Fraud; UTPCPL violations; breach of contract and breach of fiduciary duty are in the nature of professional liability claims and therefore subject to the requirements of Pa. R.C.P. 1042.1 *et seq.* As a threshold matter, the Rules of Civil Procedure provide that "[a] complaint shall identify each defendant against whom the plaintiff is asserting a professional liability claim." Pa. R.C.P. 1042.2. Further, pursuant to Pa. R.C.P. 1042.3:

- (a) In any action based upon an allegation that a licensed professional deviated from an acceptable professional standard, the attorney for the plaintiff, or the plaintiff if not represented, shall file with the complaint or within sixty days after the filing of the complaint, a certificate of merit signed by the attorney or party that either

- (1) an appropriate licensed professional has supplied a written statement that there exists a reasonable probability that the care, skill or knowledge exercised or exhibited in the treatment, practice or work that is the subject of the complaint, fell outside acceptable professional standards and that such conduct was a cause in bringing about the harm, or
- (2) the claim that the defendant deviated from an acceptable professional standard is based solely on allegations that other licensed professionals for whom this defendant is responsible deviated from an acceptable professional standard, or
- (3) expert testimony of an appropriate licensed professional is unnecessary for prosecution of the claim . . .

Pa. R.C.P. 1042.3.

Thus, in the absence of any averment that Plaintiffs are suing Dominic Farole for professional negligence pursuant to Pa. R.C.P. 1042.2, or the filing of a Certificate of Merit as provided for by Pa. R.C.P. 1042.3, Objecting Defendant argues that the claims against him cannot stand and must be stricken from the pleading.

In their responsive brief filed on January 28, 2011, Plaintiffs note their intention to appear in Motions Court on February 1, 2011 to present a Motion to Determine the Necessity of Filing a Certificate of Merit, pursuant to Pa. R.C.P. 1042.6(c), and therefore ask that Dominic Farole's preliminary objection in the form of a motion to strike the claims against him should be overruled pending the resolution of their motion. While the instant preliminary objections were filed prior to Plaintiffs' expression of their intention to file the aforementioned motion, the record reflects that to date, no such motion has been filed. Accordingly, the Court moves to consideration of Dominic Farole's motion to strike on the merits.

Initially, the Court must determine whether any of Plaintiffs' claims against Dominic Farole sound in professional liability. *Zokaites Contracting Inc. v. Trant Corporation*, 968 A.2d 1282 (Pa. Super. 2009). In doing so, the Court must answer two questions: "(1) whether the claim pertains to an action that occurred within the course of a professional relationship; and (2) whether the claim raises question of professional judgment beyond the realm of common knowledge and experience." *French v. Commonwealth Associates, Inc.*, 980 A.2d 623, 631 (Pa. Super. 2009). Only upon a determination that claims sounding in professional liability have in fact been lodged against Dominic Farole can those same claims be stricken for failure to file a Certificate of Merit. *Id.* at 635. Those claims not alleging professional liability will remain undisturbed. *Id.*

Turning to the Second Amended Complaint, we note that the first claim against Dominic Farole, as against all defendants, is a claim of fraud. Therein, as with all their claims, Plaintiffs incorporate by reference the preceding averments, including averments at ¶¶41 and 43:

41. Dominic Farole acted as the Plaintiffs' attorney on the purchase of the Property, and he was paid a legal fee by the Plaintiffs for said representation.

...

43. Dominic Farole failed to act in the best interests of his clients, the Plaintiffs.

More specifically, their fraud claim is based on allegations that all Defendants inflated the market value of the subject property and failed to disclose latent defects in the condition of the property. Plaintiffs' next claim against all Defendants alleges violations of the UTPCPL, again relating to the allegedly inflated market value of the property and the existence of undisclosed latent defects thereon. Finally, Plaintiffs allege breach of contract and breach of fiduciary duty claims against Dominic Farole.

Upon examination and consideration, it appears to the Court that the Plaintiffs' claims of fraud and UTPCPL violations relate not to his alleged provision of legal services, but from his role as the builder and seller of the subject property. Plaintiffs' allegation that Dominic Farole represented them with respect to the transaction is not enough to bring the claims under the rubric of professional liability, because the gravamen of the claims lies in Dominic Farole's alleged wrongdoing on the opposite side of transaction in his many purported roles as the builder and seller of the home, as the owner of Defendant Accent Homes, and the settlement and escrow agent, as owner of Defendant Avante. Accordingly, the Plaintiffs' fraud and UTPCPL claims will not be stricken for failure to file a certificate of merit. As to Plaintiffs' breach of contract claim, the Court notes Plaintiffs' averment that "Defendant Dominic Farole failed to provide legal services to the Plaintiffs pursuant to their legal contract" Second Amended Complaint at ¶141. Plaintiffs further allege that:

Defendant Dominic Farole breached his contract with the Plaintiffs by failing to secure a loan based on the true market value of the Property and by failing to secure a loan which Plaintiffs could afford to pay ...

Second Amended Complaint at ¶142; and that

Defendant Dominic Farole breached his contract with the Plaintiffs by failing to disclose to the Plaintiffs the latent defects in the Property, by failing to inform the Plaintiffs that the Property appraisal was inflated and by failing to disclose to the Plaintiffs that there was an outstanding bill of over \$1,000.00 for propane due and owing at the time the Property was transferred to the Plaintiffs.

Second Amended Complaint at ¶143.

Although Plaintiffs' Complaint contains several averments with respect to Dominic Farole's many roles with respect to the sale of the subject property, the averments of their breach of contract claim is that he breached

his contract to provide Plaintiffs with legal services. A claim sounds in professional negligence when “the averments ... of the contract claim fundamentally question *the professional’s exercise of due care.*” *Zokaite Contracting, Inc. v. Trant Corp.*, supra, 968 A.2d at 1289 (emphasis added).

Here, notwithstanding Plaintiffs’ allegations that Dominic Farole provided them legal representation with respect to the sale, their claims against him are not in the nature of professional negligence, as they relate to his alleged failure of his responsibilities relative to his role as the seller of the property. Plaintiffs’ breach of fiduciary duty claim is rooted in the same acts upon which their contract claim is based. Again, such allegations relate to Dominic Farole’s role as the seller of the subject property, and not, as Plaintiffs allege, their legal counsel attendant with the transaction. Accordingly, Defendant Dominic Farole’s motion to dismiss Plaintiffs’ contract and breach of fiduciary duty claims against him for failure to file a certificate of merit is hereby OVERRULED.³

Preliminary Objections of All Objecting Defendants

The final set of preliminary objections before the Court for resolution are the collective objections of Defendants Dominic Farole, Accent Homes, Inc., America United Mortgage Corporation, Angela M. Farole, Carol A. Farole, Anthony D. Farole and Avante Abstract Company (“Objecting Defendants”). By the first of their objections, Objecting Defendants, cite to Pa. R.C.P. 1028(a)(3),⁴ 1028(a)(4)⁵ and 1019(b),⁶ and seek dismissal of Plaintiffs’ Complaint for failure to specifically allege fraudulent conduct on the part of Objecting Defendants in support of their claims of fraud and violations of the UTPCPL.⁷

³ Given that the sole inquiry before the Court in connection with Dominic Farole’s preliminary objection is whether or not Plaintiffs’ claims sound in professional negligence, we do not reach the question of whether or not they have properly averred Defendant’s breach of contract and fiduciary duty.

⁴ Pa. R.C.P. 1028(a)(3) provides for the filing of preliminary objections on the basis of insufficient specificity.

⁵ Pa. R.C.P. 1028(a)(4) provides for the filing of preliminary objections on the basis of a demurrer upon an assertion of legal insufficiency.

⁶ Pa. R.C.P. 1019(b) requires that “[a]verments of fraud or mistake shall be averred with particularity.”

⁷ Historically, courts required that a plaintiff bringing a private cause of action under the UTPCPL must aver and prove the elements of fraud. Subsequent, however, to the 1996 amendments to the UTPCPL there appears to be a split between the Commonwealth and Bankruptcy Courts’ less restrictive pleading standards, and the Superior Court’s continued adherence to the common-law fraud pleading standard. *Commonwealth v. Percudani*, 825 A.2d 743, 746-47 (Pa. Commw. 2003). See also, *Pennsylvania Department of Banking v. NCAS of Delaware*, 995 A.2d 422, 444 n.28 (Pa. Commw. 2010); *Contra Ross v. Foremost Insurance Company*, 998 A.2d 648, 654 (Pa. Super. 2010). Given that the cause of action in this case is brought by private citizens against other private citizens and corporate entities, we find the Superior Court standard controlling in this matter.

The elements of a claim for common-law fraud are the material misrepresentation of an existing fact; scienter; justifiable reliance on the misrepresentation; and damages. *Booze v. Allstate Insurance Company*, 750 A.2d 877, 880 (Pa. Super. 2000). Averments of fraud must be pled with particularity, requiring that “(1) the pleadings must adequately explain the nature of the claim to the opposing party so as to permit the preparation of a defense; and (2) they must be sufficient to convince the court that the averments are not merely subterfuge.” *Martin v. Lancaster Battery Company, Inc.*, 530 Pa. 11, 18, 606 A.2d 444, 448 (1992) (internal citations omitted).

In support of their preliminary objection alleging Plaintiffs’ failure to satisfy the pleading requirements with respect their fraud and UTPCPL claims, Objecting Defendants argue that “Plaintiffs are required to plead exactly what statements were made and by whom such statements were made regarding the alleged fraud, misrepresentation and/or latent defects.” Memorandum of Law in Support of Preliminary Objections of [Objecting] Defendants ... at 13. Defendants then go on to cite to forty-two (42) paragraphs in the Complaint which they characterize as generic, and insufficient to meet the requisite pleading standard. Specifically, Objecting Defendants allege that “Plaintiffs are not permitted to lump together all Objecting Defendants alleging all Objecting Defendants made the exact same statements to Plaintiffs” in support of their UTPCPL claim. Defendants’ Brief in Support of Preliminary Objections at 13.

Fraud is sufficiently pled where the elements set forth *supra* are averred, and “the exact statements *or actions*” upon which the claim is based are set forth. *Youndt v. First National Bank of Port Allegany*, 868 A.2d 539, 545 (Pa. Super. 2005) (emphasis added). Thus, a plaintiff is not required to quote verbatim the allegations in support of his or her fraud claims. Rather, it is sufficient that the subject of the fraud and the manner in which it was allegedly committed is conveyed to the defendants so that they understand the claims against them and are able to prepare a defense thereto. Here, Plaintiffs specifically allege that upon settlement, Objecting Defendants failed to disclose the latent defects in and the inflated value of the property, and the existence of a lien on the property in the form of an outstanding propane bill in the amount of One Thousand Dollars (\$1,000.00). While several averments are directed at “Defendants,” the use of collective language does not dictate a finding that the averments of the pleading are too general to satisfy the pleading requirements. In assessing the sufficiency of a complaint, the court shall not pass judgment upon singular averments, but shall evaluate the complaint as a whole. *Maleski v. DP Realty Trust*, 653 A.2d 54, 65 (Pa. Commw. 1994). Upon examination of the Plaintiffs’ Complaint as a whole, we note that Plaintiffs’ claim for fraud is premised on two separate grounds; namely that the Objecting “Defendants

inflated the market value of the Property through the appraiser, Hughes and Tri-County, and their business partner, America United,” and that:

[Objecting] Defendants Dominic A. Farole, Accent, America United, Angela M. Farole, Carole [sic] Farole, Anthony D. Farole and Avante willingly, knowingly, wantonly, recklessly and maliciously failed to inform the Plaintiffs of all of the latent defects in the Property and of the outstanding propane bill in order to ensure that Plaintiffs purchased the Property.

Second Amended Complaint at ¶¶75,108.

Upon review and consideration, the Court finds that the allegations against the individual Defendants are clearly delineated and therefore sufficiently pled in that regard.⁸ Accordingly, the present preliminary objection in the form of a motion to dismiss Plaintiffs’ Second Amended Complaint for failure to articulate specific conduct in support of their claims of fraud and UTPCPL violations is hereby **OVERRULED**.

By their second preliminary objection, corporate Defendants Accent, Avante and America United (“Corporate Defendants”) move for dismissal of the Complaint as to Counts I and II of the Complaint on the basis of Plaintiffs’ alleged failure to identify the agents who allegedly acted on behalf of the Corporate Defendants relative to Counts I and II of the Complaint. In support thereof, Corporate Defendants note that fraud must be “averred with particularity.” Pa. R.C.P. 1019(b). Thus, because a corporation cannot speak for itself, Corporate Defendants assert that Plaintiffs must specifically aver the words or actions forming the bases of the claims, and identify the actor on behalf of each company. Citing more than forty (40) paragraphs from the Complaint, Corporate Defendants contend that the averments contained therein are too general to enable them to adequately investigate or prepare defenses thereto, and that therefore, the Complaint should be stricken.

In determining whether the complaint avers fraud with sufficient specificity, th[e] Court must look to the complaint as a whole and ascertain whether it adequately explains the nature of the claim to the defendants so that they may prepare a defense, and whether it is sufficiently specific to convince the court that the averments therein are not merely a subterfuge. ... However, a plaintiff is not required to plead evidence in his or her complaint, and therefore, need not allege all of the factual details underlying the claim of fraud.

Maleski by Taylor v. DP Realty Trust, supra, 653 A.2d at 65 (internal citations omitted) (footnote omitted).

⁸ This preliminary objection is based solely on the specificity of Plaintiffs’ averments of fraud, and does not address the legal sufficiency of such averments. The Court shall address the sufficiency of Plaintiffs’ averments upon consideration of further preliminary objections, and the ruling on the instant preliminary objection will not bear on that consideration.

Taking Plaintiffs' Complaint as a whole, we find it sufficient to withstand Corporate Defendants' preliminary objection. Within the body of the Complaint, the Plaintiffs identify the agents of each Corporate Defendant and each actor's purported role in the alleged fraud. Given that the Complaint is clear as to the transactions and representations upon which their allegations of fraud are based, and identify the actors and their agents, the Court finds the Complaint sufficiently specific in this regard. From these averments, the Corporate Defendants are put on notice of the claims against them and they can begin to prepare a defense thereto. A plaintiff is not required to plead evidence in a complaint. Where the elements of a claim are set forth in a complaint, and more specific information may be obtained by discovery, a motion to dismiss will be denied. *See Emert v. Hanchett Manufacturing Division of MWA Company*, 41 D. & C. 3d 659, 666 (Pa. Com. Pl. Somerset Co. 1983); *Ro-Med Construction Company v. Bartley*, 69 D. & C. 2d 349 (Pa. Com. Pl. Lawrence Co. 1975). Accordingly, Corporate Defendants' preliminary objection in the form of a motion to dismiss for failure to comply with Pa. R.C.P. 1028(a)(3)-(4) and 1019(b) is hereby OVERRULED.

Objecting Defendants next contend that Plaintiffs' Complaint should be stricken for failure to establish justifiable reliance on their alleged misrepresentations.⁹ "To be justifiable, reliance upon a representation of another must be reasonable ... Whether the party claiming to have been defrauded relied upon the false representation is a question of fact." *Eigen v. Textron Lycoming Reciprocating Engine Division*, 874 A.2d 1179, 1189 (Pa. Super. 2005) (internal citation omitted). "Furthermore, the issue of justifiable reliance cannot be resolved without considering the relationship of the parties involved and the nature of the transaction." *Drelles v. Manufacturers Life Insurance Company*, 881 A.2d 822, 841 (Pa. Super. 2005).

Here, Plaintiffs allege Objecting Defendants' fraudulent misrepresentation of the following: (1) the market value of the home; (2) Plaintiffs' ability to afford the mortgage on the home; and (3) the condition of the home. To the extent that Plaintiffs allege justifiable reliance on the Defendants' representations as to the appraisal of the home or their ability to afford the mortgage, we are guided by a prior decision in separate litigation involving plaintiffs, captioned at C-0048-CV-2008-9347, wherein the Honorable Anthony S. Beltrami granted a motion for summary judgment in favor of plaintiff Countrywide Home Loans, Inc., stating that the plaintiffs in this case:

⁹ Generally, issues of justifiable reliance are not decided on preliminary objection, but are reserved for the trier of fact. *Toy v. Metropolitan Life Insurance Company*, 593 Pa. 20, 928 A.2d 186, 208 (2007). However, in cases where a plaintiff fails to establish justifiable reliance as a matter of law, the courts have made such determinations on preliminary objections. *See County of Lackawanna v. Verrastro*, 9 D. & C. 5th 35 (Pa. Com. Pl. Lackawanna Co. 2009); *Blumenstock v. Gibson*, 811 A.2d 1029 (Pa. Super. 2002).

... agreed to purchase the property for \$480,000 before any appraisal was even ordered.¹⁰ In other words, Defendants requested a loan based upon the price they agreed [sic] to pay for the home, not based on any appraisal. Thus, even if the appraisal constituted a misrepresentation, [they] did not rely upon it in deciding to purchase the home and to finance the purchase.

Countrywide Home Loans, Inc. v. Gary A. Cook, Shawn M. Cook and Tamara M. Cook, C-0048-CV-2008-9347 (Pa. Com. Pl. Northampton Co., October 19, 2010).

As to Plaintiffs' claims of fraud with respect to the representations of certain parties that they could afford the mortgage, the Court notes the words of the Honorable Robert B. Kugler, a judge of the United States District Court in New Jersey, as referenced by Judge Beltrami in his above-cited opinion. In that action, Kugler wrote that:

Plaintiffs' claim is this: we found a house, which we wanted to buy. We signed a contract to purchase the house contingent on financing. We went to Defendants to get that financing. They gave us exactly what we wanted. They should not have done so ... In effect, Plaintiffs ask the Court to save them from themselves ... As Defendants astutely point out, 'it strains credulity to argue that ... Plaintiffs' own income or expenses could be misrepresented to them.'

Jatras v. Bank of America Corp., 2010 WL 164407 at *4 (D.N.J. April 22, 2010). In consideration of the facts of this case in light of the foregoing, the Court finds that Plaintiffs have failed to adequately plead justifiable reliance with respect to their claims of fraud pertaining to the market value of the subject home and their ability to pay the mortgage thereon.

As to Plaintiffs' contention that they justifiably relied on Objecting Defendants' representations as to the workmanship of the home, the Objecting Defendants contend that because Plaintiffs Tamara and Shawn Cook lived in the home before they bought it, "they were intimately familiar with the physical status and condition of the property prior to their purchase." Objecting Defendants' Brief at 19, 22, 25 and 28. In evaluating Plaintiffs' pleading, we note that "[d]efects which would not be apparent to an ordinary purchaser as a result of a reasonable inspection constitute latent defects" *Tyus v. Resta*, 328 Pa. Super. 11, 22, 476 A.2d 427, 433 (1984). Plaintiffs append two home inspection reports to the Complaint, which set forth the existence of several alleged defects, many of which would not be apparent to the ordinary purchaser upon reasonable inspection. Thus, the question before the Court becomes whether or not Plaintiffs can properly claim justifiable reliance against all of the Objecting Defendants for their alleged

¹⁰ Per the documents attached to the Complaint, we note that the Agreement of Sale ("Exhibit A") was executed on November 2, 2006 and the date of the appraisal ("Exhibit C") was November 27, 2006.

failure to disclose these such defects. As a matter of law, liability for failure to disclose latent defects in a real property attaches to a seller, or as in this case, a builder-seller, and his realtor where there is proof of actual or constructive knowledge of such latent defects. *Aiello v. Ed Saxe Real Estate, Inc.*, 508 Pa. 553, 499 A.2d 282 (1985). Here, Plaintiffs allege fraud and UTPCPL claims against Accent Homes (Corporate Defendant Builder-Seller); Dominic Farole (Individual Defendant, Owner of Corporate Defendant Builder-Seller); Anthony Farole (Realtor); Avante Abstract (Corporate Defendant—Title Company); Carol A. Farole (Individual Defendant—Title Company Employee); America United Mortgage Company (Corporate Defendant—Mortgage Broker) and Angela Farole (Individual Defendant—Mortgage Brokerage Owner), but under the law, only Defendants Dominic Farole, Anthony Farole and Accent Homes may be held liable therefor. Accordingly, Objecting Defendants' preliminary objection in the form of a motion to strike for failure to establish justifiable reliance in support of their fraud and UTPCPL claims is hereby SUSTAINED IN PART and OVERRULED IN PART.

To the extent that the Court overruled Objecting Defendants' preliminary objection with regard to Plaintiffs' averment of justifiable reliance regarding latent defects as to Anthony Farole, Dominic Farole and Accent Homes, we move to address the next preliminary objection, wherein Objecting Defendants Dominic and Anthony Farole and Accent Homes contend that Plaintiffs' allegations of fraud are barred by an integration clause contained in the Agreement of Sale for the subject property. In support of the same, this group of Objecting Defendants contends that because the underlying Agreement contains an integration clause and is devoid of any of the misrepresentations upon which Plaintiffs' fraud claims are predicated, parol evidence cannot be introduced in support of such claims. The subject integration clause contained in the Agreement reads as follows:

This Agreement represents the entire agreement between the parties hereto covering everything agreed upon or understood in the transaction. There are no oral promises, conditions, representations, understandings, interpretations or terms of any kind as conditions or inducements to the execution hereof in effect between the parties. Nochange [sic] or addition is to be made to this agreement except by written agreement executed by the parties.

Complaint, Exhibit "A": Agreement of Sale at ¶7(a).

In response thereto, the Plaintiffs assert that the terms of the Agreement of Sale are applicable only to them and Defendant Accent, as the parties to the contract. Whereas, Objecting Defendants contend that the terms of the Agreement of Sale are equally applicable to them. Further, Objecting Defendants allege that Plaintiffs have no claim against Anthony Farole pursuant to a clause in the Agreement which states that:

All parties warrant that they have not dealt with a realtor and that no commissions are due any realtor with respect to this transaction.

Complaint, Exhibit “A”: Agreement of Sale at ¶7(g).

As an initial matter the Court notes that:

[w]here the alleged prior or contemporaneous oral representations or agreements [between parties to a contract] concern a subject which is specifically dealt with in [sic] the written contract, and the written contract covers or purports to cover the entire agreement of the parties, the law is ... clearly and well settled that in the absence of fraud, accident or mistake, the alleged oral representations or agreements are merged in or superseded by the subsequent written contract, and parol evidence to vary, modify or supersede the written contract is inadmissible in evidence.

LeDonne v. Kessler, 256 Pa. Super. 280, 286-87, 389 A.2d 1123, 1126-27 (1978) (footnote omitted). *See also, Kehr Packages, Inc. v. Fidelity Bank, National Association*, 710 A.2d 1169, 1172 (Pa. Super. 1998).

In applying the parol evidence rule to a contract whereby a plaintiff alleges the nondisclosure of latent defects in the construction of a home, we note that:

[where buyers allege that they were fraudulently induced to purchase a property through fraud or misrepresentation, the applicability to the parol evidence rule is determined by] balanc[ing] the extent of the party’s knowledge of objectionable conditions derived from a reasonable inspection against the extent of the coverage of the contract’s integration clause in order to determine whether the party could justifiably rely upon oral representations without insisting upon further contractual protection or the deletion of an overly broad integration clause.

Le Donne v. Kessler, supra at 294, 389 A.2d at 1130.

Here, Plaintiffs allege Objecting Defendants’ nondisclosure of latent defects in the construction of the subject property which could not be ascertained upon reasonable inspection and as such, the Court finds that they have properly pled their causes of action to survive the present preliminary objection with regard to Objecting Defendants’ assertion of the integration clause contained in the Agreement of Sale. Finally, with regard to the clause at ¶7(g) of the Agreement, the Court finds that because Defendant Anthony Farole was not a party to the Agreement and because Plaintiffs’ averments of fraud with respect to the latent defects in the home are sufficient to withstand preliminary objection with regard to the parol evidence rule, Anthony Farole cannot prevail on his preliminary objection.

The next preliminary objection before the Court is a demurrer to Counts IV (Breach of Contract) and VI (Breach of Fiduciary Duty) of the

Complaint on behalf of Defendants Angela Farole and America United. As the basis for the objection, the Objecting Defendants assert the absence of a contract between them and the Plaintiffs. The essential elements of a breach of contract claim, upon which Plaintiffs' breach of fiduciary duty claim is based, are the existence of a contract between the parties, a breach of that contract and damages arising therefrom. *Ferrer v. Trustees of University of Pennsylvania*, 573 Pa. 310, 825 A.2d 591, 610 (2002). A contract, which may either be written or oral, is formed where there is an offer, acceptance, consideration and a meeting of the minds. *Schreiber v. Olan Mills*, 426 Pa. Super 537, 627 A.2d 806 (1993). In consideration of the instant preliminary objection, the determination before the Court is not whether Plaintiffs have proven the existence of a contract with Defendants Angela Farole and America United, but whether they have sufficiently averred the elements of their claims.

In support of this preliminary objection, Objecting Defendants maintain that the mortgage application submitted by Plaintiffs was accepted and processed as a gift to Plaintiffs and that therefore, no contract existed. However, in ruling on preliminary objections, the Court is limited to an assessment of Plaintiffs' Complaint and upon review, the Court finds the averments of the Complaint sufficient to withstand preliminary objection. Accordingly, the preliminary objection of Defendants Angela Farole and America United is hereby OVERRULED.

Finally, the Objecting Defendants move to strike several averments from the Complaint as scandalous or impertinent matter pursuant to Pa. R.C.P. 1028(a)(2). Matter is scandalous or impertinent if it is "immaterial and inappropriate to establish a cause of action." *Deiss v. Pennsylvania Department of Transportation*, 935 A.2d 895, 909 (Pa. Commw. 2007). We further note that:

Scandalous matter ... consists of any unnecessary allegation that bears cruelly upon the moral character of an individual or states anything that is contrary to good manners or anything that is unbecoming to the dignity of the court to hear or that charges some person with a crime not necessary to be shown. [Whereas,] impertinence is the averment of a fact or facts that are irrelevant to the material issues made or tendered and that, whether proven or admitted, can have no influence in leading to the result of the judicial decree.

14 Standard Pennsylvania Practice 2d §80:56.

Objecting Defendants seek to strike the following five paragraphs from the Second Amended Complaint on the basis that they are not germane to the Plaintiffs' claims and are potentially prejudicial:

58. In November of 2007, Countrywide purchased an insurance policy on the Property through its subsidiary Balboa Insurance Company with a premium of \$7,000.00, which the Plaintiffs believe was charged to their reinstatement payment ...

62. After reinstating the mortgage, the Property suffered severe water damage.

63. The Plaintiffs submitted a claim for the damage to Countrywide and Balboa Insurance, which was in the amount of \$32,000.00.

64. The Plaintiffs were required by Balboa and Countrywide to pay for the repairs and submit claims for reimbursement.

65. The Plaintiffs have paid out \$32,000.00 and Countrywide has refused to pay them the outstanding balance of \$17,000.00.

In response to Objecting Defendants' motion to strike, Plaintiffs explain that the challenged paragraphs relate to their allegations of Defendants' failure to disclose the existence of certain latent defects in the home, and the amount of damages the Plaintiffs are entitled to with respect to the same. In light of that representation, the Court finds that if proven or admitted, such averments could bear on the ultimate resolution of this matter. Therefore, Objecting Defendants' motion to strike paragraphs 58, 62, 63, 64 and 65 from the Second Amended Complaint is hereby OVERRULED.

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