

Northampton County Reporter

(USPS 395-280)

VOL. LIII

EASTON, PA April 22, 2004

NO. 69

**Lawrence J. Dotter, Executor of the Estate of Albinka J. Dotter a/k/a
Albinka S.J. Dotter, deceased v. PHI Aging and Health Care Services,
Presbyterian Homes, Presbyterian Housing and Services Corporation, Kirkland
Village, St. Luke's Hospital, and St. Luke's Hospital and Health Network**

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INSERT:	Yellow		
1) "Northampton DUI Practice under the New ACT"			
2) "Estate Program and Regulations"			
3) "Understanding Disability Law"			
4) Quarterly Association Meeting			

NOTICE TO THE BAR

Non-Jury Trial List—June 14, 2004

Kindly be advised the Northampton County Court's Non-Jury List scheduled for June 14, 2004 has been **CLOSED**.

The Non-Jury Trial weeks of July 19, 2004 and August 16, 2004 remain open if you have additional cases you would like to list for this purpose.

If you have any questions, please call the Court Administrator's Office at 610-559-6700.

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Northampton County Reporter

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

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Robert C. Brown, Jr., Esquire

Editor

NOTICES TO NCBA MEMBERS—BAR NEWS

☞ **PLEASE NOTE** that the NCBA Office will be closed from 11:30 A.M. to 2:00 P.M. on Thursday, April 29th for Secretaries Day Luncheon.

☞ **See front page for “NON-JURY TRIAL LIST”—June 14, 2004**

☞ **WELCOME RETURNING MEMBERS TO THE NCBA**—Attorneys Christopher Nace and Craig J. Smith.

☞ **INCLUDED IN THIS ISSUE** are the announcements and registration forms for the following events: **(1) May 5th**—“Northampton County DUI Practice under the New Act” **(2) May 13th** —“Estate Recovery Program” **(3) May 20th** —“Understanding Disability Law” **(4) May 26th**—“Quarterly Association Meeting & Malpractice Avoidance Seminar”

☞ **COULD YOU USE AN INTERN FOR THE SUMMER? If so, please contact any one of the following students: NACC Paralegal Students (2)** want summer work; please contact Mary Kate Smereczynsky or her sister Gina Smereczynsky at (610) 258-7227 or **Political Science Major/Pre-law at Arcadia University student** is looking for an internship this summer. Contact Michael C. Bertolino @ (610) 253-0499 or **1L w/Paralegal & Government Experience student** is seeking part-time work to supplement judicial internship. Contact Abigail Baird at (978) 505-1088 (cell) or bairda@bc.edu

☞ **PBI/CLE SEMINAR @ NCBA—“Funding the Marital Trust”** scheduled for **Thursday, June 3, 2004** from 9:30 a.m. to 1:00 p.m. with 3 Substantive CLE Credits. Register early by calling (800) 932-4637 or go online at www.pbi.org

☞ **BAR ASSOCIATION OF LEHIGH COUNTY**

SPONSORED SEMINARS FOR 2004:

[**April 28th**—**VIDEO CAFETERIA**—Call for times & programs] [**May 12th**—“Lanham Act, False Advertising & Unfair Competition”] [**May 19th**—“Workers’ Comp: Important Issues from the Judges’ Perspective”] Call BALC for details such as times, fees, credits, meals and/or to register at (610) 433-6401, ext. 16.

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**BARTOS, ANNA a/k/a ANNA I.**

BARTOS, dec'd.

Late of Bethlehem, Northampton County, PA

Co-Executors: Vivian M. Dancho and William D. Bartos c/o Lawrence Center, Esquire, P.O. Box 1248, 60 W. Broad St., Ste. 103, Bethlehem, PA 18016

Attorney: Lawrence Center, Esquire, P.O. Box 1248, 60 W. Broad St., Ste. 103, Bethlehem, PA 18016

FEDOR, ROBERT, dec'd.

Late of 3403 Franklin Square, Northampton County, PA

Personal Representative: James L. Christoff, 3511 Terrace Drive, Whitehall, PA 18052

FRENCH, GEORGE L., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Co-Executrices: Victoria Georgia Buckley and Enid Buckley Nielson c/o William P. Leeson, Esquire, Leeson, Leeson, & Leeson, 70 E. Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426

Attorneys: William P. Leeson, Esquire, Leeson, Leeson, & Leeson, 70 E. Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426

HANDELONG, CLOYD, dec'd.

Late of the Borough of Bangor, Northampton County, PA

Co-Executors: Ronald J. Handelong and Brenda K. Falcone 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

KAISER, MARY D. a/k/a DORIS KAISER, dec'd.

Late of the City of Easton, Northampton County, PA

Executrix: Janice M. Napoli 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

LINDEN, ANITA, dec'd.

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

Administrator: Christopher Linden c/o Daniel E. Cohen, Attorney, Laub, Seidel, Cohen & Hof, L.L.C., 8 Centre Square, Easton, PA 18042

Attorneys: Daniel E. Cohen, Attorney, Laub, Seidel, Cohen & Hof, L.L.C., 8 Centre Square, Easton, PA 18042

MALITS, HELEN, dec'd.

Late of Northampton, Northampton County, PA

Executrix: Linda A. Hoch,
1448 Main Street, Bath, PA
18014

Attorneys: James A. Bartholomew, Esquire, Scoblionko, Scoblionko, Muir, Bartholomew & Melman, 40 South Fifth Street, Allentown, PA 18101

MILISITS, JOSEPH S., JR.
a/k/a JOSEPH S. MILISITS,
dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executor: Ronald J. Milisits
c/o Frank W. Yandrisevits,
Esquire, 24 W. 21st Street,
Suite 105, Northampton, PA
18067

Attorney: Frank W. Yandrisevits, Esquire, 24 W. 21st Street, Suite 105, Northampton, PA 18067

MOFFETT, VIOLA B., dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Edwin N. Moffett
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

RETTTER, DOROTHY M., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Kathleen Sipler
c/o Mary Ann Snell, Esquire,
915 West Broad Street, Bethlehem, PA 18018

Attorney: Mary Ann Snell, Esquire, 915 West Broad Street, Bethlehem, PA 18018

SMITH, MARGUERITE S. a/k/a MARGARET S. SMITH a/k/a MARGARET SMITH, dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executrix: Ms. Starr D. Canestraro, 8317 Thompson Road, Cicero, NY 13039
Attorney: Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

SMITH, RUTH G., dec'd.

Late of Easton, Northampton County, PA

Co-Executrices: Florence M. Hixon and Sarah Ann Messinger, 528 Centre St., Easton, PA 18042-6449

VERIAN, GEORGE R., dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Nancy J. Fitzgerald, 815 Howe Street, Easton, PA 18040

Attorney: Herbert G. Litvin, Esquire, 151 S. 7th Street, Easton, PA 18042

WALKER, JAMES DAVID A., dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: M. Elizabeth Walker c/o Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219

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

SECOND PUBLICATION**CLAUSE, RONALD L.,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Administratrix: Susan C. Breiner c/o Harry Newman, Esquire, 915 West Broad Street, Bethlehem, PA 18018

Attorney: Harry Newman, Esquire, 915 West Broad Street, Bethlehem, PA 18018

CLEMENS, FRANK, JR., dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Co-Executrices: Elaine D. Albrecht and Ellen M. Clemens 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

CLEMENS, MAE a/k/a MAE K.

CLEMENS, dec'd.

Late of Lower Saucon Township, Northampton County, PA

Co-Executrices: Elaine D. Albrecht and Ellen M. Clemens 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

FRITTS, ALBENA M., dec'd.

Late of Forks Township, Northampton County, PA

Executrix: Shirley Blomquist 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

HAIGHT, DEBORAH S., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Co-Executors: James R. Ledwith, John M. Haight, III and Elizabeth H. O'Connell c/o 400 Berwyn Park, Berwyn, PA 19312-1183

Attorneys: James R. Ledwith, Esquire, Pepper Hamilton, LLP, 400 Berwyn Park, 899 Cassatt Road, Berwyn, PA 19312-1183

KULL, GRACE W. a/k/a GRACE

KULL, dec'd.

Late of Upper Mount Bethel, Northampton County, PA

Co-Executors: Charles H. Kull and Doris Kull, 121 Hartzells Ferry Road, Mt. Bethel, PA 18343 and Gerald L. Williams, 999 Carley Brook Road, Honesdale, PA 19431

Attorneys: Charles W. Stopp, Esquire, Steckel and Stopp, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

LaPENNA, FREDERICK J., SR.,

dec'd.

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

Executor: Frederick J. LaPen-na, Jr. c/o John Molnar, Esquire, The Molnar Law Offices, Wind Gap Professional Center, 6697 Sullivan Trail, Wind Gap, PA 18091

Attorneys: John Molnar, Esquire, The Molnar Law Offices, Wind Gap Professional Center, 6697 Sullivan Trail, Wind Gap, PA 18091

LOUDENBERRY, PAULINE T., dec'd.

Late of the Township of Forks,
Northampton County, PA

Executor: John Yautz, 4210
Glover Rd., Easton, PA 18040

MARX, HERBERT G., dec'd.

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

Executrix: Aleta Lorraine
Hanna c/o Gregory R. Reed,
Esquire, 141 South Broad
Street, P.O. Box 299,
Nazareth, PA 18064-0299

Attorney: Gregory R. Reed, Es-
quire, 141 South Broad Street,
P.O. Box 299, Nazareth, PA
18064-0299

**MILLER, HELEN R., a/k/a
HELEN REITER MILLER**,
dec'd.

Late of the Borough of Hel-
lertown, Northampton
County, PA

Executor: Frank M. Miller
c/o Bradford D. Wagner, Es-
quire, 662 Main Street, Hel-
lertown, PA 18055-1726

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

ORBAN, HELEN, dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executrix: Lisa Ann Orban
c/o Holly V. Calantoni, Es-
quire, 451 Main Street, Beth-
lehem, PA 18018

Attorney: Holly V. Calantoni,
Esquire, 451 Main Street,
Bethlehem, PA 18018

SNYDER, VIOLET B., dec'd.

Late of the Township of Han-
over, Northampton County, PA

Executrix: Margaret D. Zim-
merman c/o Holly V. Calan-
toni, Esquire, 451 Main Street,
Bethlehem, PA 18018

Attorney: Holly V. Calantoni,
Esquire, 451 Main Street,
Bethlehem, PA 18018

WALTERS, ARTHUR E., dec'd.

Late of Plainfield Township,
Northampton County, PA

Co-Administrators C.T.A.:
Toma Giuffre, 2411 Clermont
St., Bethlehem, PA 18017 and
Lisa Cameline, 131 E. Center
Street, Nazareth, PA 18064

Attorneys: Peters, Moritz,
Peischl, Zulick & Landes, LLP,
1 South Main Street, Naza-
reth, PA 18064

**WEED, BRIAN P. a/k/a BRIAN
PATRICK WEED**, dec'd.

Late of Bethlehem, Northamp-
ton County, PA

Administratrix: Erna T.
Keding, 1724 Callone Ave.,
Bethlehem, PA 18017

**UNANGST, RUSSELL D., a/k/a
RUSSELL UNANGST**, dec'd.

Late of Northampton County,
PA

Executor: John F. Lamas, 512
Hamilton St., #200, Allen-
town, PA 18101

Attorney: Quintes D. Taglioli,
Esquire, 512 Hamilton St.,
#200, Allentown, PA 18101

WEISS, CAROL R., dec'd.

Late of the City of Easton,
Northampton County, PA

Co-Executors: Tracey A. Weiss,
1527 Butler St., Easton, PA
18042 and Robert D. Weiss,
4191 East Texas Rd., Allen-
town, PA 18103

Attorneys: Peters, Moritz,
Peischl, Zulick & Landes, 1

South Main Street, Nazareth,
PA 18064

YETTER, CHRISTOPHER N.,
dec'd.

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

Co-Administrators: Richard N.
Yetter and Linda M. Yetter
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

THIRD PUBLICATION

AYKROYD, EDITH D., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executrix: Ruth D. Mickolay
c/o Bradford D. Wagner, Es-
quire, 662 Main Street, Heller-
town, PA 18055-1726

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

DOLLAR, ROBERT L. a/k/a
ROBERT LOWE DOLLAR,
dec'd.

Late of the Borough of Heller-
town, Northampton County, PA

Executrix: Terri J. Weidner
c/o Bradford D. Wagner, Es-
quire, 662 Main Street, Hel-
lertown, PA 18055-1726

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

FINELLI, IDA G., dec'd.

Late of the Borough of Bangor,
Northampton County, PA

Executor: Scott Morgan c/o
McFall, Layman & Jordan,
P.C., Attorneys at Law, 134
Broadway, Bangor, PA 18013

Attorneys: McFall, Layman &
Jordan, P.C., Attorneys at Law,
134 Broadway, Bangor, PA
18013

HELMS, GLENN L., dec'd.

Late of the Township of Lower
Saucon, Northampton Coun-
ty, PA

Administrator: Alfred S.
Pierce, Esquire, 124 Belvidere
Street, Nazareth, PA 18064

Attorneys: Alfred S. Pierce,
Esquire, I.D. No. 21445, Pierce
& Dally, LLP, 124 Belvidere
Street, Nazareth, PA 18064

KIMSEY, THOMAS M., dec'd.

Late of the Borough of Bangor,
Northampton County, PA

Executor: Paul T. Kimsey, 11
Smithfield Village, East
Stroudsburg, PA 18301-9049

Attorneys: Daniel M. Cor-
veleyn, Esquire, Newman, Wil-
liams, Mishkin, Corveleyn,
Wolfe & Fareri, P.C., 712 Mon-
roe Street, Stroudsburg, PA
18360-0511

KISTLER, DOROTHY S., dec'd.

Late of Bethlehem, Northamp-
ton County, PA

Executrix: Margaret K. Fulmer
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

LOKAY, JOANNA J. a/k/a
JOANNA LOKAY, dec'd.

Late of the Borough of North-
ampton, Northampton Coun-
ty, PA

Executrix: Janet Marie Kline
c/o James J. Narlesky, Es-
quire, 717 Washington Street,
Easton, PA 18042

Attorney: James J. Narlesky,
Esquire, 717 Washington
Street, Easton, PA 18042

**MARTOCCI, JOSEPH F. a/k/a
JOSEPH F. MARTOCCI, SR.,**
dec'd.

Late of the Borough of Roseto,
Northampton County, PA
Co-Executors: Mr. Nicholas J.
Martocci and Mr. Joseph F.
Martocci, Jr., 409 Falcone Av-
enue, Roseto, PA 18013

Attorney: Vaughn A. Terrinoni,
Esquire, 3976 Township Line
Road, Bethlehem, PA 18020

MOYER, WALTER R., dec'd.

Late of Bethlehem, Northamp-
ton County, PA

Executrix: Debra Joy Smith
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

NIXON, HILDA M., dec'd.

Late of the Borough of Naza-
reth, Northampton County,
PA

Executrix: Delores E. Nixon,
90 Porter Street, Nazareth, PA
18064

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

**PETRO, ROSEMARIE G. a/k/a
ROSEMARIE A. PETRO,**
dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Administrator: Charles J.
Petro 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

PINTANDE, JOSEPHINE L.,
dec'd.

Late of the City of Easton,
Northampton County, PA
Executor: Thomas Pintande
c/o Gus Milides, Esquire, 654
Wolf Avenue, Easton, PA
18042

Attorney: Gus Milides, Es-
quire, 654 Wolf Avenue, East-
on, PA 18042

TRINKER, MARCIA, dec'd.

Late of the Township of Palmer
Township, Northampton
County, PA

Executor: Gary Trinker, 1865
Clarendon Drive, Easton, PA
18040

NOTICES OF INCORPORATION

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

The name of the corporation is:

**BGM BEVERAGE
ENTERPRISES CORP.**

The Articles of Incorporation have
been filed on March 2, 2004.

RICHARD BRENT SOMACH,
ESQUIRE

1132 Hamilton Street
Suite 201
Allentown, PA 18101

Apr. 22

NOTICE IS HEREBY GIVEN that
Articles of Incorporation have been

filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is:
HODGES TECHNOLOGIES, INC.

Victor E. Scomillio, Esquire
Noel & Kovacs, P.C.
400 South Greenwood Avenue
Suite 300
Easton, PA 18045-3776

Apr. 22

NOTICE IS HEREBY GIVEN that an Article of Incorporation has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, no. 177, as amended.

The name of the corporation is:
MARSHALL PROPERTIES, INC.

The Articles of Incorporation were filed on March 29, 2004.

James F. Preston, Esquire
Broughal & DeVito, L.L.P.
38 West Market Street
Bethlehem, PA 18018

Apr. 22

**FICTITIOUS NAME
REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295 of 1982, as amended, of the intention to file, or the filing of, in

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

HOLISTIC HAPPENINGS

with its principal place of business at: 1063 Jacobsburg Road, Wind Gap, PA 18091.

The name and address of the person owning or interested in said business is: Laurie Hartzell, 1063 Jacobsburg Road, Wind Gap, PA 18091.

Apr. 22

**NOTICES OF NONPROFIT
INCORPORATION**

NOTICE IS HEREBY GIVEN that
**GLENMOOR CONDOMINIUM
ASSOCIATION**

has been organized under the provisions of the Non-Profit Corporation Law of 1988 and filed Articles of Incorporation with the Pennsylvania Department of State on October 10, 2003.

The purpose of the corporation is: An association to perform the management functions for the operation of the age restricted residential living units at Glenmoor Condominium, Easton, Northampton County, PA, according to the Act and the Declaration of Condominium now or hereafter recorded in the office of the Recorder of Deeds, Northampton County, PA.

Apr. 22

NOTICE IS HEREBY GIVEN that Articles of Incorporation-Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation of

a proposed business incorporation to be organized under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988 [P.L. 1444, No. 177] as amended.

The name of the corporation is:

OUTCASTS, AAU BASKETBALL, INC.

The Articles of Incorporation were filed on March 1, 2004.

McLAIN LAW OFFICES, P.C.
528 North New Street
2nd Floor
Bethlehem, PA 18018
(610) 866-9700

Apr. 22

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 Commonwealth for:

BLC COMMUNICATIONS

with its principal place of business at: 266 South Main Street, Bangor, Pennsylvania 18013. The entity owning or interested in said business is: Bangor Lumber Company, 266 South Main Street, Bangor, PA 18013.

McFALL, LAYMAN & JORDAN, P.C.

134 Broadway
Bangor, PA 18013

Apr. 22

LIMITED LIABILITY COMPANY NOTICE

NOTICE IS HEREBY GIVEN that Notice of Certificate of Organization-Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of creating a

Limited Liability Company under the Limited Liability Company Law of 1994, P.L. 703, No. 106, under the name of:

The name of the LLC is:

RILOO ENTERPRISES, LLC

The Certificate of Organization was filed on March 1, 2004.

NICHOLAS R. SABATINE, III, P.C.
16 S. Broadway
Wind Gap, PA 18091

Apr. 22

EMPLOYMENT NOTICE

The Monroe County Public Defender Office will be interviewing for a new Full-Time Assistant Public Defender. The position involves extensive work in criminal law. Applicants must be a member of the Pennsylvania Bar and have a genuine commitment to representing indigent people. Salary: \$31,303.00 plus benefits, Blue Cross/Blue Shield, Dental/Vision and Pension. Only individuals who have passed the Bar need apply. Position is available as of April 22, 2004.

Resumes should be directed to Jacqueline Lim, Legal Office Manager, Monroe County Public Defender Office, Monroe County Courthouse, Stroudsburg, PA 18360, telephone (570) 517-3049.

Apr. 22

LEGAL SECRETARY

Part-time leading to full-time or full-time, hours flexible. Responsibilities include: legal correspondence, filing, data entry, answering telephones, scheduling. Must be organized, self motivated, detail oriented, and reliable. Send resume to Secretary, P.O. Box 1151, Easton, PA 18044-1151.

Apr. 1, 8, 15, 22, 29;
May 6, 13, 20

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on May 7, 2004 at ten o'clock a.m. in the COUNCIL CHAMBERS, FOURTH 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-2003-008226**

ALL THAT CERTAIN dwelling house and lot of land situated on the north side of and known as No. 2335 Front Street, in the Borough of Wilson, County of Northampton, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the northern building line of said Front Street, said point being 350 feet distant in a westerly direction from the intersection of the said building line of Front Street with the western building line of South 23rd Street, THENCE extending westwardly along the northern building line of Front Street 50 feet and of that same width extending northwardly in depth between parallel lines at right angles to said Front Street 120 feet to a 15 feet wide alley.

BOUNDED on the north by said alley, on the east by land now or late of Mary Worth, on the south by said Front Street and on the west by land now or late of W.A. Kemmerer.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: M9NW1C-9-35.

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

SEIZED AND TAKEN into execution of the writ as the property of Robert E. Klein.

JOSEPH A. GOLDBECK, JR.,
ESQUIRE

**No. 2
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-008419**

ALL THAT CERTAIN lot or tract of ground situated in the Township of Lehigh, County of Northampton and Commonwealth of Pennsylvania, known as Lot 4 of the Joseph J. Smida, Sr. and Jr. Minor Subdivision Plan, recorded in the Office of the Recorder of Deeds, in and for the County of Northampton, at Easton, Pennsylvania, in Map Book Volume 88, page 299, bounded and described according to a survey performed by Robert E. Hoppes, Jr., Professional Engineer and Professional Land Surveyor, of HOP-PES Professional engineering & Surveying, as follows, to wit:

BEGINNING a concrete monument (to be set) in the eastern right-of-way of TR-548 (Cypress Drive) that is offset twenty-five and no one-hundredths (25.00) feet from centerline and is a corner of the now or former Borough of Walnutport and also being the western most corner of Lot 4 of the same said Minor Subdivision of Joseph J. Smida, Sr. & Jr., herein described; thence extending a line dividing the tract of same said now or formerly of same said now or formerly of Borough of Walnutport from Lot 4

herein described a bearing of North sixty (60) degrees twenty-one (21) minutes twenty-seven (27) seconds East and a distance of four hundred ninety-one and fifty-seven one-hundredths (491.57) feet to an iron pin (in concrete); thence extending a line dividing the tract of same said now or formerly of Borough of Walnutport from Lot 4, herein described, a bearing South thirty-six (36) minutes twenty-four (24) seconds East and a distance of one hundred forty-one and four one-hundredths (141.04) feet to an iron pin (in concrete); thence extending a line dividing Lot 3 from Lot 4 herein described a bearing of South sixty (60) degrees twenty-one (21) minutes twenty-seven (27) seconds West and a distance of five hundred sixteen and eighty-three one-hundredths (516.83) feet to an iron pin (to be set); thence extending a line in and along same said TR-548 (Cypress Drive) that is offset twenty-five and no one-hundredths (25.00) feet from the centerline, a bearing of North twenty-six (26) degrees eighteen (18) minutes twenty (20) seconds West and a distance of one hundred forty and twenty-four one-hundredths (140.24) feet to a concrete monument (to be set), the place of BEGINNING.

BEING SUBJECT to drainage easement, building setbacks, undergrounds water line easements, and road right-of-way as shown on same said Minor Subdivision Plan of Joseph J. Smida, Sr. & Jr.

UNDER AND SUBJECT to the following restrictions, which said restrictions shall be binding upon the grantees, their heirs and assigns, and shall run with the land:

1. No mobile homes (trailers) shall be constructed on the lot.

2. The minimum size of the home constructed on the property shall be 1700 square feet.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: H2-11-22C.

BEING KNOWN AS 4731 North Cypress Drive , Walnutport, Pennsylvania.

THEREON BEING ERECTED a two story single brick dwelling w/ attached two-car garage and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Scott D. Humphrey.

JOSEPH A. GOLDBECK, JR.,
ESQUIRE

No. 3

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-007948**

All that certain message, tenement and tract of land located at the Southwest corner of Alaska Street and Bastian Street in the First Ward of the City of Bethlehem, Northampton County, Pennsylvania, bounded and described as follows:

Beginning at the point of intersection of the Southerly property line of Bastian Street with the Westerly property line of Alaska Street; thence along the latter, South 3 degrees 33 minutes West 63.64 feet to a point, thence along the Northerly property line of 624 Alaska Street passing partly in and through a party wall, South 72 degrees 42 minutes West 100.75 feet to a point; thence along the Easterly property line of 307 Plot Avenue, the following two courses and distances; (1) North 17 degrees 42 minutes West 2.25 feet to a point and (2) North 5 degrees 55 minutes West 20.19 feet to a point; thence along the Southerly property line of Bastian Street, North 55 degrees 18

minutes East 125.17 feet to the place of beginning.

Having thereon erected a dwelling known as 622 Alaska Street.

BEING the same premises which Harold R. Bowman, Jr., by Deed dated March 19, 1999, and recorded March 26, 1999, in Book 1999-1, Page 41699, granted and conveyed unto Orlando Gonzalez, in fee.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: P6SW3B-4-8. BEING KNOWN AS 622 Alaska Street, Bethlehem, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Orlando Gonzalez.

CHRISTOPHERA. DENARDO,
ESQUIRE

No. 5

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-008316**

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Moore, County of Northampton and Commonwealth of Pennsylvania, being known as Lot No. 3 of the Subdivision Plan entitled "Final Minor Subdivision Plan for Richard Shireman", Plan No. 96-26, as prepared by Kenneth R. Hahn, P.L.S., dated June 13, 1997, last revised September 9, 1997, and recorded in the Office of the Recorder of Deeds of Northampton County at Easton, Pennsylvania, in Plan Book Volume 1997-5, Page 392, more fully bounded and described as follows, to wit:

BEGINNING at a steel pin in the easterly right-of-way line of Nazareth Drive, S.R. 946, said right-of-way

line being 16.50 feet distant from the centerline of said road, said corner also being a common corner of lands of Lot No. 2; thence along said easterly right-of-way line of S.R. 946 along a curve to the left having an arc length of 30.39 feet for a radius of 1090.25 feet with a central angle of 01 degrees 35 minutes 49 seconds (chord bearing and distance being North 14 degrees 34 minutes 24 seconds West 30.09 feet) to a point of tangency; thence continuing along said easterly right-of-way line of S.R. 946, North 15 degrees 22 minutes 18 seconds West 20.00 feet to a point of curvature; thence continuing along said easterly right-of-way line of S.R. 946, along a curve to the left having an arc length of 252.15 feet for a radius of 622.87 feet with a central angle of 23 degrees 11 minutes 39 seconds (chord bearing and distance being North 26 degrees 58 minutes 07 seconds West 250.43 feet) to a point of tangency; thence continuing along said easterly right-of-way line of S.R. 946, North 38 degrees 33 minutes 57 seconds West 30.00 feet to a point; thence continuing along said easterly right-of-way line of S.R. 946, North 40 degrees 02 minutes 30 seconds West 3.95 feet to a point of curvature; thence along a curve to the right having an arc length of 83.21 feet for a radius of 30.00 feet with a central angle of 158 degrees 54 minutes 50 seconds (chord bearing and distance being North 39 degrees 24 minutes 55 seconds East 58.99 feet) to a point of tangency in the westerly right-of-way line of Cherry Hill Road, S.R. 4012, said right-of-way line being 16.50 feet distant from the centerline of said road; thence along said westerly right-of-way line of S.R. 4012,

South 61 degrees 07 minutes 40 seconds East 253.30 feet to a point, thence continuing along said westerly right-of-way line of S.R. 4012, South 58 degrees 17 minutes 01 seconds 21.63 feet to a point of curvature; thence continuing along said westerly right-of-way line of S.R. 4012, along a curve to the right having an arc length of 92.81 feet for a radius of 387.15 feet with a central angle of 13 degrees 44 minutes 05 seconds (chord bearing and distance being South 51 degrees 24 minutes 58 seconds East 92.58 feet) to a point of tangency; thence continuing along said westerly right-of-way line of S.R. 4012, South 44 degrees 32 minutes 56 seconds East 118.00 feet to a point, being a common corner of lands of W. Shirer; thence leaving said westerly right-of-way line of S.R. 4012 and along said lands of W. Shirer, South 11 degrees 45 minutes 30 seconds West 70.08 feet to a steel pin, being a common corner of Lot No. 2; thence by said Lot No. 2, North 78 degrees 14 minutes 30 seconds West 150.00 feet to a steel pin; thence continuing by said Lot No. 2, South 76 degrees 13 minutes 31 seconds West 127.60 feet to the place of beginning.

CONTAINING 1.6290 acres (70,958.20 square feet) of land.

ALSO KNOWN AS Northampton County Uniform Parcel Identifier: Map H6, Block 22, Lot 1D.

BEING KNOWN AS 701 Cherry Hill Road, Nazareth, Pennsylvania.

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

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

John Louis Lambert, Sr. and Kimberly Ann Lambert.

MARK J. UDREN, ESQUIRE

No. 7

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2002-000902**

ALL THAT CERTAIN lot or parcel of land being known as Lot No. 6, Block D, in Section B as shown on the revised plan of Liberty Park dated February 26, 1953, in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, bounded and described according to survey thereof made the 26th day of February, 1953, by Alfred N. Rosenbaum, Registered Surveyor, Easton, PA, as follows to wit:

BEGINNING at a point on the east side of Covington Avenue (50 feet wide) at a distance of 107 feet measured North 2 degrees 00 minutes West from the intersection of the northerly side of Lansdale Avenue (50 feet wide) with the easterly side of Covington Avenue (both line produced) and further distant along the east side of Covington Avenue along the arc of a curve deflecting to the right having a radius of 300 feet the arc distance of 28.2 feet to a point the place of beginning; thence along the east side of Covington Avenue along the arc of a curve deflecting to the right having a radius of 300 feet, the arc distance of 60.21 feet to a point; thence along the southerly side of Lot No. 7, South 73 degrees 30 minutes East a distance of 118.17 feet to a point; thence South 4 degrees 03 minutes East a distance of 36.3 feet to a point; thence along the northerly side of Lot No. 5 North 86 degrees 20 minutes West a distance of 123.97 feet to a point on the east

side of Covington Avenue, the place of beginning.

BEING KNOWN AS 2618 Covington Avenue.

BEING THE SAME PREMISES WHICH Eastern Builders, Inc., a Pennsylvania corporation, by Deed dated march 3, 1954 and recorded in the Office for the Recorder of Deeds in and for the County of Northampton in Deed Book Volume B93, Page 288, granted and conveyed unto Peter Shambora and Caroline Shambora, his wife. The said Peter Shambora having departed this life on January 23, 1989, thereby vesting title in Caroline Shambora as surviving tenant by the entireties.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: N7NW1A-10-6.

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

SEIZED AND TAKEN into execution of the writ as the property of Caroline Shambora and Michael Toth and Laurie Toth.

ROBERT SALTZMAN, ESQUIRE

**No. 8
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-008269**

THAT CERTAIN messuage, tenement and parcel or piece of land situate in the Second Ward of the Borough of Northampton, County of Northampton, and Commonwealth of Pennsylvania, known as 1566 Main Street, bounded and described as follows:

BEGINNING at a point on the West side of Main Street in line of property now or late of Edith M. Fogel; thence westwardly along the South side of West Sixteenth Street for a distance of one hundred forty (140.00) feet to a point on the East side of an alley; thence southwardly

along the East side of said alley for a distance of nineteen and one-half (19.50) feet to a point in line of property now or late of Fred Kern and Cora Kern, husband and wife; thence eastwardly along the line of said property now or late of Fred Kern and Cora Kern, for a distance of sixty-five and fifteen hundredths (65.15) feet to a point; thence continuing along the line of said property now or late of Fred Kern and Cora Kern, northwardly for a distance of one and fifty-one hundredths (1.51) feet to a point; thence continuing along the line of said property now or late of Fred Kern and Cora Kern and passing through the party wall of a double frame dwelling house eastwardly for a distance of seventy-four and eighty-five hundredths (74.85) feet to a point on the West side of Main Street; thence northwardly along the West side of Main Street for a distance of eighteen and one hundredths (18.01) feet to the place of BEGINNING.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L4SW4C-15-1.

BEING KNOWN AS 1566 Main Street, Northampton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Mary E. Fabian and Michael W. Smith.

JOSEPH A. GOLDBECK, JR.
ESQUIRE

**No. 9
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2001-007684**

ALL THOSE CERTAIN messuages, tenements, tracts, lots or pieces of land situate in the Borough of

Bangor, in the County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING on the South corner of Lot No. 11 on First Street; thence on the of said First Street Southward fifty-one and one-half feet to land of W.C. Sherrer; thence along said land Westward one hundred and forty feet to Spring Alley; thence along said alley Northward fifty-one and one-half feet to line of Lot No. 11, land of Jacob Strunk Estate; thence along line of said land Eastward one hundred and forty feet to the place of Beginning.

CONTAINING said building lot designated No. 12 on plots of lots of Straub and Shull.

TRACT NO. 2: ALL THAT PIECE or parcel of land five feet in width and fifty-one and one-half feet long, situate on the East front line of Lot No. 12 on plot of Straub and Shull, and on the West side of First Street, it being a parcel of ground remaining by changing First Street further East.

TITLE TO SAID PREMISES IS VESTED IN Lori A. Agolio, unmarried and Blanche A. Kerchner, unmarried, as joint tenants with right of survivorship by Deed from Eileen Heine dated 8/8/2000 and recorded 8/16/2000 in Record Book Volume 2000-1 page 105688.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: E9NE2A-3-11.

BEING KNOWN AS 78 North First Street, Bangor, Pennsylvania.

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

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

Lori A. Agolio and Blanche A. Kerchner a/k/a Blanche A. Kerchner.

FRANK FEDERMAN, ESQUIRE

No. 10
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-008080

ALL THAT CERTAIN lot or tract of land with improvements thereon erected on the Northeast intersection of Brentwood Avenue and Logan Drive, in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania, known as Lot No. 39 on the Plan of Newburg Homes, Section B, prepared by E.T. Sales, Inc., and recorded in the Office for the Recording of Deeds in and for the said County of Northampton in Map Book 18 at Page 25, more particularly bounded and described as follows:

BEGINNING at a point at the Northeast intersection of Brentwood Avenue and Logan Drive, said point being North 4 degrees 31 minutes West a distance of 50 feet from a concrete monument located at the Southeast intersection of Brentwood Avenue and Logan Drive; thence along the East side of Brentwood Avenue North 4 degrees 31 minutes West a distance of 100 feet to a point; thence North 85 degrees 29 minutes East a distance of 120 feet to a point; thence South 4 degrees 31 minutes East a distance of 100 feet to a point, on the North side of Logan Drive; thence along the North side of Logan Drive South 85 degrees 29 minutes West a distance of 120 feet to the point of beginning.

BOUNDED on the North by Lot No. 41, on the East by Lot No. 38, on the South by Logan Drive, and on the West by Brentwood Avenue.

TITLE TO SAID PREMISES IS VESTED IN Charles L. Baker, Jr., and Gertrude J. Baker, his wife by Deed from Lowell B. Brogan and Gail P. Brogan dated 10/18/1996 and recorded 10/21/1996 in Volume 1996-1 Page 110927.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L8NE1-16-6.

BEING KNOWN AS 13 Brentwood Avenue, Easton, Pennsylvania.

THEREON BEING ERECTED a ranch style dwelling w/attached one-car garage, stone and aluminum siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Charles L. Baker, Jr. and Gertrude J. Baker.

FRANK FEDERMAN, ESQUIRE

**No. 11
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-008768**

ALL THAT CERTAIN message, tenement, lot or parcel of ground situate on the Northwesterly side of Selfridge Street in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, known as 525 Selfridge Street according to present City numbering, bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Selfridge Street distant two hundred nineteen and seventy-eight one-hundredths (219.78) feet Southwestwardly from the intersection of the said Northwesterly side of Selfridge Street with the Southwesterly side of Buchanan Street and in line with the middle of the partition or party wall located between the dwelling and the premises to the Northeast; thence extending South fifty-four (54) degrees

no (0) minutes West along the Northwesterly side of Selfridge Street a distance of twenty and twenty-two one-hundredths (20.22) feet to a point; thence extending North thirty-six (36) degrees four (4) minutes West along property now or late of Miklos Sopko and wife, a distance of one hundred forty (140) feet to a point in the Southeasterly side of Jackson Street; thence extending North fifty-four (54) degrees no (0) minutes East along the Southeasterly side of Jackson Street a distance of seventeen and twenty-seven one-hundredths (17.27) feet to a point; thence extending South thirty-six (36) degrees four (4) minutes East in and along a private alley of the width of three (3) feet a distance of thirty-six and seventy-six one-hundredths (36.76) feet to a point on the Southerly side or end of said alley; thence extending North fifty-four (54) degrees no (0) minutes East and passing partly along the Southerly side or end of said alley, a distance of two and seventy-three one-hundredths (2.73) feet to a point; thence extending South thirty-six (36) degrees eleven (11) minutes thirty (30) seconds East and passing through the middle of the aforesaid party or partition wall a distance of one hundred three and twenty-four one-hundredths (103.24) feet to the point, the place of beginning.

SUBJECT to the right of ingress, egress and regress of the owners and occupiers of said premises and of the premises adjoining on the Northeast known as 527 Selfridge Street in, to, over and upon a three (3) feet wide private passageway or private alley, the middle line thereof extending South thirty-six (36) degrees four (4) minutes East a dis-

tance of thirty-six and seventy-six one-hundredths (36.76) feet from the Southerly street line of Jackson Street, between said premises and premises 527 Selfridge Street, said private passageway or private alley occupying one and one-half (1-1/2) feet of the premises herein described and one and one-half (1-1/2) feet of the premises adjoining on the Northeast known as 527 Selfridge Street; said private passageway or private alley shall be hereafter maintained by and for the joint use and accommodation of the herein described premises and the adjoining premises on the Northeast.

TITLE TO SAID PREMISES IS VESTED IN William LeDee and Veronica R. LeDee, his wife, by Deed from Stephen Pecsek, single, John Pecsek, single, Charles Pecsek, single, et al, dated 11/13/1997 and recorded 11/19/1997 in Deed Book Volume 1997-1, Page 129192.

Premises being: 525 SELFRIDGE STREET, BETHLEHEM, PA 18015.

Tax Parcel No. P6SE2D-9-11.

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

SEIZED AND TAKEN into execution of the writ as the property of Willie Ledee and Veronica R. Ledee.

FRANK FEDERMAN,
ESQUIRE

No. 12
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-003352

ALL THAT CERTAIN lots or pieces of ground with the improvements thereon erected situate in the Borough of Freemansburg, County of Northampton and Commonwealth of Pennsylvania, known and designated as Lots Nos. 584 and 585

Garfield Street, according to Map entitled Clearfield Terrace Building Lots, Plan Showing Extension by Charles A. and Harry O. Jones, July 17, 1915, L.J.H. Grossart, C.E., which said Map is recorded in Map Book 6, Page 21 bounded and described as follows:

BEGINNING at a point on the East side of Garfield Street distance 47 1/2 feet from the intersection of the Eastern line of Garfield Street with the Northern line of Kossuth Street; thence extending back of that same width in an Easterly direction between parallel lines drawn to the Eastern line of Garfield Street a distance of 120 feet to a 15 feet wide alley on the rear of said lots.

BOUNDED on the North by Lot No. 586; on the East by said 15 feet wide alley, on the South by Kossuth Street; and on the West by Garfield Street.

Tax Parcel #N7SW4C-11-12

TITLE TO SAID PREMISES IS VESTED IN Julia Goleman, unmarried and Robert A. Klopp, Sr. married, as joint tenants with the right of survivorship by Deed from Julia A. Goleman, unmarried dated 8/27/2001 and recorded 9/6/2001, in Record Book Volume 2001-1, Page 181125.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: N7SW4C-11-12.

BEING KNOWN AS 851 Kossuth Street, Freemansburg, Pennsylvania.

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 Robert A. Klopp, Sr. a/k/a Robert Klopp and Julia Goleman.

FRANK FEDERMAN, ESQUIRE

No. 14
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2002-004060

ALL THAT CERTAIN land and tenement known as 718 Jackson 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 Jackson and Oak Streets; thence along the West side of Oak Street, South 2 degrees 0 minutes East 92.00 feet to a point on the Northwest corner of Oak Street and an 8 foot wide private alley; thence along same, South 86 degrees 0 minutes West, 23.00 feet to a point; thence North 2 degrees 0 minutes West passing through the center of a partition wall of a double frame dwelling 92.00 feet to a point on the South side of Jackson Street; thence along the South side of Jackson Street, North 88 degrees 0 minutes East, 23.00 feet to a point, the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Wayne F. Davis and Brenda K. Davis, his wife by the reason of the following: BEING THE SAME premises which Frank S. DiGuseppi, unmarried by Deed dated 08/30/1994 and recorded 09/01/1994 in the County of Northampton in Volume 1994-6 Page 69986 conveyed unto Wayne F. Davis.

AND ALSO BEING THE SAME premises which Wayne F. Davis and Brenda K. Davis, his wife by Deed dated 09/17/1997 in the County of Northampton in Volume 1997-1 Page 102482 conveyed unto Wayne F. Davis and Brenda K. Davis, his wife.

Premises being: 718 JACKSON STREET, EASTON, PA 18042.

Tax Parcel No. L9NE4C-5-7.

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

SEIZED AND TAKEN into execution of the writ as the property of Wayne F. Davis and Brenda K. Davis.

FRANK FEDERMAN, ESQUIRE

No. 15
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2002-005179

ALL THAT CERTAIN tract or parcel of land together with the dwelling thereon erected situate in the Borough of Wilson, County of Northampton, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the South side of Birch Street, said point being South 69 degrees 30" West 549.90 feet from the Southwest corner of Birch Street and 24th Street; thence through the center partition wall of double dwelling South 20 degrees 49' East 73.38 feet to an iron pin set on the North side of a 10 foot wide unopened alley; thence along same South 77 degrees 53' West 34.04 feet to an iron pin set; thence through the center of a 2 car garage North 20 degrees 27' West 26.77 feet to an iron pin set; thence South 69 degrees 33' West 10.12 feet to an iron pipe set in line of land now or late of Ralph Werkheiser; thence along same North 6 degrees 57' West 42.75 feet to an iron pin set on the South side of Birch Street; thence along the South side of Birch Street North 69 degrees 30' East 33.35 feet to an iron pin set; the place of beginning. Being known and designated ac-

ording to present Borough numbering as 2452 Birch Street.

TITLE TO SAID PREMISES IS VESTED IN Ralph R. Ferrizzi and Vanessa S. Ferrizzi, husband and wife, by Deed from Ralph R. Ferrizzi, Jr. and Vanessa L. Schall, now by marriage Vanessa S. Ferrizzi, dated 10/21/1993 and recorded 10/29/1993 in Deed Book Volume 914 Page 113.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L9SE4C-7-9.

BEING KNOWN AS 2452 Birch Street, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Ralph R. Ferrizzi and Vanessa S. Ferrizzi a/k/a Vanessa L. Schall.

FRANK FEDERMAN, ESQUIRE

No. 16

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-002507**

ALL THAT CERTAIN piece, parcel, or tract of land situate in the Township of Palmer, County of Northampton, and Commonwealth of Pennsylvania, known as being a portion of the lands of Lot 1192 of Palmer Heights Subdivision as recorded in Map Book 8, Page 32 in the Office of the Recorder of Deeds for Northampton County at Baston, Pennsylvania, and being further bounded and described as follows, to wit:

BEGINNING at an iron pin on the northerly right of way line of Hay Terrace (50 feet wide), said iron pin being the southeast corner of a portion iron of the lands of Lot 1191 of

Palmer Heights Subdivision; thence along said portion of the lands of Lot 1191 of Palmer Heights Subdivision North 01 degrees 36 minutes 46 seconds West 130.00 feet to an iron pin on line of the lands now or late of Robert U. Smith; thence along said lands now or late of Robert U. Smith and also along the lands now or late of Mike Psitos North 88 degrees 23 minutes 14 seconds East 60.00 feet to an iron pin on the northwest corner of a portion of the lands to Lot 1193 of Palmer Heights Subdivision; thence along said portion of the lands of Lot 1193 of Palmer Heights Subdivision South 01 degrees 36 minutes 46 seconds East 130.00 feet to an iron pin on the northerly right of way line of Hay Terrace; thence along said northerly right of way line of Hay Terrace South 88 degrees 23 minutes 14 seconds West 60.00 feet to an iron pin, the place of beginning.

CONTAINING 7800.00 square feet or 0.179 acre.

TITLE TO SAID PREMISES IS VESTED IN Craig Weintraub, single by Deed from Gary J. Strausser and Bonnre L. Strausser, his wife dated 11/19/86, recorded 11/24/86, in Deed Book Volume 714, Page 386.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L8SE3-15-6E.

BEING KNOWN AS 2713 Hay Terrace, Easton, Pennsylvania.

THEREON BEING ERECTED a bi-level dwelling w/two-car garage, vinyl siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Craig Weintraub.

FRANK FEDERMAN, ESQUIRE

No. 17
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-008867

ALL THAT CERTAIN lot or piece of ground.

SITUATE in the Township of Williams, County of Northampton, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a spike at the intersection of the Easterly right-of-way line of Old Philadelphia Road and the Northerly line of right-of-way leading to the Girl Scout Camp; thence by the said right-of-way line of Old Philadelphia Road, North 16 degrees 08 minutes East, 121.92 feet to an iron pipe; thence by land late of Stewart Rausch, North 85 degrees 22 minutes East, 165.07 feet to an iron pipe; thence by the Westerly side of right-of-way of the width of 30.0 feet leading to land of William Schippers, South 18 degrees 12 minutes West, 125.58 feet to an iron pipe on the Northerly side of right-of-way of the width of 14.0 feet leading to the Girl Scout Camp; thence by the said side of the said right-of-way, South 86 degrees 00 minutes West, 159.58 feet to a point, the place of beginning.

BEING KNOWN AS: 1395 MORGAN HILL ROAD, (WILLIAMS TOWNSHIP) EASTON, PA 18042.

PROPERTY ID NO.: M9-24-15J.

TITLE TO SAID PREMISES IS VESTED IN John Chapman by Deed from John F. Horack and Deborah A. Horack, husband and wife dated 07/05/01 recorded 08/08/01 Book 2001-1 Page 157049.

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

SEIZED AND TAKEN into execution of the writ as the property of John Chapman.

MARK J. UDREN, ESQUIRE

No. 18
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-008676

ALL THAT CERTAIN message and tenement, tract, piece or parcel of land situate in the Third Ward of the Borough of Bangor, County of Northampton and State of Pennsylvania, bounded and described in accordance with a survey made of the premises by John J. Stofflet, Surveyor, March 23, 1899, as follows, to wit:

BEGINNING at a corner in the north side of Chestnut Street; thence along the north side of said street, South eighty-four and three-quarter degrees West seventy-three feet to a corner in line of land now or late of Grace A. May; thence along the east side of land now or late of said Grace A. May, North fifteen degrees and one-quarter East one hundred and thirty-three feet to a ten foot wide alley; thence along the south side of said alley and in line therewith, South eighty-seven degrees East eighty feet to the west side of South Sixth Street; thence along the west side of said South Sixth Street, South twenty- and three-quarter degrees West one hundred twenty-four feet to said Chestnut Street, the place of BEGINNING. CONTAINING seventy-three feet on said Chestnut Street and extending northward along the west side of South Sixth Street one hundred twenty-four feet to a ten foot wide alley, and being in the rear along the south side of said alley eighty feet and along land now or late of

Grace A. May one hundred thirty-three feet.

BEING KNOWN AS: 144 SOUTH 6TH STREET, BANGOR, PA 18012. PROPERTY ID NO.: E9NE1C-7-11.

TITLE TO SAID PREMISES IS VESTED IN Jeanie Frantz by deed from Larry A. Frantz and Jeanie Frantz dated 8/20/98 recorded 8/25/98 Book 1998-1 Page 113163.

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

SEIZED AND TAKEN into execution of the writ as the property of Jeanie Frantz.

MARK J. UDREN, ESQUIRE

**No. 20
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-001215**

ALL THAT CERTAIN parcel of land known as "5466 South Delaware Drive," situated in Lower Mount Bethel Township, Northampton County, Pennsylvania is bounded and described as follows;

BEGINNING at a concrete monument, said monument being on the West bank of the Delaware River and in line with lands now or formerly of John R. & Beryl L. Grucela; thence along the West bank of the Delaware River the following four courses:

1) S 05° 00' 31" W. 65.55 feet to a point; thence

2) S 07° 45' 00" W. 25.29 feet to a point, thence

3) S 04° 09' 00" W. 162.00 feet to a point; thence

4) S 16° 33' 37" W. 64.22 feet to a point, said point being in line with lands now or formerly of Kenneth A. Hess, Sr. & Ruth Ann Hess; thence along said lands of Hess.

N 76° 47' 26" W. 206.05 feet to point, said point being in line with

lands now or formerly of Conagra, thence along said lands of Conagra the following five courses:

1) N 15° 08' 00" E. 25.22 feet to a point; thence

2) N 89° 24' 00" W. 15.86 feet to a point; thence

3) N 15° 08' 00" E. 125.80 feet to a point; thence

4) On a curve to the left, having a central angle of 2° 25' 25", a radius of 1,444.69 feet, and an arc length of 61.11 feet to a point, said point being further located S 88° 47' 00" E. 52.30 feet from a concrete monument; thence

5) N 09° 51' 23" E. 66.16 feet to a point, said point being in line with lands now or formerly of Mary L. Ostrander; thence along said lands of Ostrander and above mentioned lands of Gruceia, S 88° 47' 00" E. 190.20 feet to a concrete monument, said monument being the PLACE OF BEGINNING.

SUBJECT, however to the right-of-way of Pennsylvania State Highway Route #611 leading from Easton to Martins Creek, varying in width from 55 feet to 60 feet.

BEING the same premises which Dorothy E. Hess, by Deed dated June 23, 1998 and recorded in the Office of the Recorder of Deeds of Northampton County on July 1, 1998, in Deed Book 1998-1, Page 084833, granted and conveyed unto Matthew McEwan.

ASSESSMENT MAP, BLOCK. AND LOT NUMBER: H10-11-1.

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

SEIZED AND TAKEN into execution of the writ as the property of Matthew McEwan.

KRISTINE M. ANTHOU, ESQUIRE

No. 21
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-007590

All that certain lot or piece of ground with the eastern half of a double dwelling thereon erected, hereditaments and appurtenances, situate on the south side of Hay Street, in the Borough of Wilson, County of Northampton and State of Pennsylvania known as 2416 Hay Street, bounded and described as follows:

Beginning at a point in the south building line of Hay Street, said point being 1.70 feet distant from the intersection of said building line of Hay Street with the western building line of South 24th Street; thence westwardly along the south building line of Hay Street, 20 feet to a point, the middle of the partition wall dividing the eastern half from the western half of said double dwelling house; thence extending 120 feet in depth to an alley.

Bounded on the north by Hay Street, on the east by land now or late of F. Louis Morgenstern; on the south by said alley; and on the west by the western half of said double dwelling, property late of Matilda E. Werkeiser.

SAID PREMISES ALSO DESCRIBED AS FOLLOWS:

All that certain lot or piece of ground with the eastern one-half of a double frame dwelling house thereon erected, hereditaments and appurtenances, situate on the south side of Hay Street, in the Borough of Wilson, County of Northampton, and State of Pennsylvania known as 2416 Hay Street, as described and shown on a Plan prepared by Ken-

neth R. Hahn, R.S. Drawing No. 79-297, bounded and described as follows:

Beginning at a point on the south right of way line of Hay Street (40 feet wide) said point being located 170 feet west of the west right of way line of South 24th Street; thence along the premises of 2414 Hay Street, south 8 degrees, 30 minutes east 120 feet to a point on the north side of an alley; thence along said alley, south 81 degrees 30 minutes west 20 feet to a point; thence along the premises of House No. 2418 Hay Street, passing in and through a party wall, north 8 degrees, 30 minutes west 120 feet to a point on the south right of way of Hay Street; thence along the south right of way line of Hay Street; thence along the south right of way line of Hay Street, north 81 degrees, 30 minutes east 20 feet to the place of beginning.

Containing 2,400 square feet.

Known as Northampton county uniform parcel identified L9SW4C-14-17.

BEING the same premises which IRCO Community Federal Credit Union, by Deed dated June 8, 2001, and recorded September 6, 2001, in Book 2001-1, Page 181547, granted and conveyed unto Harry E. Housel and Christin V. Housel, his wife, in fee.

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

SEIZED AND TAKEN into execution of the writ as the property of Harry E. Housel and Christine V. Housel.

CHRISTOPHER A. DENARDO,
 ESQUIRE

No. 22
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-009170

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

BEGINNING at a point at the property line of South Second Street; thence along the East side of said South Second Street North twelve (12) degrees and thirty (30) minutes East twenty-two and a half (22 1/2) feet, more or less to land of Russell Pritchard; thence along the South side of said Pritchard's land South seventy-nine (79) degrees thirty (30) minutes East one hundred and forty-one (141) feet to the old boundary line of the Albert tract in Ackermanville Road and on the West side of said road; thence in and along said road South eight (8) degrees thirty (30) minutes West twenty-two and a half (22 1/2) feet, more or less, to a point corner of other land of the Grantor hereof of which this is a part, now land of Adele M. Wise; thence along said Adele M. Wise's land in a Westerly direction through the center of the dwelling house erected on said tract one hundred and forty-five (145) feet, more or less, to the place of BEGINNING.

NORTHAMPTON COUNTY TAX PARCEL: MAP; E9NE3A BLOCK 4 LOT: 2

BEING the same premises which Michael A. Ninno and Louise A. Ninno, husband and wife, by Deed dated May 21, 1998 and recorded in the Northampton County Recorder of Deeds Office on May 29,

1998 in Deed Book 1998-1 Page 067195, granted and conveyed unto David A. Maloney.

BEING KNOWN AS 437 South Second Street, Bangor, Pennsylvania.

THEREON BEING ERECTED a two story one half of a double dwelling with aluminum siding exterior and shingle/slate roof.

SEIZED AND TAKEN into execution of the writ as the property of David A. Maloney.

DAVID FEIN, ESQUIRE

No. 23
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-008715

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

BEGINNING at a point in the West line of Main Street, distant two hundred twenty-one (221) feet South from the southwest corner of Main and Washington Streets; thence southwardly along the West line of Main Street sixteen and fifty-eight one hundredths (16.58) feet to a point; thence westwardly and through the center of a partition wall between #458 and #460 Main Street one hundred seventy and one one-hundredths (170.01) feet more or less to a point in line of right of way of Central Railroad of New Jersey; thence northwardly along said right of way fourteen and eighty-two one hundredths (14.82) feet to a point; thence eastwardly on hundred seventy (170) feet more or less to the place of beginning.

BOUNDED on the North by property now or late of Louis Tertany

(part of Lot #63 Main Street), East by Main Street, South by property now or late of Charles Werkheiser and wife, and West by Central Railroad of New Jersey. It being part of Lot #63 Main Street according to Plan of Lots of said Borough of Freemansburg made January 11, 1853 by John Levers, John C. Weber, George Reich and Reuben S. Rauch and known as #460 Main Street.

BEING Northampton County tax parcel Assessment #N7SW3C-6-3.

BEING the same premises which Kevin W. Arawjo and Catherine T. Arawjo, husband and wife by Deed dated April 27, 2000 and recorded in the Northampton County Recorder of Deeds Office on May 1, 2000 in Deed Book 2000-1 Page 050684, granted and conveyed unto L. Teresa Rivas.

BEING KNOWN AS 460 Main Street, Freemansburg, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of L. T. Rivas a/k/a L. Teresa Rivas.

DAVID FEIN, ESQUIRE

No. 24
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2002-008756

ALL THAT CERTAIN lot of land located in Forks Township, Northampton County, Pennsylvania, shown on the Plan of Frost Hollow Knolls, Phases 2 to 4 and Phases 6 to 9 prepared by Cherry, Weber and Associates, Consulting Engineers, dated June 25, 1997 and recorded

in the Office of the Recorder of Deeds for Northampton County in Plan Book 1997-5, Pages 381-385 as LOT #99 as part of Phase 6.

SUBJECT to the building restriction lines and easements indicated on the plan of record.

UNDER AND SUBJECT to conditions, restrictions, covenants, notes, reservations, and easements as set forth on Plan of Frost Hollow Knolls, Phase 6, recorded November 4, 1997, at Plan Book 1997-5, Pages 381-385, Northampton County Records.

UNDER AND SUBJECT to the Declaration of Covenants and Restrictions dated September 1, 1996 and recorded in the Office of the Recorder of Deeds for Northampton County, Pennsylvania, in Record Book Volume 1996-1, page 095430.

TAX MAP IDENTIFIER NO.: K9NE3-10-5.

BEING KNOWN AS 395 Ramblewood Drive, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of David D. Blackstock and Lyree R. Blackstock.

JOSEPH A. GOLDBECK, JR.,
ESQUIRE

No. 25
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2002-009091

ALL THAT CERTAIN lot or mesuage, known and designated as No. 1410 Wood Street in the City of Bethlehem, County of Northampton and State of Pennsylvania, bounded and described as follows:

Beginning at a point in the Easterly line of Wood Street distant eight six and seventy six one-hundredths (86.76) feet north of the northerly line of Turner Street, said point being the extension of a line through the middle of the partition wall dividing the house erected on the premises herein described from the one adjoining immediately on the South, thence extending northwardly along said Easterly line of Wood Street a distance of Twenty-one and Seventy-five one-hundredths (21.75) feet to a point, said point being the extension of a line through the middle of the partition wall dividing the house erected on the premises herein described from the one adjoining immediately on the North, and of that same width extending eastwardly between parallel lines passing through the middle of the party or partition walls aforesaid a distance of One Hundred and two-one-hundredths (100.02) feet to the westerly line of a certain twenty (20) feet wide Street.

HAVING THEREON ERECTED A DWELLING KNOWN AS 1410 WOOD STREET, BETHLEHEM, PENNSYLVANIA 18017.

TAX NUMBER: N6SE3A-15-10.

BEING THE SAME PREMISES WHICH Mary Kovacs by deed dated 7/28/00 and recorded in Deed Book Volume 2000-1, Page 097340 granted and conveyed unto Leonora A. Caula.

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

SEIZED AND TAKEN into execution of the writ as the property of Leonora A. Caula.

LEON P. HALLER, ESQUIRE

No. 26

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-00714**

ALL THAT CERTAIN lot or piece of land, thereon being erected a two and one-half story brick dwelling, situate in the Borough of Northampton Heights, now City of Bethlehem, County of Northampton, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the southern line of Fourth Street at the distance of seventy-one (71) feet east from the eastern line of Edward Street, said point being the center line of a partition wall; THENCE extending eastwardly along said Fourth Street fourteen (14) feet, more or less, to the center line of another partition wall; THENCE of that same width running back or southwardly one hundred two (102) feet, more or less, to a small private alley; said property is No. 1270 East Fourth Street.

ADDRESS: 1270 E. FOURTH ST., BETHLEHEM, PA 18102.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: P7SWIA-5-6.

THEREON BEING ERECTED a two and one-half story brick row dwelling with shingle roof.

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

SHARON ORAS MORGAN,
ESQUIRE

No. 28

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-007748**

All that certain tract or parcel of land with the messuage or tenement, formerly known as No. 23 Juniata Street, and now known as 124 Juniata Street, thereon erected,

situate, lying and being in the Borough of Freemansburg, County of Northampton and State of Pennsylvania, more particularly bounded and described as follows, to wit:

Beginning at a point in the western line of Juniata Street, said point being 232.40 feet south of the southwest corner of Lincoln Avenue and Juniata Street; thence extending along the western line of Juniata Street southwesterly thirty (30) feet and of that same width between parallel lines extending westwardly one hundred twenty (120) feet to a fifteen (15) feet wide alley. Being Lot No. 962 and part of Lots No. 961 and 963, bounded on the north by remaining part of Lot No. 963 on the south by remaining part of Lot No. 961, on the East by Juniata Street and on the West by a 15 feet wide alley.

BEING KNOWN AS: 124 JUNIATA STREET, FREEMANSBURG, PA 18017.

PROPERTY ID NO.: P7NW2A-6-9.

TITLE TO SAID PREMISES IS VESTED IN Thomas R. Cooper by Deed from Mary Ann Dorsey dated 2/22/96 recorded 2/26/96 Book 1996-1 Page 16197.

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 Thomas R. Cooper.

MARK J. UDREN, ESQUIRE

No. 29

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-008796**

ALL THAT CERTAIN message, tract, parcel or piece of land situate in the Borough of Wind Gap, County of Northampton and State of Pennsylvania, being known as No.

156 Washington Street, bounded and described as follows, to wit:

BEGINNING at a point, the northwest corner of the intersection of Washington and West Streets; THENCE North 72 degrees 30 minutes West one-hundred thirty (130) feet to a point in the eastern boundary of a sixteen (16) feet wide alley; THENCE along the eastern boundary of said alley North 17 degrees 30 minutes East one-hundred (100) feet to a point; THENCE along the boundary line between Lots Nos. 7 and 8 South 72 degrees 30 minutes East one-hundred thirty (130) feet to a point in the western boundary line of Washington Street; THENCE along the western boundary line of Washington Street South 17 degrees 30 minutes West one-hundred (100) feet to a point, the place of beginning.

IT BEING Lots Nos. 8 and 9 in Block J, on the plan of lots laid out by Pearson and Young for John S. Romig, the property now or late of Alexander Cortazzo, as recorded in Book of Maps, at Page 43.

BEING KNOWN AS: 156 WASHINGTON STREET, WIND GAP, PA 18091.

PROPERTY ID NO.: E8SW4D-8-4A.

TITLE TO SAID PREMISES IS VESTED IN WALTER R. LAMBERT AND DOLORES M. LAMBERT, HIS WIFE BY DEED FROM IRENE J. LAMBERT, WIDOW DATED 04/25/72 RECORDED 04/28/72 BOOK 425 PAGE 156.

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

SEIZED AND TAKEN into execution of the writ as the property of Walter R. Lambert and Dolores M. Lambert.

MARK J. UDREN, ESQUIRE

**No. 30
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-008490**

ALL THAT CERTAIN lot situate in the Borough of Portland, County of Northampton and Commonwealth of Pennsylvania, as follows:

BEING Lot 1, Hillcrest Estates as more fully set forth in recorded Plot Book Volume 88, page 242, A and B.

Tax Parcel #B11SE3A-1-4.

BEING KNOWN AS 702 Hillcrest Drive, Portland, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Cecilio Rivera, Jr. and Martha Rivera a/k/a Martha R. Rivera.

MARTHA E. VON ROSENSTIEL,
ESQUIRE

one hundred eighty (180) feet to lands now or late of Gottlieb Schneider and wife.

BEING THE SAME property conveyed to Deborah A. Kutz by Deed from First Valley Bank, Executor of the Last Will and Testament of Mary L. Bucchin, deceased recorded 08/01/1996 in Deed Book 1996-1 Page 78770.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: N6SW3B-6-7.

BEING KNOWN AS 1420 Monocacy Street, Bethlehem, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Deborah Anne Kutz a/k/a Deborah A. Kutz.

FRANK FEDERMAN, ESQUIRE

**No. 31
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-007747**

ALL THAT CERTAIN messuage or tenement and lot or piece 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 sixty-nine (69) feet north of the northeast corner of Monocacy Street and Saucon Street (formerly a twenty foot unnamed alley) said point being opposite the exact middle of the partition or party wall separating 1420 and 1422 Monocacy Street; THENCE extending southwardly along the easterly side of Monocacy Street twenty-nine (29) feet to a point, THENCE extending eastwardly of said width between parallel lines and at right angles to Monocacy Street

**No. 33
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-008229**

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the Westerly side of Main Street, known as 1282 Main Street, in the Borough of Northampton, County of Northampton and Commonwealth of Pennsylvania, as shown on a survey plan prepared by Kenneth R. Hahn R.S. drawing No. 80-150, dated May 20, 1980 bounded and described as follows:

BEGINNING at a point on the Westerly right-of-way line of Main Street, (50 feet wide), said point being located 79.80 feet Southerly of the South crubline of 13th Street; thence extending along the Westerly right-of-way line of Main Street, South 30° 00' East, 25.00 feet to a point; thence extending along the

Northerly property line of 1278 Main Street South 60° 00' West, 140.00 feet to a point on the East side of Railroad Alley (10 feet wide); thence extending along the Easterly side of Railroad Alley, North 30° 00' East, 25.00 feet to a point; thence extending along the Southerly property line of 1284 Main Street passing partly in and through the party wall separating 1284 from 1282 Main Street, North 60° 00' East, 140.00 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Duane T. Martin by Deed from Conseco Finance Consumer Discount Company dated 9/12/2002 and recorded 10/23/2002, in Volume 2002-1, Page 290936.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: M4NW2A-11-3.

BEING KNOWN AS 1282 Main Street, Northampton, Pennsylvania.

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

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

FRANK FEDERMAN, ESQUIRE

**No. 34
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-008115**

ALL THAT CERTAIN lot or piece or ground with the messuage or tenement thereon erected situate in the Borough of Pen Argyl, County of Northampton and Commonwealth of Pennsylvania, known as 427 George Street, being more particularly bounded and described as follows:

BEGINNING at a point on the North side of George Street, said point being distant 116 feet, more or less, measured Eastwardly along

the North side of the said George Street from the East side of C Street, which point is at or opposite the center line of a partition wall of a double frame dwelling, which said wall separates the premises known as 429 and 427 George Street, of which this conveyance is the East side and which East side is numbered 427 George Street; thence Northwardly and part of the way through the center of the said partition wall a distance of 142.75 feet, more or less, to a point and lands now or late of James Kress, thence along the same North 75 degrees 25 minutes East 18.85 feet to a point and lands now or late of James Kress; thence along the same South 15 degrees 35 minutes East 142.75 feet, more or less, to a point on the North side of George Street; thence along the North side of George Street South 75 degrees West 19.85 feet, more or less, to the place of Beginning.

ALSO being known as Northampton County Parcel Identifier No. E8NE2D-14-21.

TITLE TO SAID PREMISES IS VESTED IN Richard Scarlett by Deed from Steven B. Horvath and Marsha G. Horvath, husband and wife dated 3/31/2000 and recorded 4/6/2000 in Volume 2000-1 Page 39952.

Premises being: 427 W. GEORGE STREET, PEN ARGYL, PA 18072.

Tax Parcel No. E8NE2D-14-21.

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

SEIZED AND TAKEN into execution of the writ as the property of Richard Scarlett.

FRANK FEDERMAN, ESQUIRE

No. 35
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2002-008526

ALL THAT CERTAIN message or tenement and lot or piece of land situate in the Township of Upper Nazareth, County of Northampton and State of Pennsylvania, being the Easterly twenty-five (25) feet of Lot No. 4 and all of Lot No. 5 as designated on map of building lots of Hedwig Pflugler, recorded in the Office for the Recording of Deeds, etc., at Easton, Pennsylvania, in and for the County of Northampton, in Map Book No. 12, Page 39, bounded and described as follows, to wit:

BEGINNING at a stake on the Northerly side of State Highway Route No. 45, being two hundred eight and ninety-six hundredths (208.96') feet Eastwardly from the East side of Alms House Road; thence along land now or late of Frank J. Tanzosh, Jr. and Kathryn J. Tanzosh, his wife, North six (6) degrees, forty-nine (49) minutes East, one hundred seventy-four and three hundredths (174.03') feet to a stake; thence along the Southerly side of a private road South sixty-eight (68) degrees, five (5) minutes East, seventy-seven and sixty-seven hundredths (77.67') feet to a stake; thence along line of Lot No. 6, land now or late of Hedwig Pflugler, South six (6) degrees, forty-nine (49) minutes West, one hundred fifty-three and eighty-four hundredths (153.84') feet to a stake; thence along the Northerly side of said highway North eighty-three (83) degrees, eleven (11) minutes West, seventy-five (75) feet to the place of beginning.

CONTAINING 12,295 square feet.

TITLE TO SAID PREMISES IS VESTED IN Ronald Ritter, Unmarried by Deed from Frank R. Reichel, Executor under the Last Will and Testament of Frank F. Reichel, Deceased, late dated 10/26/1998 and recorded 11/4/1998 in Volume 1998-1, Page 151914.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: K7NW2-1-3.

BEING KNOWN AS 2832 Bath Pike, Nazareth, Pennsylvania.

THEREON BEING ERECTED a cape 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 Ronald Ritter.

FRANK FEDERMAN, ESQUIRE

No. 36
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2001-008690

ALL THAT CERTAIN message, tenement and tract or piece of ground at Brynwood Terrace, 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 south side of Fourth Street one hundred forty (140) feet west of the southwest corner of Fourth and Edward Streets; thence southwardly along land now or late of Emory Heiser, one hundred thirty-seven (137) feet to a point in the northern line of a fifteen (15) feet wide alley; thence eastwardly in and along the northern line of said alley a distance of twenty (20) feet to a point; thence northwardly a distance of one hundred thirty-seven (137) feet to a point in Fourth Street; thence westwardly along the south-

ern line of Fourth Street to a point, the place of beginning.

BEING Lot No. 7 according to the plan of Brynwood Terrace as laid out by Philip J. Byrne, and surveyed and plotted by R.E. Neumeyer, C.E., said map or plan being entered of record in the Recorder's Office of Northampton County.

BEING premises numbered according to the plan of the City of Bethlehem for numbering properties as 1250 East Fourth Street, Bethlehem, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Mariano L. Soto and Ana C. Soto, husband and wife by Deed from Angeliki Haros, widow, by her Attorney-in-Fact Nicholas Haros dated 6/20/1997, recorded 6/23/1997, in Record Book Volume 1997-1, Page 64481.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: P6SE2B-10-4.

BEING KNOWN AS 1250 East Fourth Street, Bethlehem, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Mariano L. Soto and Ana C. Soto.

FRANK FEDERMAN, ESQUIRE

No. 37
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-008841

ALL THAT CERTAIN lot or piece of ground with dwelling thereon situate on the North side of Kleinhans Avenue, formerly Washington Heights Street, in the City of Easton, formerly Village of Seitzville and containing in front on Kleinhans Avenue twenty-five (25) feet and extending of that width in depth Northwardly one hundred twenty-five (125) feet

to Chestnut Alley, now Burr Street; being Lot Number 69 of the Plan of Lots of Charles Seitz and bounded and described as follows: On the North by Chestnut Alley, now Burr Street, on the East by Lot Number 68 on the South by Kleinhans Avenue, formerly Washington Heights Street, on the West by Lot Number 70 land of George Weir

TITLE TO SAID PREMISES IS VESTED IN Jerald L. Davis by Deed from Russell Good, et al dated 06/25/1980 and recorded 06/25/1980 in Volume 615 at page 789.

Premises being: 332 EAST KLEINHAN STREET, EASTON, PA 18042.

Tax Parcel No. L10SW4D-2-3.

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 Jerald L. Davis.

FRANK FEDERMAN, ESQUIRE

No. 38
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2002-004374

ALL THAT CERTAIN message or tenement and lot or parcel of land situate on the north side of Highland Terrace (formerly Cross Street) in the Township of Upper Nazareth, Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point 235 feet from the intersection of the center lines of Sycamore Street and Highland Terrace (formerly Cross Street); thence on a course North 12 degrees no minutes east to the northerly property line of Highland Terrace the true point of Beginning; thence the four (4) following courses and distances: (1) North 12 degrees

no minutes east 130 feet to a point; (2) south 58 degrees 58 minutes 50 seconds 57.12 feet to a point in the dividing line between premises No. 225 and premises No. 235 Highland Terrace; (3) South 12 degrees no minutes East and passing through a partition wall 111.39 feet to a point; (4) north 78 degrees no minutes west 54 feet to the point of Beginning and being the westerly 54 feet of Lot No. 5, Block II, according to the Map or Plan entitled "Schoeneck Sycamore", recorded in Plan Book 26, Page 6, Northampton County Records.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: Map: J7 Block: 11 Lot: 3-5.

BEING THE SAME PREMISES which Dennis C. Donath and Beronica A. Donath, his wife, by their Indenture bearing date the 26th day of October, A.D., 1973, for the consideration therein mentioned, granted and conveyed unto Anna Kril; her heirs and assigns, forever as in and by the said in part recited Indenture recorded in the Office for the Recording of Deeds at Easton, Pennsylvania, in and for the County of Northampton, in Deed Book Vol. 473, at Page 255, relation being thereunto had, more fully and at large appears.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: J7-11-3-5.

BEING KNOWN AS 235 Highland Avenue, Nazareth, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Katherine Ann Kril a/k/a Ann Katherine Kril.

FRANK FEDERMAN, ESQUIRE

No. 39
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-000856

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

BEGINNING at a point in the Western line of Second Avenue, said point being distant two hundred and fifty-eight feet (258) South from the intersection of Thomas Avenue, at a point in Lot No. 195; thence along the Western line of Second Avenue in a Southerly direction a distance of thirty-six feet (36) to a point in Lot No. 196 and of that same width of thirty-six (36) feet between parallel lines at right angles to said Second Avenue extending in a Westerly direction one hundred and twenty (120) feet to a fifteen (15) feet wide alley.

BOUNDED on the North by portion of Lot No. 195; on the East by Second Avenue; on the South by portion of Lot No. 196; and on the West by a fifteen feet wide alley.

THE same being seventeen feet front of the Southern portion of Lot No. 195; 19 feet front of the Northern portion of Lot No. 196 according to Plan of Building Lots on the "Koke-le" Addition to the Borough of Hellertown laid out for Phillips and Ruggels. Said map being recorded in the Office of the Recorder of Deeds in and for Northampton County in Map Book Volume 3, Page 41.

TITLE TO SAID PREMISES IS VESTED IN Richard T. Herman, individually by Deed from Jonathan M. Balboni and Brenda L. Balboni, his wife dated 04/29/1999 and

recorded 04/29/1999 in Volume 1999-1 Page 060849

Premises being: 1058 SECOND AVENUE HELLERTOWN, PA 18055 Tax Parcel No. Q7SW2A 3-5.

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

SEIZED AND TAKEN into execution of the writ as the property of Richard T. Herman.

FRANK FEDERMAN, ESQUIRE

No. 40

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-002317**

ALL THAT CERTAIN lot or piece of ground situate on the north side of Line Street in the City of Easton, Northampton County, Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the North side of Line Street, said point being S 88° -34' W, a distance of 158 feet from the northwest corner of Line and Centre Streets; thence along the North side of Line Street, S 88° -34', a distance of 70 feet to a point in line of lands N/L of Alexander Ransom and wife; thence along said lands, N 2° -12' W, a distance of 140 feet to a point on the South side of an alley; thence along the South side of said alley, N 88° -34' E, a distance of 70 feet to a point in line of lands N/L of Margaret M. Werner; thence along said lands of Margaret M. Werner, S 2° -12' E, a distance of 140 feet to a point, the place of beginning.

BOUNDED on the North by the aforementioned alley, on the East by lands N/L of Margaret M. Werner, on the South by Line Street and on the West by lands N/L of Alexander Ransom and wife.

Northampton County Tax parcel number: M9NE1C-1-8.

BEING KNOWN AS 721 Line Street, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Mark E. Seymore and Lucretia M. Seymore.

DAWN M. SCHMIDT, ESQUIRE

No. 41

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2002-003091**

ALL THAT CERTAIN tract or parcel of ground, in the City of Bethlehem, County of Northampton, together with the dwelling thereon erected, situate on the southeasterly side of Nazareth Pike, between Orchard Lane and Edgeboro Boulevard, and being Lot No. 1 and parts of Lots Nos. 2 and 3 on the map or plan entitled "Edgeboro Orchards by Arthur H. Raish, Bethlehem, Pa., scale 1 inch equals 50 feet, W.F. Kemmerer, Professional Engineer, Revised January 30, 1937, by Allen G. Zoll, Registered Surveyor, Leonard M. Fraivillig, Registered Professional Engineer, Bethlehem, Pa.," bounded and described as follows:

BEGINNING at a point on the southeasterly side of Nazareth Pike distant 90 feet northeastwardly from the intersection of the extension southwestwardly of the southeasterly side of Nazareth Pike, with the extension northwestwardly of the northeasterly side of Orchard Lane, thence extending North 29 degrees 40 minutes 30 seconds East along the southeasterly side of Nazareth Pike, as shown on said

plan, a distance of 100.70 feet to an iron pin; thence extending South 67 degrees 2 minutes East along Edgeboro Manor, a distance of 219.21 feet to a point on the northerly side of Cloverleaf Street West; thence extending along Cloverleaf Street West, the four following courses and distances, to wit: westwardly along a curve curving to the right, having a radius of 50 feet, a distance of 35.42 feet to a point, North 60 degrees 19 minutes 30 seconds West, a distance of 9.31 feet to a point, southwesterly along a curve curving to the left having a radius of 75.83 feet, a distance of 119.11 feet to a point, and South 29 degrees 40 minutes 30 seconds West, a distance of 38.35 feet to a point; thence extending North 60 degrees 19 minutes 30 seconds West, a distance of 100.06 feet, more or less, to the point or place of beginning.

BEING THE SAME PREMISES WHICH Louis H. Winkler, Jr. and Etta Jane Winkler, husband and wife, by their deed dated July 30, 1991 and recorded on August 2, 1991 in the Office for the Recording of Deeds, in and for Northampton County in Deed Book Vol. 837 at Page 445, granted and conveyed unto Jeffrey Fye and Brenda L. Fye, husband and wife, the Mortgagors herein.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP: N6SE2A BLOCK: 9 LOT: 3

BEING KNOWN AS 1741 Cloverleaf Street, Bethlehem, Pennsylvania.

THEREON BEING ERECTED a ranch style stone dwelling w/attached two-car garage and slate roof.

SEIZED AND TAKEN into execution of the writ as the property of Jeffrey Fye and Brenda L. Fye.

GERALD F. STRUBINGER, JR.,
ESQUIRE

No. 42

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2002-005419**

ALL THAT CERTAIN message or tenement and lot or piece of ground situate in the Township of Moore, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the middle of the public road leading from Chapmans to Smith Gap on land now or late of John Hearing; thence along the middle of the said road North 57° West twenty-one and two tenths (21.2) perches to a stone corner; thence by land now or late of Michael Lilly, South 25° West thirty-five (35) perches to an oak stump; thence by the same South 66 1/2° East eighteen and three tenths (18.3) perches to a stone; thence by land now or late of John Hearing, North 26° East thirty-one and one-half (31 1/2) perches to the place of beginning.

CONTAINING four (4) acres and sixteen (16) perches of land, strict measure.

BEING THE SAME PREMISES which Dorothy M. Green, widow, granted and conveyed to Martin L. Haas and Charity M. Haas, his wife, by deed dated October 10, 1962, and recorded in the Office for the Recording of Deeds in and for Northampton County in Deed Book 182, page 101.

BEING KNOWN AS: 627 ENGLISH ROAD, BATH, PA 18014.

PROPERTY ID NO.: H5-23-4.

TITLE TO SAID PREMISES IS VESTED IN James J. Malsch and Nina M. Malsch, husband and wife, as tenants by the entireties by Deed from Martin L. Haas, single man and Charity M. Haas, single woman dated 12/7/67 recorded 12/7/67 Book 310 Page 342.

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

SEIZED AND TAKEN into execution of the writ as the property of James J. Malsch and Nina M. Malsch.

MARK J. UDREN, ESQUIRE

No. 43

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2001-001400**

ALL THAT CERTAIN lot or piece of land, together with the buildings thereon erected, situate partly in Moore Township and partly in Bushkill Township, County of Northampton and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a spike in the Township Road #605, Johnson Road, leading from L.R. 48042 to Moorestown Cheese Company and in the corner of the land now or late of Clayton R. Roth; thence along the center of Johnson Road, South eighty-eight (88) degrees no minutes East, seven hundred forty-eight and seventy-eight one-hundredths (748.78) feet to a spike in the road and other land of the Jacob Johnson Estate; thence along that land and the land now or late of Floyd Hoch, passing over a stake at the edge of the road South thirty-one (31) degrees twenty (20) minutes West, four hundred thirty-one and ninety-two one-hundredths (431.92) feet to

a stake and the corner of the land now or late of Clayton R. Roth; thence along a fence and the land now or late of Clayton R. Roth, North fifty-three (53) degrees no minutes West, six hundred fifty-six and sixty-eight one-hundredths (656.68) feet, passing over a stake at the edge of the road to the point and place of Beginning. Containing in area 3.234 acres of land.

The above description being according to a survey made by Brice H. Freestone, R.P.E. under date of November 5, 1962.

Having erected a dwelling known as 655 Johnson Road, Northampton PA 18067.

Parcel No. H6-23-1.

BEING the same premises which Roy G. Kocher, Executor of the Last Will and Testament of John E. Kocher granted by his Deed dated 5/7/1999 and recorded on 5/13/1999 in the Northampton County, Pennsylvania, in the Recorder of Deeds Office in Deed Book Volume 1991, page 69744, granted and conveyed unto, Joseph R. Bickerton, Sr.

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

SEIZED AND TAKEN into execution of the writ as the property of Joseph R. Bickerton, Sr.

LOUIS P. VITI, ESQUIRE

No. 44

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-004271**

All that certain lot or piece of ground situate in Easton City, County of Northampton, Commonwealth of Pennsylvania.

BEGINNING at a point on the South side of Northampton Street distant one hundred forty feet East

from the East building line of Eight Street, thence West along Northampton Street twenty feet, more or less, to a point, thence South and through the center of the middle partition wall of a double brick dwelling erected on this lot and the lot adjoining on the West, sixty-five feet to a point; thence East in a line parallel to Northampton Street twenty-five feet, more or less to a point; and thence North sixty-five feet to the point and place of BEGINNING.

BOUNDED on the North by Northampton Street, on the East by property now or late of John H. Spence, on the South by property now or late of Aaron W. Hackman and on the West by property now or late of Levi J. Coleman.

Parcel ID: L9SE1B-23-7.

Commonly known as: 726 Northampton St., Easton, PA 18042.

Title is vested in: Howard Rauch and Betty Rauch by deed from Sam V. Garofalo and Pauline Garofalo, h/w dated 03/25/1964 and recorded on 04/07/1964 in Book/Volume 214, Page 431.

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

SEIZED AND TAKEN into execution of the writ as the property of Betty Rauch.

TERRENCE J. McCABE,
ESQUIRE

No. 45
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-007321

ALL THAT CERTAIN message or tenement and tract or piece of land situate on the westerly side of

Poplar Street, formerly Rumbel Court, between 14th and 16th Streets in the Fourth Ward of the Borough of Northampton, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the westerly side of Poplar Street, formerly Rumbel Court, in line of premises No. 1536 Poplar Street, thence extending in and along the westerly side of Poplar Street, South 40 degrees 40 minutes East 14.82 feet, more or less, to a point; thence extending along the division line between properties Nos. 1532 and 1534 Poplar Street, South 50 degrees 8 minutes 40 seconds West 156.85 feet to a point in the easterly side of a certain 15 feet wide alley; thence along said alley North 45 degrees 31 minutes West 12.96 feet, more or less, to a point in line of premises No. 1536 Poplar Street; thence extending along the division line between properties Nos. 1534 and 1536 Poplar Street, partly through the middle of a party wall, in a northeasterly direction, 157 feet, more or less to a point on the westerly side of Poplar Street, the place of BEGINNING.

BOUNDED on the North by No. 1536 Poplar Street; on the East by Poplar Street; on the South by 1532 Poplar Street; and on the West by aforesaid 15 feet wide alley; now known as No. 1534 Poplar Street, formerly Rumbel Court.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: M4NW1B-10-5.

BEING KNOWN AS 1534 Poplar Street, Northampton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Richard M. Bartholomew.

JOSEPH A. GOLDBECK, JR.,
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.

JEFFREY K. HAWBECKER
Sheriff

Northampton County,
Pennsylvania

B. LINCOLN TREADWELL, JR.,
ESQUIRE

Solicitor to the Sheriff

Apr. 15, 22, 29

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LAWRENCE J. DOTTER, Executor of the Estate of ALBINKA J. DOTTER a/k/a ALBINKA S.J. DOTTER, Deceased v. PHI AGING AND HEALTH CARE SERVICES, PRESBYTERIAN HOMES, PRESBYTERIAN HOUSING AND SERVICES CORPORATION, KIRKLAND VILLAGE, ST. LUKE'S HOSPITAL, and ST. LUKE'S HOSPITAL AND HEALTH NETWORK

Demurrer—Negligence Per Se—Private Action—Federal and State Regulations—Corporate Negligence—Punitive Damages—Failure To Plead Sufficient Facts.

Defendants PHI Aging and Health Care Services, Presbyterian Homes, Inc., Presbyterian Housing and Services Corporation and Kirkland Village filed a Preliminary Objection in the nature of a demurrer to Plaintiff's claim of negligence per se for violations of federal and state regulations. The Court found that while a plaintiff cannot seek a private cause of action against defendants, Restatement (Second) of Torts 286 allows a plaintiff to assert a negligence per se claim if plaintiff can establish that they were in the class the statute intended to protect. The Court found that Plaintiff's argument was sufficient at this stage to assert a claim for negligence per se, and therefore denied Defendants' Preliminary Objection.

Defendants also filed a Preliminary Objection in the nature of a demurrer to Plaintiff's claim of corporate negligence. They argued in the alternative, that if the Court finds merit to allow the corporate negligence allegation, Paragraph 17 and its designated subparagraphs should be stricken for lack of specificity. The Court found that, because the law does not specifically bar recovery on a corporate negligence theory, Plaintiff may sustain a cause of action for corporate negligence at this stage. In regard to the Defendants' alternative argument, the Court found that the language in Paragraph 17 and its designated subparagraphs were sufficiently argued for a corporate negligence claim as to the acts Defendants allegedly negligently committed. Therefore, the Court denied Defendants' Preliminary Objections.

Defendants further filed Preliminary Objections to the claim for punitive damages based on allegations of reckless and wanton conduct. The Court found that sufficient facts were put forth to support a claim for punitive damages for reckless conduct. Therefore, the Court denied Defendants' Preliminary Objections.

In the Court of Common Pleas of Northampton County, Pennsylvania, Civil Division—Law, No. C0048CV20028775.

Order of Court denying Defendants' Preliminary Objections.

MARTIN D. COHEN, ESQUIRE and KELLY CLIFFORD RAMBO, ESQUIRE, for Plaintiff.

WILLIAM J. MUNDY, ESQUIRE and PAUL LAUGHLIN, ESQUIRE, for Defendants.

Order of Court entered October 31, 2003 by MCFADDEN, J.

ORDER

AND NOW, this 31st day of October, 2003, Defendants' PHI Aging and Health Care Services, Presbyterian Homes, Inc., Presbyterian Housing and Services Corporation and Kirkland Village (hereinafter "Defendants")

Preliminary Objection in the form of a demurrer to the negligence per se claim for violations of federal and state regulations is hereby DENIED.

Defendants' Preliminary Objection in the nature of a demurrer to Plaintiff's claim of corporate negligence is hereby DENIED. Defendants' alternative objection to the corporate negligence claim for general allegations of corporate negligence is hereby DENIED.

Defendants' Preliminary Objection in the nature of a motion to strike Plaintiff's claim for punitive damages is hereby DENIED.

STATEMENT OF REASONS

1. This matter arises out of an incident that occurred while Albinka S.J. Dotter, (hereinafter "Decedent"), was a resident of Defendant Kirkland Village.

2. Decedent was admitted to Defendant Kirkland Village on February 5, 1996, following a stroke in December 1995. She also suffered from rheumatoid arthritis, osteoporosis and compression fractures.

3. Defendant Kirkland Village is owned and operated by Defendants, PHI Aging and Health Care Services, Presbyterian Homes, Inc., and Presbyterian Housing and Services Corporation. Defendant Kirkland Village is a licensed and certified long-term care nursing facility.

4. On or about January 6, 2002, Decedent fell from a hooyer lift while she was being transferred from her bed to a wheelchair by a staff member of Defendant Kirkland Village.

5. Decedent was thereby transported to St. Luke's Hospital, and St. Luke's Hospital and Health Network. The admitting physician noted a fracture to the left distal femur, nonsurgical, and Decedent was released the next day.

6. After returning to Defendant Kirkland Village, Decedent became unresponsive, and was transported back to the hospital on January 9, 2002, where she passed away that same day.

7. Plaintiff is asserting a wrongful death claim against Defendants, claiming they were negligent in their care of Decedent while she was in their care. Plaintiff is also asserting a claim for corporate negligence and punitive damages, alleging Defendants' actions were wanton and/or reckless.

8. Presently before the Court are Defendants' Preliminary Objections to Plaintiff's First Amended Complaint.

I. Demurrer to Negligence Per Se Claim for Violations of Federal and State Regulations

9. Defendants filed Preliminary Objections in the nature of a demurrer to Plaintiff's claim that Defendants violated federal and state regulations and laws in Paragraph 18, subparagraphs (a) through (n) of Plaintiff's First Amended Complaint. Plaintiff claims that Defendants were liable for

failure to provide proper nutrition, failure to properly create a care plan, and improper documentation.

10. Defendants contend that Plaintiff cannot assert a private right of action under these regulations, nor can he assert a claim for negligence per se.

a. *Standard of Review—Demurrer*

11. A demurrer which challenges the legal sufficiency of a pleading is properly brought pursuant to Rule 1028(a)(4) of the Pennsylvania Rules of Civil Procedure. Pa. R.C.P. 1028(a)(4). A demurrer admits all well-pleaded material facts set forth in the complaint, as well as all inferences reasonably deducible from those facts. *Lowther v. Roxborough Memorial Hospital*, 738 A.2d 480, 489 (Pa. Super. 1999). In ruling on a demurrer, the court can consider only matters that arise out of the complaint; it cannot supply a fact that is missing in the document under scrutiny. *Leach v. Hough*, 352 Pa. Super. 213, 216, 507 A.2d 848, 849 (1986). To sustain a demurrer, it is essential that the complaint demonstrate on its face that the claim being advanced cannot be sustained as a matter of law. *Commonwealth, Department of Transportation v. Wilksburg Penn Joint Water Authority*, 740 A.2d 322, 324 (Pa. Commw. 1999). Therefore, if there is any question as to whether the demurrer should be sustained, then the demurrer should be overruled. *Pacurariu v. Commonwealth*, 744 A.2d 389, 391 n.1 (Pa. Commw. 2000).

b. *Private Cause of Action*

12. Defendants argue that a private cause of action cannot be brought under the state and federal regulations at issue in this case.¹

13. This Court agrees with Defendants that no private cause of action can be brought under the above statutes. *Chalfin v. Beverly Enter.*, 741 F. Supp. 1162 (E.D. Pa. 1989). However, as Plaintiff states in his Brief in Opposition, he is asserting a claim of negligence per se, and not a private action, which is a different issue. Therefore, this Court will now address whether a plaintiff can assert a claim for negligence per se under the above federal and state regulations.

c. *Negligence Per Se*

14. Defendants further argue that Plaintiff cannot raise a claim for negligence per se under the federal and state regulations. Defendants claim that the regulations were not the type of legislation intended to create a tort

¹ Plaintiff argues violations of the following sections: 42 CFR §§483.10, 483.12(a)(3)-(6), 483.13(c), 483.15(a), 483.15(e), 483.15(h), 483.20, 483.20(b), 483.20(g), 483.20(k), 483.25, 483.25(a)(3), 483.25(h)(1)-(2), 483.25(l)(2), 483.30, 483.30(a)-(d), 483.75(l); 35 P.S. §448.803; 28 Pa. Code §§201.18(a)-(e), 201.20(a)-(d), 201.24(c), 201.29(a), (c)-(d), (j), 211.5(f).

duty between a facility and a resident, but rather were intended to promote responsible operation and ownership of healthcare facilities and encourage innovation and efficiency. Plaintiff responds by arguing that violations of these regulations do constitute negligence per se in that the violations are of public health regulations intended to protect the well-being of persons like Decedent, and that Restatement (Second) of Torts §286 states that a court may adopt the requirements of a legislative enactment or administrative regulation as a standard of conduct.

15. Restatement (Second) of Torts §286 provides, in pertinent part:

The court may adopt as the standard of conduct of a reasonable man the requirements of a legislative enactment or an administrative regulation whose purpose is found to be exclusively or in part (a) to protect a class of persons which includes the one whose interest is invaded, and (b) to protect the particular interest which is invaded, and (c) to protect that interest against the kind of harm which has resulted, and (d) to protect that interest against the particular hazard from which the harm results.

16. Restatement (Second) of Torts §288 provides, in pertinent part:

The court will not adopt as the standard of conduct of a reasonable man the requirements of a legislative enactment or an administrative regulation whose purpose is found to be exclusively:

(a) to protect the interests of the state or any subdivision of it as such, or ...

...

(c) to impose upon the actor the performance of a service which the state or any subdivision of it undertakes to give the public

...

17. Pennsylvania courts have previously held that a claim for negligence per se can be brought under Section 286 of the Restatement (Second) of Torts, if the plaintiff can establish that he or she is within the class the statute was intended to protect. *See Diggs v. Susquehanna Center for Nursing and Rehabilitation*, 35 D. & C. 4th 373, 380 (Dauphin Cty. 1996). Further, as stated in *Diggs*, if the Plaintiff may be able to establish a claim for negligence per se and it is not certain that the law precludes recovery under such a theory, then the Defendants' Preliminary Objections are overruled. *Diggs*, supra at 380-81.

18. In the instant action, Plaintiff's argument is sufficient at this stage to allege that Decedent falls within the class of persons the statutes and regulations were designed to protect. Decedent was a resident of a nursing home, and the federal and state regulations and codes at issue here are addressed to the care to be provided by such long-term care facilities.

19. Further, with regard to the subparts (b) through (d) listed in §286, the allegations set forth in Plaintiff's First Amended Complaint are sufficiently specific at this stage to put forth a cause of action. Therefore, Defendants' Preliminary Objections to the negligence per se claim of Plaintiff is hereby DENIED.

II. Corporate Liability Allegation

a. Demurrer—Corporate Negligence

20. Defendants filed Preliminary Objections in the nature of a demurrer to Paragraph 17, subparagraphs (f), (g), (h), (i), (j), (k), (t), (u), (v), (w), (x), (y), (z), (dd), (ee), and (gg) of Plaintiff's First Amended Complaint. Defendants argue that Plaintiff seeks to improperly assert a claim of corporate negligence against Defendants. Defendants argue that although the Pennsylvania courts in *Thompson v. Nason Hospital*, 527 Pa. 330, 591 A.2d 703 (1991), and *Shannon v. McNulty*, 718 A.2d 828 (Pa. Super. 1998), have extended corporate negligence to include not only hospitals, but also HMOs, the Pennsylvania courts have never extended this doctrine any further. Therefore, Defendants argue that a demurrer is proper.

21. The standard of review for this Preliminary Objection in the nature of a demurrer is stated above.

22. In *Thompson*, the Supreme Court of Pennsylvania recognized the following four duties a hospital can be held liable for failing to follow under a theory of corporate negligence:

- (1) a duty to use reasonable care in the maintenance of safe and adequate facilities and equipment ... ;
- (2) a duty to select and retain only competent physicians ... ;
- (3) a duty to oversee all persons who practice medicine within its walls as to patient care ... ;
- and (4) a duty to formulate, adopt and enforce adequate rules and policies to ensure quality care for the patients ...

Thompson, supra at 339-40, 591 A.2d at 707 (citations omitted).

23. We cannot agree with Defendants' contention that the doctrine of corporate negligence has not been extended beyond hospitals and HMOs. As stated in *Dontonville v. Jefferson Health System*, 2002 WL 59318 (E.D. Pa. 2002), "[c]orporate negligence is an evolving doctrine under Pennsylvania law." *Dontonville* at *3. Although the Pennsylvania Supreme Court has not yet addressed extending corporate negligence to other health care providers besides hospitals, many Pennsylvania trial courts have considered extending liability to various types of health care organizations and providers. *Id*; see *Oven v. Pascucci*, 46 D. & C. 4th 506, 514 (Lacka. Cty. 2000) (extending corporate negligence to a professional corporation); see *Fox v. Horn*, 2000 WL 49374 (E.D. Pa. 2000) (extending corporate negligence to a medical professional corporation).

24. Therefore, because the law does not specifically bar recovery, but in fact supports expanding corporate negligence to other health care entities, Plaintiff may sustain a cause of action against Defendants at this stage of the proceedings so long as he has averred facts that demonstrate the Defendants breached the duties enunciated in *Thompson*, supra. Here, Plaintiff has satisfied his obligation to so plead. Therefore, Defendants' Preliminary Objection in the nature of a demurrer must be DENIED.

b. In the Alternative: Motion To Strike Corporate Allegations for Lack of Specificity

25. Defendants argue, in the alternative, that if the Court finds merit to allow the corporate negligence allegation, the above listed paragraphs and subparagraphs should nevertheless be stricken for lack of specificity in violation of Pennsylvania Rule of Civil Procedure 1019(a). With regard to lack of specificity, Defendants are arguing that the above listed Paragraphs and subparts fail to set forth any specific acts of corporate negligence by the Defendants.

26. Pennsylvania Rule of Civil Procedure 1019(a) states, in pertinent part, that "[t]he material facts on which a cause of action or defense is based shall be stated in a concise and summary form." Pa. R.C.P. 1019(a). It is well established that Pennsylvania is a fact pleading state and thus the complaint "must not only give the defendant notice of what the plaintiffs' claim is and the grounds upon which it rests, but it must also formulate the issues by summarizing those facts essential to support the claim." *Alpha Tau Omega Fraternity v. University of Pennsylvania*, 318 Pa. Super. 293, 298, 464 A.2d 1349, 1352 (1983). Further, a complaint comports with Pennsylvania Rules of Civil Procedure if it provides the adverse party with sufficient facts to enable him to frame a proper answer and prepare a defense. *Commonwealth ex rel. Milk Marketing Bd. v. Sunnybrook Dairies, Inc.*, 29 Pa. Commonwealth Ct. 210, 370 A.2d 765 (1977).

27. It is not enough to focus upon one portion of the complaint. Rather, in determining whether a particular paragraph in a complaint has been stated with the necessary specificity, such paragraph must be read in context with all other allegations in that complaint. *Yacoub v. Lehigh Valley Medical Associates, P.C.*, 805 A.2d 579 (Pa. Super. 2002).

28. Generalized allegations of liability are not appropriate, because a plaintiff could allege different theories of liability at later stages of the litigation. See *Lichty v. Kucharczuk*, 5 D. & C. 4th 120, 126 (Freedberg, J.) (Northampton Cty. 1989). A defendant may protect against that possibility by seeking to purge a complaint of a general allegation of liability. See *Conner v. Allegheny General Hospital*, 501 Pa. 306, 310-11 & n.3, 461 A.2d 600, 602 & n.3 (1983).

29. As noted above, under a corporate negligence claim, it must be proven that the hospital failed to meet the following duties: to use reason-

able care in the maintenance of safe and adequate facilities and equipment, to select and attain only competent physicians; to oversee all persons who practice medicine within its walls as to patient care, and to formulate, adopt, and enforce adequate rules and policies to ensure quality of care for patients.

30. Defendants argue that the paragraphs and subparagraphs at issue are boilerplate and could be applied to any nursing home facility and does not specifically set forth Plaintiff's allegations against Defendants.

31. This Court finds that the paragraphs in issue do sufficiently provide an argument for corporate negligence as to the allegedly negligent acts of the Defendants toward Decedent. The Plaintiff provides facts that, if proven, can apply to the four elements required for corporate negligence. Therefore, Defendants' Preliminary Objection in the nature of a motion to strike is hereby DENIED.

III. Punitive Damages

32. Defendants filed Preliminary Objections to all allegations that they acted in a reckless and wanton manner so as to be held liable for punitive damages. Plaintiff argues that sufficient facts were put forth to argue a claim for punitive damages based on the alleged reckless conduct of the Defendants.

33. Outrageous conduct constitutes that which is done with a bad motive or a reckless indifference to the interests of others. Such conduct is also referred to as wanton conduct. *Smith v. Brown*, 283 Pa. Super. 116, 423 A.2d 743 (1980). Additionally, punitive damages are not justified where the defendant's mental state amounts to no more than gross negligence. *Martin v. Johns-Manville Corporation*, 508 Pa. 154, 169-70, 494 A.2d 1088, 1096-97 (1985).

34. In determining whether the actor exhibited "reckless indifference to the rights of others" so as to provide a basis for an award of punitive damages, we must analyze whether the complaint's allegations establish that the actor actually knew or had reason to know of facts which created a high risk of physical harm to the plaintiff. Further, the defendant must have proceeded to act in conscious disregard of, or indifference to, that risk. *Field v. Philadelphia Electric Co.*, 388 Pa. Super. 400, 425, 565 A.2d 1170, 1182 (1989). If the defendant actually does not realize the high degree of risk involved, even though a reasonable man in his position would, the mental state required for the imposition of punitive damages under Pennsylvania law is not present. *Id.* at 425-26, 565 A.2d at 1182.

35. "[I]n deciding whether punitive damages should be assessed, the nature of the tortfeasor's act itself, together with his motive, the relationship between the parties and all other attendant circumstances should be taken into account." *Johns-Manville*, supra at 170, 494 A.2d at 1096 (citing *Feld v. Merriam*, 506 Pa. 383, 396, 485 A.2d 742, 748 (1984)). The deter-

mination of whether a person's actions rise to the level of outrageous conduct lies within the fact-finder's discretion. *SHV Coal, Inc. v. Continental Grain Co.*, 526 Pa. 489, 587 A.2d 702 (1991).

36. In *McCain v. Beverly Health and Rehabilitation Services Inc.*, 2002 WL 1565526 (E.D. Pa. July 15, 2002), the court ruled in favor of plaintiff's allegation in the complaint, finding that allegations of defendants' knowledge of danger to decedent's condition and failure to take heed to such dangers was enough to support a claim for punitive damages. *McCain*, 2002 WL 1565526 at 2.

37. This Court finds that Plaintiff has set forth sufficient facts to support a claim of punitive damages for reckless conduct. Throughout the First Amended Complaint, Plaintiff alleges facts of several incidents which could be proven to constitute reckless disregard for the safety of the Plaintiff. Therefore, Defendants are on sufficient notice to prepare a defense to the allegations set forth by Plaintiff. Therefore, Defendants' Preliminary Objection to a claim for punitive damages is hereby DENIED

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