

# Northampton County Reporter

(USPS 395-280)

VOL. LIII

EASTON, PA July 1, 2004

NO. 79

**Connor Francis, a Minor, by His Parents and Natural Guardians Carol  
and Byron Francis v. Vincent Plano, M.D., Easton Hospital and  
Easton Area Women's Center**

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### NOTICE TO THE BAR

**CHANGE IN JULY ARRAIGNMENT DATE:** Please note arraignments originally scheduled for Thursday, July 22, 2004 have been rescheduled for Tuesday, July 27, 2004.

If you have any questions at all, 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**

☞ **INCLUDED IN THIS ISSUE** is Administrative Order 2004-1 “*Amendments to Northampton County Rules of Civil Procedure to comply with Pennsylvania Rules of Civil Procedure governing Motion Practice adopted October 24, 2003, No. 401 Civil Procedure Rule Docket No. 5.*”

☞ **INCLUDED IN THIS ISSUE** is an Order of Court regarding “Administrative Order 2004-2—Domestic Relations Section Fee Schedule.”

☞ **INCLUDED IN THIS ISSUE** is the announcement and registration form for the **2004 SUMMER OUTING** at Louise Moore Park (Pavilion #2) on Thursday, July 22<sup>nd</sup>.

☞ **See front page for “Change in July Arraignment Date.”**

☞ **PLEASE REMEMBER TO** complete your ARIS Panel Attorney application and return it to the NCBA Office at your earliest convenience.

☞ **INCLUDED IN THIS ISSUE** are the announcements and/or registration forms for the following events:

- (1) July 7<sup>th</sup>—**LUNCH/LECTURE** “Getting Paid”
- (2) Updated list of **PBI/CLE SEMINARS**
- (3) **2004 SUMMER OUTING**
- (4) **NCBA Calendar of Events.**

#### **COMMITTEE MEETINGS:**

**Sept. 8<sup>th</sup>**—Workers’ Comp. Committee Mtg. @ NOON/NCBA

☞ **PBI/CLE SEMINARS @ NCBA**—(1) “**Appellate Practice & Procedure in PA Courts**” is scheduled for **Thursday, July 8, 2004** from 9:30 a.m. to 2:00 p.m. with 4 Substantive CLE Credits. (2) “**Taking & Defending Depositions**” is scheduled for **Thursday, July 15, 2004**, from 9:30 a.m. to 2:00 p.m. with 4 Substantive CLE Credits. Registration begins at 9:00 a.m. Register early by calling (800) 932-4637 or go online at [www.pbi.org](http://www.pbi.org)

#### ☞ **BAR ASSOCIATION OF LEHIGH COUNTY**

##### **SPONSORED SEMINARS FOR 2004:**

[**July 13<sup>th</sup>**—“Developments in Public & Subsidized Housing Dealing with the Local Housing Authority”] [**August 11<sup>th</sup>**—Lehigh County Law Library (TBA)] [**August 18<sup>th</sup>**—“Important New Developments in Auto Negligence Law; Fifth Annual Update”] Call BALC for details such as times, fees, credits, meals and/or to register at (610) 433-6401, Ext. 16.

☞ **REAL FACTS:** *Antarctica is the driest, coldest, windiest and highest continent on earth.*

**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****BECK, JOHN C., SR.,** dec'd.

Late of the City of Easton, Northampton County, PA  
 Executor: John C. Beck, Jr.,  
 413 West Wilkes-Barre St.,  
 Easton, PA 18042

Attorney: Charles H. Spaziani,  
 Esquire, 205 South Seventh  
 Street, Easton, PA 18042

**CALANTONI, ANTONIO a/k/a ANTONINO CALANTONI,** dec'd.

Late of the Township of Palmer, Northampton County, PA  
 Executrix: Graziella M. Calantoni, 2900 Swanson Street,  
 Easton, PA 18045

Attorney: Charles Bruno, Esquire, 203 South Seventh Street, Easton, PA 18042-4315

**CZUBA, OLGA,** dec'd.

Late of Hanover Township, Allentown, Northampton County, PA

Executrix: Dianne M. Loch c/o Dean C. Berg, Esquire, G.M. Berg Law Offices, P.O. Box 10, Northampton, PA 18067

Attorneys: Dean C. Berg, Esquire, G.M. Berg Law Offices, P.O. Box 10, Northampton, PA 18067

**DRIESEN, LOLA,** dec'd.

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

Executrix: Dora Perez, 453 Larch Lane, Nazareth, PA 18064

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

**FERRARA, RUTH M.,** dec'd.

Late of the City of Easton, Northampton County, PA

Administrator: Michael J. Cahoon, 4505 Stephanie Drive, Bethlehem, PA 18020

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

**FRANTZ, GLORIA M.,** dec'd.

Late of the Township of Palmer, Northampton County, PA

Co-Executrices: Carol A. Price, Gail E.M. Regina and Joan M. Schaffer c/o Frank S. Poswistilo, Esquire, Ste. 300, 101 Larry Holmes Drive, Easton, PA 18042

Attorney: Frank S. Poswistilo, Esquire, Ste. 300, 101 Larry Holmes Drive, Easton, PA 18042

**HEPTNER, MARY A.,** dec'd.

Late of Easton, Northampton County, PA

Executor: Donald F. Heptner c/o Timothy J. Duckworth, Esquire, Mosebach, Funt, Dayton & Duckworth, PC, P.O. Box 20770, Lehigh Valley, PA 18002-0770

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

**HOENSTINE, OLIVE MARY,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
 Executor: Keystone Nazareth Bank and Trust Company, 76 South Main Street, Nazareth, PA 18064

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

**HOFFNER, OLGA C.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
 Co-Administrators: John C. Hoffner and Joel L. Hoffner c/o Harry J. Newman, Esquire, 915 West Broad Street, Bethlehem, PA 18018

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

**JENNINGS, BETTY ANN,** dec'd.

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

Executor: Loring Jennings c/o Nicholas R. Sabatine, III, Esquire, 16 S. Broadway, Wind Gap, PA 18091

Attorney: Nicholas R. Sabatine, III, Esquire, 16 S. Broadway, Wind Gap, PA 18091

**KLO, DAVID A.,** dec'd.

Late of Northampton, Northampton County, PA

Administrator: Alexander Klo c/o E. Keller Kline, III, Esquire, Kline and Kline, 731 Turner Street, Allentown, PA 18102

Attorneys: E. Keller Kline, III, Esquire, Kline and Kline, 731 Turner Street, Allentown, PA 18102

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

Late of Moore Township, Northampton County, PA  
 Executrix: Patsy Palkovits a/k/a Patricia Palkovits c/o Dean C. Berg, Esquire, G.M. Berg Law Offices, P.O. Box 10, Northampton, PA 18067

Attorneys: Dean C. Berg, Esquire, G.M. Berg Law Offices, P.O. Box 10, Northampton, PA 18067

**LUMM, VIOLET,** dec'd.

Late of the Borough of Bath, Northampton County, PA

Executor: Kenneth J. Lumm c/o Leonard M. Mellon, Esquire, 151 S. 7th Street, Easton, PA 18042

Attorney: Leonard M. Mellon, Esquire, 151 S. 7th Street, Easton, PA 18042

**McCARTHY, JAMES PATRICK,** dec'd.

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

Executor: William L. DiCarlo c/o Ralph J. Bellafatto, Esquire, 4480 William Penn Highway, Easton, PA 18045

Attorney: Ralph J. Bellafatto, Esquire, 4480 William Penn Highway, Easton, PA 18045

**SABO, PETER J.,** dec'd.

Late of Saucon Valley Manor, Hellertown, Northampton County, PA

Administrator: Peter G. Sabo, 6520 Paupack Circle, Bethlehem, PA 18017

**STRAUB, MILDRED P.,** dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executor: Joseph W. Straub,  
6807 West Main Boulevard,  
Bath, PA 18088

Attorneys: J. Scott DeMasi,  
Esquire, DeMasi & DeMasi, 91  
South Main Street, Phillips-  
burg, NJ 08865

**SWINSBURG, ANNA M.,** dec'd.

Late of Wilson Borough,  
Northampton County, PA

Executor: Gary Swinsburg, 95  
Wilden Drive, Easton, PA  
18045

Attorney: Steven B. Molder,  
Esquire, 904 Lehigh Street,  
Easton, PA 18042

**SECOND PUBLICATION**

**ABLE, STEPHEN D. a/k/a**

**STEPHEN DOWDEN ABLE,**  
dec'd.

Late of Bethlehem, Northamp-  
ton County, PA

Executrix: Jana Svacek Able  
c/o John L. Carr, Esquire, 800  
Avondale Road, Suite 3-D,  
Wallingford, PA 19086

Attorney: John L. Carr, Es-  
quire, 800 Avondale Road,  
Suite 3-D, Wallingford, PA  
19086

**ARNOLD, JAMES J.,** dec'd.

Late of the Township of Palm-  
er, Northampton County, PA

Co-Executors: Thomas Yan-  
nes, 1130 Walnut Street, Free-  
land, PA 18224 and Brian  
Frederico, 226 W. St. Joseph's  
Street, Easton, PA 18042

Attorneys: Gerald M. Hatfield,  
Esquire, Fox Rothschild LLP,  
2000 Market Street, 10th  
Floor, Philadelphia, PA 19103-  
3291

**FUCHS, FREDERICK R.,** dec'd.

Late of Easton, Northampton  
County, PA

Administratrix: Mildred C.  
Supplee c/o Timothy J. Duck-  
worth, Esquire, Mosebach,  
Funt, Dayton & Duckworth,  
PC, P.O. Box 20770, Lehigh  
Valley, PA 18002-0770

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

**HEALY, TERRANCE P. a/k/a**  
**TERRENCE P. HEALY,** dec'd.

Late of Bethlehem, Northamp-  
ton County, PA

Executor: Kevin T. Healy c/o  
Wendy A. Nicolosi, Esquire,  
Broughal & DeVito, L.L.P., 38  
West Market Street, Bethle-  
hem, PA 18018

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

**MEIXSELL, BEATRICE U.,**  
dec'd.

Late of the Township of Wash-  
ington, Northampton County,  
PA

Administratrix: Shirley Pet-  
kus, P.O. Box 154, Brodheads-  
ville, PA 18322

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

**NICHOLAS, DOROTHY V.,**  
dec'd.

Late of the Township of Beth-  
lehem, Northampton County,  
PA

Executrix: Cheryl L. Nicholas  
c/o Karl H. Kline, Esquire,  
Karl Kline P.C., 2925 William  
Penn Highway, Suite 301,  
Easton, PA 18045-5283

Attorneys: Karl H. Kline, Es-  
quire, Karl Kline P.C., 2925

William Penn Highway, Suite 301, Easton, PA 18045-5283

**THOMAS, EMILY M.**, dec'd.

Late of the Township of Washington, Northampton County, PA

Co-Executrices: Betty Herd and Joyce Schisler c/o Gregory R. Reed, Esquire, Attorney-at-Law, 141 South Broad Street, P.O. Box 299, Nazareth, PA 18064-0299

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

**VAN AUKEN, ELIZABETH M. a/k/a ELIZABETH VAN AUKEN**, dec'd.

Late of Bath, Northampton County, PA

Executrix: Lucille Carolyn Martucci c/o Justin K. McCarthy, Esquire, Suite 100, 528 N. New Street, Bethlehem, PA 18018

Attorney: Justin K. McCarthy, Esquire, Suite 100, 528 N. New Street, Bethlehem, PA 18018

**ZINGLER, HELEN a/k/a HELEN D. ZINGER**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Cynthia A. Zingler c/o Littner, Deschler & Littner, 512 N. New Street, P.O. Box 1407, Bethlehem, PA 18016-1407

Attorneys: Littner, Deschler & Littner, 512 N. New Street, P.O. Box 1407, Bethlehem, PA 18016-1407

**THIRD PUBLICATION**

**BENCH, HELEN L.**, dec'd.

Late of Bethlehem, Northampton County, PA

Co-Executors: Sarah Swiencowski and Francis Swiencowski c/o Thomas J. Maloney, Esquire, Maloney, Danyi & Sletvold, 901 West Lehigh Street, P.O. Box 1279, Bethlehem, PA 18016-1279

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

**ERNST, WILLIAM a/k/a WILLIAM E. ERNST**, dec'd.

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

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

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

**FULTON, JEANNETTE A.**, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Annie Elizabeth Dayton, 63 Hickory Hill Circle, Osterville, MA 02655

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

**GENSITZ, HELEN B.**, dec'd.

Late of the Township of Bushkill, Northampton County, PA  
 Executor: William H. Agnew, 367 Henry Road, Nazareth, PA 18064

**HACKMAN, MARY P. a/k/a MARY A. HACKMAN**, dec'd.

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

Co-Executrices: Lettie Ann Patterson and Nina A. Hummer c/o Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

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

**KROSECZ, ARVILLA C.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Executor: Charles B. Krosecz, 645 Main Street, Apt. No. 202, Bethlehem, PA 18018

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

**LATZGO, MELVIN, SR.,** dec'd.

Late of Walnutport, Northampton County, PA

Executrix: Terri L. Schoch c/o Sharon M. Evans, Esquire, 238 N. Broad Street, West Hazleton, PA 18202

Attorney: Sharon M. Evans, Esquire, 238 N. Broad Street, West Hazleton, PA 18202

**LERCH, ARLENE JANE a/k/a**

**ARLENE J. LERCH,** dec'd.

Late of the Township of Williams, Northampton County, PA

Executor: William Russell Lerch, Jr. c/o Theodore R. Lewis, Esquire, Lewis and Walters, 46 South Fourth Street, P.O. Box A, Easton, PA 18044-2099  
Attorneys: Theodore R. Lewis, Esquire, Lewis and Walters, 46 South Fourth Street, P.O. Box A, Easton, PA 18044-2099

**RICHTER, HARRY L.,** dec'd.

Late of the Township of Moore, Northampton County, PA

Executor: Mr. Scott M. Clauser, 613 West Market Street, Bethlehem, PA 18018

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

**SCALZO, FRANK B.,** dec'd.

Late of Palmer Township, Northampton County, PA

Executrix: Lucy Mary Esler, 3209 N.E. 42nd Court, Fort Lauderdale, FL 33308

Attorney: Deborah Jean DeNardo, Esquire, 429 East Broad Street, Bethlehem, PA 18018

**SMITH, MAURICE L.,** dec'd.

Late of Easton, Northampton County, PA

Administrator: Robert Smith, 101 N. 13th Street, Allentown, PA 18102

**TOMAINO, ANTHONY J.,** dec'd.

Late of Northampton County, PA

Administrator: James A. Tomaino c/o William K. Murphy, Esquire, Herster, Newton & Murphy, 127 N. 4th St., P.O. Box 1087, Easton, PA 18044-1087

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

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**FICTITIOUS NAME**

**REGISTRATION NOTICES**

NOTICE IS HEREBY GIVEN that an application to register the business name:

**BUSY BEAVERS CONTRACTING** under the Fictitious Name Act has been filed with the Department of State of Pennsylvania. The main office is located at: 2539 Nottingham Road, Bethlehem, PA 18017. Cath-



erine L. Brodhead of 2539 Nottingham Road, Bethlehem, PA 18017 is the only individual party to this registration.

July 1

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:

**FRANKLIN PUBLIC RELATIONS AND IMAGE**

with its principal place of business at: 6186 Front Street, Martins Creek, Pennsylvania 18063. The name and address of the person owning or interested in said business is: James J. Palmeri, 6186 Front Street, Martins Creek, PA 18063.

McFALL, LAYMAN & JORDAN, P.C.

134 Broadway  
Bangor, PA 18013

July 1

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:

**SMALL BUSINESS RADIO NETWORK**

with its principal place of business at: 6186 Front Street, Martins Creek, Pennsylvania 18063. The name and address of the person owning or interested in said business is: James J. Palmeri, 6186 Front Street, Martins Creek, PA 18063.

McFALL, LAYMAN & JORDAN, P.C.

134 Broadway  
Bangor, PA 18013

July 1

**ACTION TO QUIET TITLE NOTICE IN THE COURT OF COMMON PLEAS OF NORTHAMPTON COUNTY, PENNSYLVANIA CIVIL DIVISION LAW MARTIZA HEREDIA,**

Plaintiff,

v.

ESTATE OF WILLIAM J. HELLER, CHARLES G. HELLER, Administrator, CTA CHARLES G. HELLER, ANNA L. BERGER, and ELIZABETH M. SCHNOBLE, PASQUALE CASSARA a/k/a P. CASSARA, ANDREW SZOLLOZI, a/k/a ANDREW SZALLOZI, and GERTRUDE SZOLLOSI, a/k/a GERTRUDE SZALLOZI, husband and wife, their legal representatives, heirs, devisees, successors, assigns and all other persons or parties interested,

Defendants.

**No.: C-48-2003-8169**

**ACTION TO QUIET TITLE**

TO: The above named Defendants and any person claiming any interest on the real estate hereafter described. Take notice that on November 17, 2003, the Plaintiff filed a Complaint averring that she is the owner of:

EXHIBIT "A"

ALL THOSE THREE (3) certain lots or piece of ground situated on the Northeastern side of Phillips Street, in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania and designated as Lots Nos. 284, 285, 286, on the map or plan of Oberly Terrace, recorded in the Recorder of Deeds Office in and for Northampton County in Book of Maps No. 7, Page 23, and containing in front on said Phillips Street, sixty (60) feet and extending of that same width

in depth northeastwardly (100) feet to a fifteen (15) feet wide alley.

BOUNDED on the southwest by Phillips Street, on the Northwest by Lot No. 282 on the Northeast by said fifteen (15) foot wide alley, and on the southeast by Lot No. 282.

ALL THAT CERTAIN lot or piece of ground situated on the Northeastern side of Phillips Street, in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania and designated as Lot 282 on map or plan of Oberly Terrace, recorded in the Recorded of Deeds Office in and for Northampton County in Book of Maps No. 7, page 23 and containing in front on said Phillips Street 20 feet and extending of that same width in depth northeastwardly one hundred (100) feet to a fifteen (15) feet wide alley.

BOUNDED on the southwest by Phillips Street, on the Northwest by Lot No. 281 on the Northeast by said fifteen (15) feet wide alley, and on the southeast by Lot No. 283.

ALL THAT CERTAIN lot or piece of ground situated on the Northeastern side of Phillips Street, in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, and designated as Lot No. 283, on the map or plan of Oberly Terrace, recorded in the Recorded of Deeds Office in and for Northampton County, in Book of Maps No. 7, Page 23, and containing in front on said Phillips Street twenty (20) feet and extending of that same width in depth Northwesterly one hundred (100) feet to a fifteen (15) feet wide alley.

BOUNDED on the southwest by Phillips Street, on the Northwest by Lot No.: 282 on the Northeast by said fifteen (15) foot wide alley, and on the Southeast by Lot No.: 284.

ALL THAT CERTAIN tract or piece of ground situated at Oberly Terrace in the Township of Lower Saucon, now City of Bethlehem, County of Northampton, and State of Pennsylvania, bounded and described as follows to wit:

BEING Lot numbers Two Hundred Eighty (280) and Two Hundred Eighty One (281) according to plan of Oberly Terrace as laid out by Fooring and Heller and surveyed by R.E. Neumeyer, Civil Engineer, plotted by W.R. Schnabel, Civil Engineer, said map or plan entered and recorded in the Recorder of Deeds Office for Northampton County.

BEGINNING at a point in the Northeast line of Phillip Street, formerly Seventh Street, distance One Hundred Twenty (120) feet Southeast of the East corner of Phillip and John Streets, thence extending along the Northeast line of Phillip Street Southeastwardly a distance of forty (40) feet and of this same width between parallel lines at right angles to Phillip Street, Northeastwardly a distance of One Hundred (100) feet to fifteen (15) feet wide alley.

BOUNDED on the Northeast by aforementioned fifteen (15) feet wide alley, on the Southeast by aforementioned lot known as Lot Number Two Hundred Eighty-two (282) Southeast by Phillip Street and on the Northwest by Lot Number Two Hundred Seventy-Nine (279).

You have been sued in court. If you wish to defend against the claims set forth in the Complaint, you must take action within twenty (20) days after the date of this Notice, by entering a written appearance personally or by an attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if

you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help:

Northampton County  
Bar Association  
Northampton Referral Service  
155 South Ninth Street  
Easton, PA 18042  
Telephone No:  
(610) 433-7094  
WILLIAM KURT MALKAMES,  
ESQUIRE

509 Linden Street  
Allentown, PA 18101

July 1

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

**ORPHANS' COURT DIVISION**

IN RE: HELEN HOFFMAN,  
DECEASED

**NO. 2003-0554**

NOTICE OF DECREE NISI  
ENTERED MAY 27, 2004

It is ordered and decreed that fee simple title to the real property located at 802 Maple Street, Bethlehem (Deed Book Volume 195, Page 441) is in Tammy J. Maurek a/k/a Tammy J. Minnich and Tammy J. Meola, granddaughter of Helen Hoffman, decedent. It is further ordered that if no exception to the decree is filed within three (3) months, it shall be confirmed absolutely, free of all decedent's debts not then liens of record, and regard-

less of the provisions of any testamentary writing of the decedent thereafter probated.

By the court:  
Isaac Garb, J.  
July 1

**IN THE COURT OF COMMON  
PLEAS OF NORTHAMPTON  
COUNTY, PENNSYLVANIA  
CIVIL DIVISON**

KATHRYN L. SNYDER,  
Plaintiff

vs.

WANDA HABERSTUMPF, SHAUN  
MICHAEL HARPEL, SR.,  
CHILDREN, YOUTH & FAMILY  
SERVICES OF NORTHAMPTON  
COUNTY

Defendants

**NO. C0048CV2004003014**

IN CUSTODY

TO: Shaun Michael Harpel, Jr.,  
and Wanda Haberstumpf  
NOTICE

You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing to the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

Northampton County  
Lawyer Referral Service  
155 South Ninth Street  
Easton, PA 18042  
(610) 258-6333

July 1

**ASSOCIATE**

Medium size Phillipsburg/Easton Law Firm seeking Associate. Salary commensurate with experience. New Jersey and Pennsylvania Bar preferred. Fax resume in confidence to (908) 454-3322.

July 1, 8

**ASSOCIATE POSITION**

Minimum of 2 yrs. experience preferred. Easton general practice with emphasis on Civil Litigation and Municipal Law. Salary commensurate with experience. E-mail resume to: attorneyatlaw@entermail.net

July 1, 8, 15

**ASSOCIATE ATTORNEY**

Immediate opening to work out of Lehigh Valley Law Firm's Northampton County Office. Minimum of 2 years experience in family law required. Civil litigation background also preferred. Competitive salary commensurate with years of experience. Send resume to Thomas, Conrad and Conrad, Attention Office Manager, 515 W. Linden Street, Allentown, PA 18101, or FAX to (610) 770-9457. All inquiries kept in strictest confidence.

July 1, 8

**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.

May 27; June 3, 10, 17, 24;

July 1, 8, 15, 22, 29

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on July 9,

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-2004-000166**

ALL THAT CERTAIN message or tenement and lot or piece of ground situate in the Borough of Nazareth, County of Northampton and State of Pennsylvania, being known as 116 S. Elm Street, bounded and described as follows, to wit:

BEGINNING at a point an iron pin set in line of land nor or late of Werner, said pin being the following two courses and distances from the southeast corner of New and Belvidere Streets: (1) South 5 degrees no minutes West one hundred fifty (150.00) feet and (2) South 85 degrees no minutes East one hundred thirty-four (134.00) feet; thence from the said iron pin along line of land now or late of Werner South 85° degrees no minutes East seventy-six (76) feet to an iron pin set; thence along the west side of Elm Street (20' wide) South 5 Degrees no minutes West twenty-four and forty-five one hundredths (24.45) feet to an iron pin set; thence through the center partition wall of a double frame house North 85 degrees 18 minutes 30 seconds West seventy-six (76.00) feet to an iron pin set; thence along line of land

recently conveyed to Terry Hunt and also along line of land recently conveyed to Joseph Beck, North 5 degrees no minutes East twenty-four and eighty-five one-hundredths (24.85) feet to an iron pin set, the place of beginning. CONTAINING 1873 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Scott E. Werkheiser and Sharon M. Werkheiser, his wife by Deed from Craig A. Huth and Donna K. Huth, his wife dated 07/09/1993 and recorded 07/13/1993 in Deed Book 902 Page 381.

Premises being: 116 SOUTH ELM STREET, NAZARETH, PA 18064.

Tax Parcel No. J7SE3B-8-13.

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

SEIZED AND TAKEN into execution of the writ as the property of Scott E. Werkheiser and Sharon M. Werkheiser.

FRANK FEDERMAN, ESQUIRE

**No. 2**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2003-007012**

ALL THAT CERTAIN lot or piece of ground situated on the North side of West Nesquehoning Street, in the City of Easton, County of Northampton, Commonwealth of Pennsylvania, known as 213 West Nesquehoning Street.

CONTAINING in front on said Nesquehoning Street 25 feet and extending of that width in depth Northwardly 125 feet to Church Alley.

BOUNDED on the North by Church Alley, on the East by property of James Enea, on the South by Nesquehoning Street and on the

West by property of George J. Laubach.

PARCEL NUMBER: L9SE3D-4-3.

TITLE TO SAID PREMISES IS VESTED IN Rickie A. McShane by Deed from Madeline Patiri-Peters, Executrix of the Estate of Pauline Patiri, deceased and heirs Mary Tita and Angelo Paul Patiri dated 9/22/1998 and recorded 10/5/1998 in Volume 1998-1, Page 135298.

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

SEIZED AND TAKEN into execution of the writ as the property of Rickie A. McShane.

MARTHA E. VON ROSENSTIEL,  
ESQUIRE

**No. 3**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2004-000454**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate on the North side of East 10th Street, third Ward, in the Borough of Northampton, County of Northampton and State of Pennsylvania, known as No. 515 East Tenth Street, bounded and described as follows to wit:

BEGINNING at a point on the North curb line of East Tenth Street and one-hundred seventeen and fifty one-hundredths (117.50) feet East of the East curb line of Northampton Avenue; thence along property now or formerly of Mrs. H.T. Raisbeck, North one degree (1°) fifty-five (45) minutes East, one hundred fifty-five (155) feet to a point on the South of a proposed twenty (20) foot wide street or alley; thence along the same South eight-eight (88) degrees fifteen (15) minutes East,

thirty-three and ninety one-hundredths (33.90) feet to a point on other lands; thence along the same South one degree (1°) forty-five (45) minutes West, one-hundred fifty-five (155) feet to a point on the North curb line of East Tenth Street; thence along the North curb line of same North eighty-eight (88) degrees fifteen (15) minutes West, thirty-three and ninety one-hundredths (33.90) feet to the place of beginning.

TITLE to said premises is vested in Paul E. Epser, singleman by deed from Harold H. Bittner, individually and as Administrator of the Estate of Jennie E. Bittner, deceased, widow dated 12/8/71 recorded 12/9/71 in the County of Northampton in Deed Book 416 page 116.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: M4NEIA-5-7.

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

SEIZED AND TAKEN into execution of the writ as the property of Paul E. Epser.

RICHARD F. STERN, ESQUIRE

**No. 4**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2004-000452**

ALL THAT CERTAIN parcel of land situate in the borough of Tatamy, Northampton County, Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Western right of way line of Trisha Street and being the Southeast corner of Lot No. 54, thence; 1) Southerly along the Western right of way

line of said Trisha Street, South 00 degrees, 00 minutes, 40 seconds East 100.00 feet to a point in line of lands to be dedicated to Tatamy Borough for recreation purposes, thence; 2) Westerly along line of lands to be dedicated to Tatamy Borough for recreation purposes, South 89 degrees, 59 minutes, 20 seconds West 120.00 feet to a point and corner of Lot No. 52, thence; 3) Northerly along said Lot No. 58, North 00 degrees, 00 minutes, 40 seconds West 100.00 feet to a corner of aforementioned Lot No. 54, thence; 4) Easterly along said Lot No. 54, North 89 degrees, 59 minutes, 20 seconds East 120.00 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Hung V. Le by Deed from Wachovia Bank, N.A. f/k/a First Union National Bank, successor by Merger Merchants Bank, N.A. dated 5/24/2002 and recorded 6/12/2002 in Volume 2002-1, Page 152883.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: J8SE2-8-4.

BEING KNOWN AS 266 Trisha Street, Tatamy, Pennsylvania.

THEREON BEING ERECTED a split-level dwelling w/attached two-car garage, brick and aluminum siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Hung V. Le a/k/a Le V. Lehung a/k/a H. Lev a/k/a Le Hung.

FRANK FEDERMAN, ESQUIRE

**No. 5**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2000-002786**

ALL THAT CERTAIN tract or lot of land, with buildings thereon, in the Borough of Wilson, Northamp-

ton County, Pennsylvania, known as 2408 Victor Street, as laid out on a plan of lots of Lipschitz & Peters and duly recorded in the Office for the Recording of Deeds at Easton, Pennsylvania, in Map Book 4, page 31, bounded and described as follows:

Designated and known as Lot No. 53, BEGINNING at a point in the southerly building line of Victor Street, said point being 100.43 feet, more or less, West of the southwest corner of the intersection of South Twenty-fourth Street and Victor Street; thence measured Westerly along Victor Street 20 feet, more or less, to a point in line of Lot No. 54; thence extending Southwardly of that same width in depth 145 feet to Alder Street.

BOUNDED on the North by Victor Street, on the East by property late of Morris Lipschitz, on the South by Alder street, and on the West by property late of Lipschitz and Peters.

Vested by: Deed, dated 1/27/89, given by Herbert W. Berger and Patricia Berger, husband and wife to James A. Rush and Barbara A. Rush, husband and wife and recorded 1/27/89 in Volume: 762 Page: 812.

BEING KNOWN AS 2408 Victor Street, Easton, Pennsylvania.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: M9NW1B-16-14.

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

SEIZED AND TAKEN into execution of the writ as the property of James A. Rush and Barbara A. Rush.

FRANK FEDERMAN, ESQUIRE

**No. 6**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2001-007205**

ALL THOSE two certain tracts or pieces of land situated in the Borough of Stockertown, County of Northampton and State of Pennsylvania, as laid out on a plan or map of lots called Reph Building Lots, said Plan or Map being about to be duly recorded in the Office for the Recording of Deed in and for the County of Northampton, at Easton, PA., bounded and described as follows, to wit:

TRACT NO 1: BEGINNING at a point in the northeast corner of the intersection of the public Road leading from Easton, Pennsylvania, to Wind Gap, Pennsylvania, and Kesslerville Road, thence extending Eastwardly along the said Kesslerville Road a distance of one hundred forty-six and twenty-five one hundredth (146.25) feet to a point in line of a proposed street (named State Street) as laid out on said Plan or Map of Lots; thence extending Northwardly along said Street a distance of one hundred two and forty-five one hundredths (102.45) feet to a point in land now or late of Malinda Reph; thence extending Westwardly along said land a distance of one hundred forty-five (145) feet to a point in the public Road leading from Easton, Pennsylvania, to Wind Gap, Pennsylvania; thence extending Southwardly along said public Road a distance of eighty-three and thirty-six one hundredths (83.36) feet to a point, the place of beginning.

BOUNDED on the North by land now or late of Malinda Reph; on the East by the proposed Street (named State Street); on the South by

Kesslerstown Road and on the West by the Public Road leading from Easton, Pennsylvania, to Wind Gap Pennsylvania.

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

CONTAINING in front on Main Street twenty (20) feet and extending in depths of that width one hundred forty-five (145) feet to State Street. BOUNDED on the North by property now or late of Diebl H. Snyder, East by State Street, South by lot now or late of Theodore B. Doll, and on the West by Main Street.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: J8NE2D-4-1.

BEING KNOWN AS 205 Main Street, Stockertown, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Karen L. Witucki.

FRANK FEDERMAN, ESQUIRE

**No. 7**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2004-000636**

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

Said premises being known as Lot No. 746 on a certain map entitled East Bethlehem Heights, Clearfield Terrace Building Lots, said map duly recorded in the Office for the Recording of Deeds in and for

the County of Northampton, at Easton, Pennsylvania, in Map Book Vol. 6, page 21. Said Lot being 20' in width or breadth on the south side of Kossuth Street, and extending of that width or breadth in length or depth 120' to an alley.

Being formerly known as 746 Kossuth Street, now known and numbered as 828 Kossuth Street.

BEING Northampton County Tax Parcel: Map N7SW4C Block 13 Lot 10.

BEING KNOWN AS 828 Kossuth Street, Freemansburg, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Bridget A. Piper and Michael A. Piper.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

**No. 8**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2004-000363**

ALL THAT CERTAIN lot or parcel of land shown as Lot No. 49 on a Final Subdivision Plan of Jacobsburg Park Estates, Section IV, being recorded in Plan Book 89, Pages 359 and 359A, in and for the Township of Bushkill, the County of Northampton and State of Pennsylvania, bounded and described - as follows:

BEGINNING at a point on the westerly property line of Renaldi Road, a corner also in Lot 48; thence along said Lot No. 48, South 75 degrees, 50 minutes, 25 seconds, West 275.78 feet to an iron pin, a corner also in Lot No. 24;



thence along said Lot No. 24, North 09 degrees, 25 minutes, 10 seconds, West 261.11 feet to an iron pin, a corner also in Lot No. 50; thence along said Lot No. 50, North 87 degrees, 17 minutes, 12 seconds, East 300.79 feet to a point on the westerly property line of Renaldi Road; thence along said Renaldi Road, South 02 degrees, 42 minutes, 48 seconds, East 204.59 feet to the place of beginning.

SUBJECT to all restrictions running with the land, conditions and easements which appear of record and all requirements as shown on said subdivision plan.

IT BEING THE SAME PREMISES which James P. Renaldi and Donna Carr, Co-Executors of the Estate of Frank J. Renaldi, deceased, by deed dated March 22, 2000, and recorded in the Office of the Recorder of Deeds in and for Northampton, County March 31, 2000, in Book 2000-1, Page 36733, granted and conveyed unto Matthew D. Eberhardt and Lee Ann Eberhardt, husband and wife, in fee.

Vesting Information:

Vested by: Deed dated 8-16-02, given by Matthew D. Eberhardt and Lee Ann Eberhardt, husband and wife to Anthony Bui recorded 8-30-02 in Book: 2002-1 Page 230506.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: G8-7-35.

BEING KNOWN AS 929 Renaldi Road, Wind Gap, 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 Anthony Bui a/k/a Hung Trac Bui.

FRANK FEDERMAN, ESQUIRE

**No. 9**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2004-000575**

ALL THAT CERTAIN tract or piece of land, together with the improvements thereon erected, known as 216 Old Forge Drive, situate in Section No. 1, Old Forge Estates, Borough of Bath, Northampton County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the westerly property line of Old Forge Drive, forty-five feet (45.00') wide; said point also marks the northeasterly corner of Lot No. 26; thence (1) along Lot No. 26, South eighty-three degrees, twenty-seven minutes, forty-nine seconds West (S 83 degrees 27 minutes 49 seconds West) one-hundred forty-one and fifty-two hundredths feet (141.52') to a point; thence (2) along lands now or formerly of Anne T. Pollitt, North twenty feet (N. 20.00') feet to a point; thence (3) along Lot No. 28 North seventy-one degrees, nineteen minutes thirty-five seconds East (N. 71 degrees 19 minutes 35 seconds East) one hundred thirty-four hundredths feet (134.44') to a point; thence (4) along the said westerly property line of Old Forge Drive, on a curve to the right having a radius of four hundred seventy-seven and fifty hundredths feet (477.50') an arc distance of forty-eight and seventy-nine hundredths feet (48.79') chord bearing and distance South fifteen degrees, forty-four minutes, forty-nine seconds East (S 15 degrees 44 minutes, 49 seconds E) forty-eight and seventy-seven hundredths feet (48.77') to the point and place of beginning.

CONTAINING four thousand seven hundred (4,700) square feet.

BEING DESIGNATED AS TAX ID #K6NW4B-4-17 in the Deed Registry Office of Northampton County, Pennsylvania.

SUBJECT TO restrictions, reservations, easements, conditions, covenants and rights of way as contained in prior instruments of record.

BEING KNOWN AS: 216 Old Forge Road, a/k/a 216 Old Forge Drive, Bath, PA 18014.

PROPERTY ID NO.: K6NW4B-4-17.

TITLE TO SAID PREMISES IS VESTED IN Jeremy W. Henninger and Carol L. Henninger by deed from Jill R. Koch dated 11/26/02 recorded 12/31/02 Book 2002-1 Page 372130.

THEREON BEING ERECTED a two story end of row townhouse w/ one-car garage, brick and aluminum siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Jeremy W. Henninger and Carol L. Henninger.

MARK J. UDREN, ESQUIRE

**No. 10**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2002-008258**

ALL THAT CERTAIN TWO STORY FRAME DWELLING AND LOT OR PIECE OF GROUND SITUATE ON THE south side of Main Street in the Borough of Walnutport, County of Northampton and State of Pennsylvania bounded and described as follows:

BEGINNING at the northwestern corner of the lot now or late of Amandus P. Andreas Estate on the southern property line of Main Street; thence along said property line of Main Street, South fifty-three degrees West seventy-eight feet to

a point; thence South forty-seven degrees West thirty feet one inch to a point in the line of lot now or late of A.G. Spadt; thence along the lot now or late of A.G. to a point in the alley; thence along said alley North (erroneously described in prior deed as South) fifty-nine and three quarters degrees East one hundred feet eight inches to a point in line of lot now or late of Amandus P. Andreas Estate; thence along lot now or late of Amandus P. Andreas Estate North thirty-one degrees West one hundred twenty-nine feet two inches to the place of beginning.

CONTAINING 12,688 Square feet.

TITLE TO SAID PREMISES IS VESTED IN Herman John Heatter, single by deed from Herman John Heatter and Ruth Marie Heatter, both single. Deed dated 06/15/1983 and recorded 06/21/1983 in book 651 at page 302. Premises being: 252 MAIN STREET, WALNUTPORT, PA 18088.

Tax Parcel No. J2NW4C 7-5.

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

SEIZED AND TAKEN into execution of the writ as the property of Herman John Heatter a/k/a Herman John Heattet.

FRANK FEDERMAN, ESQUIRE

**No. 11**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2004-000789**

ALL THAT CERTAIN tract or piece of land situate in Bethlehem Township, Northampton County Pennsylvania, more particularly described as follows:

A tract of land approximately twenty-five feet (25) in frontage along

the public road leading from Farmersville to Green Pond, and approximately one hundred forty feet (140) in depth

BOUNDED on the North by a private road leading from the said public road to land occupied by Notre Dame High School and on the South by other lands of Grantors herein which are being conveyed by Grantors to Grantees herein by special warranty deed bearing even dated herewith.

TITLE TO SAID PREMISES IS VESTED IN Robert G. Timko and Dawn M. Timko, his wife by deed from David W. Groff, etal Dated 12/12/1987 and Recorded 12/30/1987 in Volume 740 Page 663.

Premises being: 3414 FARMERSVILLE ROAD, BETHLEHEM, PA 18020.

Tax Parcel No. M7-12-3.

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

SEIZED AND TAKEN into execution of the writ as the property of Robert G. Timko and Dawn M. Timko.

FRANK FEDERMAN, ESQUIRE

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**No. 13**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2000-007555**

ALL THAT CERTAIN message, tenement and tract or piece of land, Situate in the City of Easton, County of Northampton and State of PA bounded and described as follows, to wit:

BEGINNING at a point on the West side of Iron Street distant 100 feet South of the South line of Wireback Street and corner of land now or late of John Hartley, thence

West along said land 80 feet, more or less, to Lot No. 42 on James McKeen's Plan of Lots, thence North along said Lot 15 feet more or less to a point, thence East and through the center of the middle partition wall of a double frame dwelling erected on this lot and the lot adjoining on the North 80 feet more or less to Iron Street, and thence South along the same 15 feet more or less to the place of beginning.

BOUNDED on the North by premises late of Asher L. Sterner on the East by Iron Street on the South by premises now or late of John Hartley, and on the West by Lot No. 42 on James McKeen's Plan of Lots.

TITLE TO SAID PREMISES IS VESTED IN Steven A. Gruber and Amy Gruber, his wife by Deed from Franklin Vinson, Jr., and Joyce Vinson, his wife, dated 06/05/1997, recorded 06/09/1997, in Volume 1997-1 Page 58531.

Premises being: 533 IRON STREET, EASTON, PA 18042.

Tax Parcel No. M9NE1A-10-5.

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 Steven Gruber and Amy Gruber.

FRANK FEDERMAN, ESQUIRE

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**No. 14**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2004-000861**

ALL THAT CERTAIN lot or piece of ground situate on the Northeast corner of Helsinki Square, Victoria Square Subdivision, East Allen Township, Northampton County, Pennsylvania, known and designated as Lot No. 40 on revised Final Subdivision Plan of Victoria Square pre-

pared by Reimer and Fischer Engineering, Inc., duly recorded in the Office of the Recorder of Deeds of Northampton County on September 13, 1983, in Plot Book Volume 83, Page 152.

CONTAINING: 31,945 square feet.

TITLE TO SAID PREMISES IS VESTED IN Issam Azar and Antoinette Azar, his wife by Deed from Franklin J. Rich, single and Bonnie L. Groover, single, dated 5/13/1999 and recorded 5/14/1999 in Volume 1999-1, Page 070867.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L5-14-82.

BEING KNOWN AS 6966 Helsinki Square, Bethlehem, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Issam Azar and Antoinette Azar.

FRANK FEDERMAN, ESQUIRE

**No. 15  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2004-000797**

All that certain tract or parcel of land together with the improvements thereon located in Moore Township, Northampton County, Pennsylvania, designated as Parcel No. 2 on Plan of Belzner Terrace prepared by Vincent J. Hilaire, P.E., dated May 23, 1975 (as revised April 26, 1979) and recorded in the Office of the Northampton County Recorder of Deeds as more fully described as follows, to wit:

Starting at a pk nail driven into center of Township Road No. 559 between Crossroads and Beersville; thence South 88 degrees 0 minutes

0 seconds West, along the center line of same twenty-five and thirty-one hundredths (25.31) feet to a point; thence North 11 degrees 0 minutes 0 seconds West, twenty-five and thirty-one hundredths (25.31) feet to an iron pin set on Northerly right-of-way line of Township Road No. 599; thence North 11 degrees 0 minutes 0 seconds West, along parcel conveyed to Edgar R. and Gladys M. Belzner, and also along Westerly right-of-way line of Township Road No. 768, one hundred ninety-three and seven one-hundredths (193.07) feet to an iron pin designating first corner of property described herein; thence South 85 degrees 36 minutes 0 seconds West, along parcel conveyed to Edgar R. and Gladys M. Belzner, two hundred eight and twenty-one one-hundredths (208.21) feet to an iron pin; thence North 7 degrees 22 minutes 2 seconds West, along land of James H. and Erma H. Atrill, three hundred fifty-two and fifty-one hundredths (352.50) feet to an iron pin; thence North 89 degrees 2 minutes 0 seconds East, along land of Floyd D. and Anna M. Eckroth, one hundred eighty-seven and thirty-six one-hundredths (187.36) feet to an iron pin; thence South 11 degrees 0 minutes 0 seconds East, along Westerly right-of-way line of Township Road No. 768; three hundred forty-three and eight one hundredths (343.08) feet to an iron pin designating first corner of property described herein.

BEING the same premises which Glenn A. Belzner and Patricia R. Belzner, Husband and Wife, by Deed dated June 23, 2000, and recorded June 30, 2000, in Book 2000-1, Page 81140, granted and conveyed unto George S. Shehadeh, in fee.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: J4-11-7A.

BEING KNOWN AS: 447 Church Road, Bath, Pennsylvania.

THEREON BEING ERECTED a ranch style dwelling w/attached two-car garage, brick and vinyl siding exterior and shingle roof; in-ground pool.

SEIZED AND TAKEN into execution of the writ as the property of George S. Shehadeh.

RICHARD F. STERN, ESQUIRE

**No. 19**

**BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2003-002840**

ALL THAT CERTAIN premises, lot or piece of land lying and being in the City of Easton, Northampton County, Pennsylvania, and situate at the Southeast corner of Wilkes-Barre Street and St. John Street, containing in front on said Wilkes-Barre Street fifty (50) feet, more or less, and extending of that width Southwardly one hundred twenty (120) feet, more or less, to an alley. Thereon being erected a single brick dwelling house, the said premises being known and designated as 162 Wilkes-Barre Street.

Northampton County Tax parcel number: L9SE3D-14-1.

BEING KNOWN AS 162 West Wilkes-Barre Street, Easton, Pennsylvania.

SEIZED AND TAKEN into execution of the writ as the property of Curtis Lockhart, Sr. and Rosa M. Lockhart.

DAWN M. SCHMIDT, ESQUIRE

**No. 24**

**BY VIRTUE OF A CERTAIN WRIT OF EXECUTION 1995-ML-09544**

TRACT NO. 1

ALL THAT CERTAIN messuage and tenement with a stone building

erected thereon, and known as No. 56 South Twelfth Street, City of Easton, County and State aforesaid, bounded and described as follows, to wit:

BEGINNING at the northeasterly corner of Ferry and Twelfth Streets; thence extending in a Northerly direction by the said building line of Twelfth Street a distance of 20.0 feet, more or less, to a point and thence extending Eastwardly of the said width, parallel to Ferry Street to a depth of 73.25 feet.

BOUNDED on the West by Twelfth Street, on the East by other land now or late of a former granter, on the North by land of Charles M. McIntyre and on the south by Ferry Street.

Northampton County Tax parcel number: L9SE1D-3-6.

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

SEIZED AND TAKEN into execution of the writ as the property of Mario Russo.

DAWN M. SCHMIDT, ESQUIRE

**No. 26**

**BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2004-000563**

ALL THAT CERTAIN Lot No. 1, as shown on the Minor Subdivision of Elsie E. Rinker, as recorded in Map Book Volume 88, Page 298, in the Recorder of Deeds Office in and for the County of Northampton, located along the southerly side of Apple Road #475, leading from Indian Trail Road, Legislative Route #48068 to Granger Road in the Township of Lehigh, County of Northampton, and Commonwealth of Pennsylvania, as surveyed by Victor R. Geiger, P.L.S. R.D. #7, Box

32 Leighton, Pennsylvania, on September 19, 1988, being more full bounded and described as follow, to wit:

BEGINNING at an iron pin on the southerly side of Apple Road, Township Road #475, leading from Indian Trail Road, Legislative Route #48068 to Granger Road; said pin also marking the northwest corner of Lot No. 2; thence extending along the westerly side of Lot No. 2, South thirty-four (34) degrees forty-three (43) seconds East two hundred sixty (260.00) feet to an iron pin set; thence extending along Lot No. 3, residue property of Elsie E. Rinker, the following two (2) courses and distances: (1) South fifty-one (51) degrees twenty-nine (29) minutes twenty (20) seconds West one hundred fifty-eight and seventy-six hundredths (158.76) feet to an iron pin set; and (2) North thirty-eight (38) degrees sixteen (16) minutes fifty (50) seconds West two hundred sixty (260.00) feet to an iron pin set; thence extending along the southerly side of Apple Road, the following two (2) courses and distances: (1) extending along a curve to the right with a radius of six hundred fifty-six and forty-nine hundredths (656.49) feet, a central angle of ten (10) degrees twenty-nine minutes twenty-five (25) seconds, and an arc length of one hundred twenty hundredths (120.20) feet to a point; and (2) North fifty-five degrees sixteen (16) minutes seventeen (17) seconds East fifty-five (55.00) feet to the place of beginning.

CONTAINING 1.0066 acres of land, subject and reserving to PP & L Company power line easement, Siegfried-Harwood Line, in Miscellaneous Book Volume 172 Page 415

and Miscellaneous Book Volume 189, Page 380.

ALSO KNOWN AS Northampton County Parcel Identifier: Map K3, Block 13, Lot 3F.

BEING KNOWN AS: 3863 Apple Road, Northampton, PA 18067.

PROPERTY ID NO.: K3.13.3F.

TITLE TO SAID PREMISES IS VESTED IN Chad Gable, single by deed from Duane R. Rinker, by Rodney Rinker, his agent, and Donna M. Rinker, by Rodney Rinker her agent, duly constituted and appointed by letter of attorneys dated June 4, 2001 dated 07/16/01 recorded 07/18/01 Book 2001-1 Page 138724.

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 Chad M. Gable.

MARK J. UDREN, ESQUIRE

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**No. 27**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2001-001550**

ALL THAT CERTAIN lot or piece of ground with improvements thereon erected, situate in the Township of Bethlehem, County of Northampton and State of Pennsylvania, being designated as Lot No. 9, Block A, according to a Map of Plan entitled "College View Estates, Section I", prepared by Leonard M. Fraivillig Company, Engineers, Bethlehem, Pennsylvania, dated October 18, 1967 and recorded in Plan Book 24, Page 20, Northampton County Records.

Tax Parcel No. M7NE4-3-9.

BEING KNOWN AS 3449 Cornell Road, Bethlehem, Pennsylvania.

THEREON BEING ERECTED a two story single dwelling w/attached

two-car garage, aluminum siding and wood shingle exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Langston Tisdale and Linda V. Tisdale, as real owners and mortgagors and Robbie Grimsley, as a real owner.

BARBARA A. FEIN, ESQUIRE

**No. 28  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2001-005661**

ALL THAT CERTAIN lot or tract of land, parcel, piece of ground with the buildings and improvements thereon erected, situate in Wilson Borough, Northampton County, Pennsylvania. bounded and described as follows, to wit;

BEGINNING at a point in the Westerly right-of-way line of Iron Street, said point being a common corner of Lots No. 6 and 7 as shown on said Plan;

THENCE along Lot No. 7 and through the center line of the party wall of the residences constructed on Lots Nos. 6 and 7, South 77 degrees 48 minutes 50 seconds West, 77.5 feet to a common corner of Lots Nos. 6 and 7 as shown on said Plan;

THENCE along Lot No. 27, North 12 degrees 11 minutes 10 seconds West, 35.50 feet to a common corner of Lots Nos. 6 and 5 as shown on said Plan;

THENCE along Lot No. 5, North 77 degrees 48 minutes 50 seconds East, 77.5 feet to a point in the Westerly right-of-way line of Iron Street, a common corner of Lots Nos. 6 and 5.

THENCE along the Westerly right-of-way line of Iron Street, South 12 degrees! 1 minutes 10 sec-

onds East, 35.00 feet to the place of beginning.

BEING No. 451 Iron Street.

TAX PARCEL NUMBER: M9NW2A-9-40.

THEREON BEING ERECTED a two story row townhouse with vinyl siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of John H. Allen, Jr. and Buffy A. Allen.

BARBARA A. FEIN, ESQUIRE

**No. 29  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2003-007324**

ALL THAT CERTAIN lot or piece of ground situate, lying and being in the City of Easton, aforesaid, Beginning at a point One Hundred and Twenty (120) feet South of the Southwest corner of the intersection of Spring Garden and Ninth Street, thence along the West side of said Ninth Street Southwardly Thirty (30) feet to land now or late of Milton B Smickley; thence westwardly along the land of said Milton B Smickley One Hundred (100) feet to land of Charles Mohr; thence Northwardly along land of the said Charles Mohr, Thirty (30) feet to land now or late of Emma C Hartman One Hundred (100) feet to the place of beginning.

PARCEL L9SE1A-9-9.

BEING KNOWN AS 50 North Ninth Street, Easton, Pennsylvania.

THEREON BEING ERECTED a three story single dwelling with aluminum siding exterior and shingle and slate roof.

SEIZED AND TAKEN into execution of the writ as the property of Aziz Peter Koury and Madeline Koury.

BARBARA A. FEIN, ESQUIRE

**No. 30**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2003-007337**

ALL THAT CERTAIN message, tenement and lot or piece of ground, situate in the Borough of North Catasauqua, County of Northampton, and Commonwealth of Pennsylvania, now known as No. 406 Cypress Street, and being Lot No. 7 in Block 2 as designated and laid out on the Plot or Map of The Lackawanna Land Company, which said Plot or Map is of record in the Office for the Recording of Deeds in and for the County of Northampton in Map Book Volume 2, Page 142, said lot being twenty-five (25) feet in front on Cypress Street, as shown by said recorded map, and one hundred twenty (120) feet in depth to a public alley sixteen feet wide.

BEING No. 406 Cypress Street, North Catasauqua, Pennsylvania.

TAX PARCEL NUMBER:  
M4SE4A-7.

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

SEIZED AND TAKEN into execution of the writ as the property of James Kuhns and Denise Kuhns.

BARBARA A. FEIN, ESQUIRE

**No. 31**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2004-000197**

ALL THAT CERTAIN message and lot or piece of ground situate on the West side of Linden Street in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the West side of Linden Street distant

ninety-four feet from the intersection of the property lines on the Northwest corner of Linden Street and North Street; thence extending Westwardly one hundred and twenty (120) feet to a point; thence extending Northwardly thirty (30) feet to a line at right angles to Binden Street; thence along said line extending Eastwardly one hundred twenty (120) feet to Linden Street; thence extending Southwardly along the West side of Linden Street thirty (30) feet to the place of beginning.

Tax Parcel #P6NE1B-29-6.

BEING KNOWN AS 711 Linden Street, Bethlehem, Pennsylvania.

THEREON BEING ERECTED a two story single dwelling with stone and aluminum siding exterior and flat roof.

SEIZED AND TAKEN into execution of the writ as the property of Catherine M. Fartun.

BARBARA A. FEIN, ESQUIRE

**No. 32**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2003-008866**

TRACT NO. 1:

ALL THAT CERTAIN lot or piece of land situate at the Southwest corner of Tenth and Willow Streets, in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the Southwest corner of Tenth and Willow Streets, aforesaid; thence Southwardly along the West side of Tenth Street 35 feet; thence Westwardly of that width 106 feet to a ten feet wide private alley.

TRACT NO. 2:

ALL THAT CERTAIN lot or piece of ground situate on the West side of Tenth Street in the City of East-



ton, bounded and described as follows:

BEGINNING at a point in the building line of said Tenth Street in line of other land now or late of Emma E. Rute; thence extending Southwardly along said Tenth Street 20 feet to a point; thence Westwardly 106 feet more or less to an alley 10 feet wide; thence Northwardly along said alley 20 feet to said land now or late of Emma E. Rute; thence along said land 106 feet more or less to the place of beginning.

BOUNDED on the North by lot now or late of Emma E. Rute, East by Tenth Street, South by other land of the bank, and West by said alley.

TAX PARCEL NUMBER: L9SE1H 11-1.

BEING KNOWN AS 116 North Tenth Street, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Aileen M. Smith.

BARBARA A. FEIN, ESQUIRE

**No. 34**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2003-007423**

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

BEGINNING at a point on the Westerly curb line of Kennedy Drive, a corner of land belonging to Domenic DeRea and Lilly DeRea, his wife; thence along said curb line South 5 degrees 23 minutes West 164 feet, more or less, to a point on line of John Goffredo and Sons,

Inc.; thence along said line South 70 degrees 00 minutes West 206.0 feet to an old stone corner; thence North 7 degrees 00 minutes East, along land late of Jacob Godshalk, now of Joseph H. Beers and wife, 191 feet, more or less, to an iron pin, which pin is one and one-half feet South of a black birch tree; thence North 82 degrees 26 minutes East, along land of Domenic DeRea and Lilly DeRea, his wife, first above mentioned, for a distance of 240 feet, more or less, to the point of beginning.

CONTAINING Lot No. 2 in accordance with a Map of The Slate Belt Park Property prepared for Mabel Cascioli by Michael A. Policelli, Registered Engineer, in October 1971 to Drawing Number C-2044.

SAID premises are more accurately described in accordance with a survey made by George J. Collura, Registered Surveyor, October 30, 1978, as follows, to wit:

BEGINNING at a point on the Westerly curb line of Kennedy Drive, a corner of land belonging to Lilly DeRea; thence along curb line South 5 degrees 23 minutes West 158.92 feet to a point in line of land of the Grantors; thence along said line, South 72 degrees 13 minutes West 223 feet to a corner in land of Slate Belt Medical Center; thence along the same North 6 degrees 49 minutes West 194.21 feet more or less to an iron pin in the Southwest corner of land of Lilly DeRea; thence along land of said Lilly DeRea North 82 degrees 22 minutes 51 seconds East 252.54 feet to a point on the Westerly curb line of Kennedy Drive, the place of beginning.

CONTAINING 0.9368 acres.

TAX PARCEL #D9-16-4L.

BEING KNOWN AS 260 Kennedy Drive, Roseto, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of David A. Romano, as real owner and mortgagor, Anthony P. Romano, as real owner and mortgagor and Lonnie R. Romano, as mortgagor.

BARBARA A. FEIN, ESQUIRE

**No. 35**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2004-000362**

ALL that certain messuage and tract of land situate in the Borough of Wilson, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the East side of South 20th Street, said point being 63.50 feet North of the North side of Forrest Street at the corner of land of Harold Kies; thence Easterly along land of Kies 93.33 feet to a point; thence Southerly through land of Minnie Rohn and along the west wall of a 3 car garage 10.79 feet to a point; thence Easterly through said 3 car garage and parallel and 10.79 feet distant from land of Harold Kies 29.11 feet to a point on the West side of a 20 foot wide alley known as Cooper Street; thence Southerly along the West side of same and parallel and 102.6 feet distant from the East side of South 20th Street 32.71 feet to a point; thence Westerly through land of Minnie Rohn passing through the center of a 2 family dwelling 102.6 feet to a point on the East side of South 20th Street; thence Northerly along the East side of South 20th Street 43.50 feet to the place of beginning.

The above description according to a survey of T&T Associates, Civil Engineers, under date of 1/16/1967.

PARCEL NUMBER: L9SW3A-11-2.

BEING the same premises which Clifford C. Rohn, by Gloria R. Stauffer, his Attorney-in-Fact, by Deed dated June 30, 2000 and recorded in the Office of the Recorder of Deeds of Northampton County on July 5, 2000, at Deed Book Volume 2000-1, Page 82947, granted and conveyed unto David J. Montesi and Joni I. Montesi.

BEING KNOWN AS 450 South 20th Street, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of David J. Montesi and Joni I. Montesi.

KRISTINE M. ANTHOU, ESQUIRE

**No. 36**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2003-000506**

ALL THAT CERTAIN messuage or tenement and tract or piece of land situate on the North side of Ninth Street, Bethlehem, Northampton County, Pennsylvania, known and designated as No. 1533 Ninth Street according to the present system of city numbering, and bounded and described in accordance with a survey made on April 5, 1937, by Allen G. Zoll, Registered Surveyor, and Leonard M. Fraivillig, Registered Professional Engineer, as follows:

BEGINNING at a point in the North line of Ninth Street, said point being distant two hundred thirty-five and nine hundredths feet

(235.09') more or less, West from the Northwest corner of Ninth Street and Lynn Avenue; thence in and along the North line of Ninth Street, South, eighty-four degrees, fifty-seven minutes, West (S. 84° 57' W) a distance of twenty and thirteen hundredths feet (20.13') to a point in line with the middle of a partition wall erected on the premises herein described and premises immediately adjoining on the West; thence North four degrees, fifty-three minutes, West (N. 4° 53' W.) and through said partition wall a distance of one hundred feet (100') to an unnamed fifteen foot (15') wide alley; thence along the same North eighty-four degrees, fifty-seven minutes, East (N. 84° 57' E.) a distance of nineteen and eighty-four degrees, fifty-seven minutes, East (N. 84° 57' E.) a distance of nineteen and eighty-four hundredths feet (19.84') to a point in land of the First National Bank and Trust Company of Bethlehem (now the First Valley Bank); thence along the same South five degrees, three minutes, East (S. 5° 3' E.) a distance of one hundred feet (100') to the point and the place of beginning.

BOUNDED on the North by an unnamed fifteen foot (15') wide alley, East by property now or late of the First National Bank and Trust Company of Bethlehem, (now the First Valley Bank), South by Ninth Street, West by property now or late of Howard A. Foerling and William J. Heller and known according to the present system of City numbering as 1531 Ninth Street.

HAVING erected thereon a dwelling known and numbered as 1533 East Ninth Street, Bethlehem, Northampton County, Pennsylvania, according to the present system of City numbering.

BEING A PORTION OF THE SAME PREMISES WHICH Wen-ceslao S. Garcia and Margarita R. Garcia, husband and wife, by their deed dated 5/8/81 and recorded in the Office of the Recorder of Deeds of Northampton County in Deed Book Volume 626, Page 590, granted and conveyed unto Jose E. Rodriguez.

Parcel ID: P7SW1C 1 11 0204.

Being known as: 1533 E. 9th Street, Bethlehem, PA 18015.

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 Jose E. Rodriguez.

TERRENCE J. McCABE,  
ESQUIRE

**No. 37**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2004-000901**

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Bushkill, County of Northampton and State of Pennsylvania, being known as Lot No. 3 of the Subdivision Plan entitled "Cornsilk Estates", as prepared by George J. Collura, R. S. on Drawing NO. D-87-585, dated November 14, 1987, revised January 13, 1988, and recorded in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Plan Book Volume 88 Page 51, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northerly ultimate right-of-way line of Aluta Mill Road (L.R. 48100) a corner also of Lot No. 2; thence along said Lot No. 2 North 48 degrees 36 minutes 57 seconds West 208.06 feet to a point; thence along other land of Robert J. Carroll, of

which this lot is a part, North 49 degrees 30 minutes 00 seconds East 240.00 feet to a corner of Lot No. 4; thence along said Lot No. 4 South 40 degrees 30 minutes 00 seconds East 200.00 feet to a point on the Northerly ultimate right-of-way line of Aluta Mill Road; thence along said right-of-way and parallel to and distant 30 feet from the centerline South 49 degrees 30 minutes 00 seconds West 126.40 feet to a point of curvature; thence along the same on a curve to the left having a radius of 596.62 feet, an arc distance of 84.51 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN S. Michael Oleniacz and Deborah L. Oleniacz, his wife, by Deed from Michael Oleniacz, dated 3/14/1989 and recorded 3/15/1989 in Volume 764, Page 1028.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: H7-20-4C.

BEING KNOWN AS 148 West Aluta Mill Road, Nazareth, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Michael S. Oleniacz a/k/a S. Michael Oleniacz and Deborah L. Oleniacz.

FRANK FEDERMAN, ESQUIRE

**No. 40**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2003-005017**

ALL THAT CERTAIN tract of land, located in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania, (as shown on a Final Land Development plan for a P.R.D. entitled Lafayette Park, recorded in Map Book Volume

2001-5, Page 66-68), bounded and described as follows, to wit:

BEGINNING at an iron pin located along the right of way of Park Ridge Road, 25.00' from the centerline, said pin also located along Lot 206 of the same subdivision, and the lands herein described, thence; 1) S 24° 26' 24" E, 149.56' along Lot 206 of the same subdivision to an iron pin, thence; 2) S 78° 41' 12" W, 28.58' along Lots 160 and 161 of the same subdivision to an iron pin, thence; 3) N 24° 26' 24" W, 146.21' along Lot 208 of the same subdivision to an iron pin, thence; 4) along an arc curving to the right having a radius of 125.00' and a length of 28.07' (long chord N 71° 59' 31" E, 28.01') along the right of way of Park Ridge Drive to the aforementioned point and place of beginning, containing 4,130.26 square feet.

Tax Parcel # K9-6-6B-207.

TITLE TO SAID PREMISES IS VESTED IN Kirmet D. Burke, Jr. by Deed from Jack Calahan, Inc., a Pennsylvania Corporation dated 3/15/2002 and recorded 3/22/2002 in Record Book Volume 2002-1, Page 76363.

BEING KNOWN AS 289 Park Ridge Drive, Easton, Pennsylvania.

THEREON BEING ERRECTED a two story townhouse w/garage, vinyl siding and stone exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Kirmet D. Burke, Jr.

FRANK FEDERMAN, ESQUIRE

**No. 41**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2003-001344**

ALL THAT CERTAIN tract, parcel and messuage of land situate on the northerly side of Penn Allen Road

(Penna. Legislative Route No. 48082) in the Townships of Upper Nazareth and Moore, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike in the centerline of Penn Allen Road, said spike being at the southwest corner of the herein described parcel and also the southeast corner of the same land now or formerly of Brice H. Freestone; thence along the following two courses and distances: (1) North 05 degrees 02' 57" West a distance of 495.72 feet to an iron pin, (2) South 84 degrees 57' 03" West a distance of 13.20 feet to an iron pin; thence along land now or formerly of Keith E. and Gene C. Kline North 00 degrees 59' 55" East a distance of 331.57 feet to an iron pin; thence along land now or formerly of Peppino and Eleanora P. Martino South 86 degrees 04' 45" East a distance of 204.60 feet to an iron pin by an old slate corner; thence along land now or formerly of Edgar R. and Edith E. Oswald the following two courses and distances (1) South 02 degrees 12' 11" West a distance of 356.96 feet to an iron pin by an old cherry tree, (2) South 84 degrees 01' 40" East a distance of 28.98 feet to an iron pin; thence along land being conveyed to Nancy L. Beatty the following three courses and distances: (1) South 05 degrees 58' 20" West a distance of 162.48 feet to an iron pin, (2) South 84 degrees 01' 40" East a distance of 191.19 feet to an iron pin, (3) South 17 degrees 30' 00" East a distance of 150.00 feet to a railroad spike; thence in and being along Penn Allen Road South 71 degrees 57' 37" West a distance of 406.56 feet to a railroad spike, the place of beginning.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER MAP 17 BLOCK 13 LOT 10.

BEING THE SAME PREMISES which NOR-CAR Federal Credit Union, by its Indenture dated April 30, 2002, and recorded in the Office for the Recording of Deeds in and for Northampton County on June 13, 2002, in Deed Book Volume 2002-1, Page 154186, did grant and convey unto Paul Krasnopero and Pamela Krasnopero.

PREMISES BEING: 3202 Penn Allen Road, Nazareth, Pennsylvania 18064.

THEREON BEING ERECTED a two and one-half story single dwelling with brickface over stone exterior and shingle roof; barn.

SEIZED AND TAKEN into execution of the writ as the property of Paul Krasnopero and Pamela Krasnopero.

STEVEN N. GOUDSOUZIAN,  
ESQUIRE

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**No. 42**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2004-001023**

ALL that certain lot or piece of ground, with the eastern half of a double frame, dwelling erected thereon, situate on the south side of Lehigh Street, in the City of Easton, County of Northampton, and State of Pennsylvania, between Eleventh and Elder Street, better known as No. 1120 Lehigh Street, containing in front on said Lehigh Street 15 feet and extending of that same width in depths southwardly 112 feet to a 10 feet wide private alley. The middle of the partition between this property and the property adjoining on the west, to be the dividing line between both properties.

BOUNDED on the North by said Lehigh Street, on the East by property now or late of Robt. J. Hess, in the South by said alley, and on the West by property of Rhuston Harsell.

Also known as Northampton County Uniform Parcel Identifier Map L9SE1D-20-3.

Being the same premises which Equitis Group. LP by deed dated 09/06/00 recorded 9/14/00 in Deed Book 2000-1 Page 120828 conveyed unto Sherry A. Koche.

SEIZED AND TAKEN into execution of the writ as the property of Sherry A. Koche.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

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**No. 43**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2000-003547**

ALL IN AT CERTAIN message or tenement and lot or piece of ground situate in the Borough of Bath, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the North curb line of Northampton Street, fifty (50) feet West of the West side of the proposed extension of Wabash Avenue in the Borough of Bath, County and State aforesaid; thence North one (1) degree West one hundred thirty-five (135) feet to a point on the South side of a 16 feet wide alley; thence along the South side of said alley South eighty-nine (89) degrees West twenty-five (25) feet to a point on the South side of said alley; thence by lot late of Milton G. Houser (now or formerly of Bertha I. Houser), (South B-56-104). South one (1) degree East one hundred thirty-five (135) feet to an iron pin on the North curb line of Northampton Street; thence North eighty-nine (89) degrees East

twenty-five (25) feet to the place of Beginning.

CONTAINING twelve and thirty-five hundredths perches, be the same more or less. Irrespective of all boundaries and lines the middle partition wall of the double house situate on this lot and the premises immediately to the West (B-56-104) does constitute and is the dividing partition line, between this property and the adjoining property, or the other half of this double house.

TITLE TO SAID PREMISES IS VESTED IN Mark D. Batarick and Rebecca S. Batarick, husband and wife by Deed from Harold E. Houser, widower dated 2/12/1997 and recorded 2/14/1997 in Record Book Volume 1997-1, Page 014699.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: K6NW3A-1-3A.

BEING KNOWN AS 215 East Northampton Street, Bath, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Mark D. Batarick and Rebecca S. Batarick.

FRANK FEDERMAN, ESQUIRE

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**No. 46**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2003-007777**

ALL THAT CERTAIN message and lot or piece of land situated on the North side of Spruce Street, being No. 1331 Spruce Street, in the City of Easton aforesaid. Containing in front on said Spruce Street eighteen (18') feet, more or less, and extending of that width Northwardly one hundred (100') feet to land of Howard P. Kinsey.

BOUNDED on the North by lands of Howard P. Kinsey, on the East by lands now or late of William L. and Ida B. Rohn, on the South by said Spruce Street and on the West by lands now or late of Howard L. Keiper.

TITLE TO SAID PREMISES VESTED IN Leilian Ramirez, adult individual by Deed from Christopher J. Shunk, an adult individual, dated 4/17/1998 and recorded 5/4/1998 in Volume 1998-1, Page 54846.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L9SW2C -12-15.

BEING KNOWN AS 1331 Spruce Street, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Leilian Ramirez.

FRANK FEDERMAN, ESQUIRE

**No. 47  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2004-000904**

ALL that certain lot or piece of land with the southern half of a double dwelling house thereon, now known as #810 Palmer Street, in the Borough of West Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the west side of Palmer Street in line with the middle of the partition wall dividing #810 Palmer Street from #812 Palmer Street; thence, extending southwardly along Palmer Street twenty-two (22') feet, more or less, to a 15 feet wide alley; thence westwardly along the north side of said alley sixty (60') feet, more or less,

to Lot No. 263, formerly of the South Side Land Company; thence northwardly along said lot twenty-two (22') feet, more or less, to a point; thence, eastwardly sixty (60') feet more or less, to line extending along the middle of the partition wall aforesaid to the place of beginning.

BOUNDED on the north property #812 Palmer Street; on the east by Palmer Street; on the south by the 15 feet wide alley; and on the west by Lot No. 263.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L9SW3A-23-13.

BEING KNOWN AS 810 Palmer Street, West Easton, Pennsylvania.

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

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

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

**No. 48  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2004-000637**

ALL THAT CERTAIN lot or piece of land with a dwelling house erected thereon known as 204 Vista Drive situate in the City of Easton, County of Northampton and Commonwealth of Pennsylvania being known as Lot No. 50, as shown on a Plat of a Subdivision entitled "The Highlands, Final Subdivision Plat, Section 1, Alvin and Rose Benjamin" by C. Douglas Cherry and Associates, recorded in the Office for the Recording of Deeds in and for Northampton County, Pennsylvania, in Map Book 30, Page, 23A.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L10SW4C-1-23.

THEREON BEING ERECTED a two story townhouse w/one-car garage, brick and vinyl siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Irene Sprecher.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

**No. 49**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2000-006153**

ALL THAT CERTAIN tract, piece or lot of land with the improvements thereon, now known as No. 2133 Hay Street in the Borough of Wilson, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point 21 feet more or less East of the Southeast corner of the property now or late of John McGinley, same point being the middle of the partition wall of this building and the one adjoining it immediately on the West; thence Eastward along the Northern side of Hay Street 20 feet more or less to property now or late of William Moser, and of that width between parallel lines extending Northward 110 feet more or less to property of Electric Railway Company.

BOUNDED on the North by the said property of the Electric Railway Company; on the East by property now or late of William Moser; on the South by Hay Street; and on the West by property now or late of Marinda Butz and Earl Butz.

HAVING ERECTED THEREON A DWELLING KNOWN AS 2133 Hay Street, Easton, PA.

BEING THE SAME PREMISES WHICH Abby L. Burns by deed dated 8/1/95 and recorded in

Northampton County Deed Book 1995-1 Page 070122 granted and conveyed unto Patrick M. Mooney and Kimberly Mooney.

PARCEL; L9SW4C-10-16.

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

SEIZED AND TAKEN into execution of the writ as the property of Patrick M. Mooney and Kimberly Mooney.

LEON P. HALLER, ESQUIRE

**No. 52**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2003-002373**

ALL THOSE CERTAIN lots or pieces of ground, Situate in the Borough of Freemansburg, Northampton County, PA, being known and designated as Lots Number 733, 734, 735 on the plot or plan of East Bethlehem, Clearfield Terrace Building Lots, which plot or plan is duly recorded in said Northampton County, bounded and described as follows, to wit:

BEGINNING at a point being the Southwest corner of Kossuth and Clearfield Street; thence extending Westwardly in width or breadth along the South side of said Kossuth Street for a distance of 60 feet to a point; thence extending Southwardly of that same width or breadth throughout for a distance of 120 feet to a 15 feet wide alley.

BEING Parcel No. N7SW4C-13-17.

BEING the same premises which John J. Stein, by deed dated July 25, 2000 and recorded August 9, 2000 in the Office of the Recorder of Deeds, in and for the County of Northampton, in Deed Book Volume



2000-1, Page 102183, granted and conveyed unto Scott M. Allen.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: N7SW4C-13-17.

BEING KNOWN AS 804 Kossuth Avenue, Bethlehem, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Scott M. Allen.

KRISTINE M. ANTHOU, ESQUIRE

**No. 54**

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

**CV-2002-002147**

ALL THAT CERTAIN house and lot of ground situate on the North side of Spring Garden Street in the City of Easton, Northampton County, Pennsylvania, said lot containing in front on said Street 20 feet and extending Northwardly 140 feet of that width to Sassafrass Street.

BOUNDED on the West by Mulberry Street, on the East by lot of WM Adams, on the North by Sassafrass Street, and on the South by Spring Garden Street.

Northampton County Tax parcel number: L9NE4C-21-08.

BEING KNOWN AS 821 Spring Garden Street, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Gary R. Stoneback and Kathleen Stoneback.

DAWN M. SCHMIDT, ESQUIRE

**No. 55**

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

**CV-2003-001988**

PARCEL NO. 1

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

BEGINNING at a point in the North line of East Third Street at a distance of one hundred forty (140) feet West from the West line of Hobart Street (formerly North Street), thence extending Westwardly along the North line of East Third Street forty (40) feet to a point, thence running back of the same width between parallel lines at right angles to the said East Third Street, one hundred twenty two (122) feet to a division line between lots fronting East Third Street and lot fronting the North Pennsylvania Railroad (known now as Railroad Street), said lot being No. 12 on a certain map of John E. Trone as laid out by Herman E. Doster.

PARCEL NO. 2

ALL THAT CERTAIN lot or piece of ground situate in the City of Bethlehem, (formerly the Borough of South Bethlehem), Northampton County, Pennsylvania and designated on Plan of Lots published by Herman Doster A.D. 1868 as Lot #7 and bounded and described as follows, to wit:

SITUATE on the South side of a public road now known as Railroad Street and beginning at a point on the South side of said public road (known now as Railroad Street) one hundred and forth (140) feet West from the Southwest corner of said

Railroad Street and Hobart Street (known formerly as North Street) thence along said Railroad Street Westwardly a front of forty (40) feet to a lot #6 on said Railroad Street, thence along the same Southwardly one hundred twenty two (122) feet more or less, to Lot #12 East Third Street, thence along the same Eastwardly forty (40) feet to Lot #8, thence along the same Northwardly one hundred and twenty two (122) feet more or less, to said Railroad Street, the place of BEGINNING.

BOUNDED on the North by Railroad Street; on the South by Lot #12 East Third Street; on the East by Lot #8 and on the West by Lot #6 on said Railroad Street.

DEDUCTING AND EXCEPTING THEREFROM the following described premises conveyed by the said Elsie Thatcher, widow, to Ida A. Snyder on September 12, 1921 and recorded in the Office for the Recording of Deeds in and for Northampton County in Deed Book A, Volume 49, Page 686. Said premises being more particularly described as follows:

BEGINNING at a point on the South side of Railroad Street one hundred and forty (140) feet West from the Southwest corner of said Railroad Street and North Street (now Hobart Street), thence along said Railroad Street Westwardly thirty (30) feet and of that width extending Southwardly one hundred twenty two (122) feet, more or less, to Lot #12 Third Street.

BOUNDED on the North by Railroad Street; on the East by other lands of Ida Snyder; on the South by Lot #12 East Third Street and on the West by other lands of Elsie Thatcher.

HAVING ERECTED THEREON a dwelling known and numbered as 1165-1167 East Third Street, Bethlehem, County of Northampton, Pennsylvania, according to the present system of City Numbering.

Northampton County Tax parcel number: P6NE3C-5-6.

SEIZED AND TAKEN into execution of the writ as the property of Angel Antonsanti and Encarnacion Antonsanti.

DAWN M. SCHMIDT, ESQUIRE

**No. 56**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2003-002106**

ALL THAT CERTAIN frame mesuage or tenement, lot or piece of ground known as No. 734 Broadway, in the City of Bethlehem (formerly in the Borough of South Bethlehem), County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the eastern line of Broadway, said point being eighteen (18) feet North of the Northeast corner of Plot Avenue and Broadway, thence extending Northwardly along a Broadway a distance of twenty-one (21') feet, six (6") inches, more or less, to lands now or late of Albert Canning, thence extending Eastwardly one hundred twenty (120') feet to a twenty (20') feet wide alley, thence extending Southwardly along said alley a distance of twenty-one (21') feet, six (6") inches, more or less, to lands now or late of Margaret E. Smith, thence extending Westwardly along said lands and passing partly through the middle of a partition or party wall dividing the premises herein described from those immediately adjoining on the South a distance of one hundred twenty (120')

feet to a point in the Eastern line of Broadway, the place of beginning.

BOUNDED on the North by lands now or late of Albert Canning, on the East by a twenty (20') feet wide alley, on the South by No. 736 Broadway, and on the West by Broadway.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: P6SW3B-1-16.

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 Francis J. Bowe, Sr. and Gertrude M. Bowe.

DAWN M. SCHMIDT, ESQUIRE

**No. 57**

**BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2004-000140**

ALL THAT CERTAIN MESSUAGE and the eastern half of the two story frame dwelling house with the two story kitchen attached, and lot of ground therto belonging, situated in the 8th ward, City of Easton, County of Northampton and State of Pennsylvania.

BOUNDED AS FOLLOWS: on the North by Ferry Street, on the East by lot of now or late of Charles Ayres, on the South by a twenty foot wide private alley and on the West by house and lot now or late of John Dickes. Said lot containing in front on said Ferry Street 19 feet and preserving that width in depth 120 feet, more or less, to the to the aforesaid private alley. Also all that certain two car garage erected on the rear of said lot.

Being known and numbered as 1324 Ferry Street, Easton, PA 18042.

Also being NORTHAMPTON COUNTY PARCEL ID# L9SW2C-13-2.

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

JEFFREY T. RUSSELL, ESQUIRE

**No. 58**

**BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2004-000313**

ALL THAT CERTAIN MESSUAGE and the eastern half of the two story frame dwelling house with the two story kitchen attached, and lot of ground therto belonging, situated in the 8th ward, City of Easton, County of Northampton and State of Pennsylvania.

BOUNDED AS FOLLOWS: on the North by Ferry Street, on the East by lot of now or late of Charles Ayres, on the South by a twenty foot wide private alley and on the West by house and lot now or late of John Dickes. Said lot containing in front on said Ferry Street 19 feet and preserving that width in depth 120 feet, more or less, to the aforesaid private alley. Also all that certain two car garage erected on the rear of said lot.

Being known and numbered as 1324 Ferry Street, Easton, PA 18042.

Also being NORTHAMPTON COUNTY PARCEL ID# L9SW2C-13-2.

BEING KNOWN AS: 1324 FERRY STREET, EASTON, PA 18042.

PROPERTY ID NO.: L9SW2C-13-2.

TITLE TO SAID PREMISES IS VESTED in Patricia Burks by deed from Equitis Group dated 6/28/02 recorded 7/10/02 Book 2002-1 Page 178996.

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

FRANK FEDERMAN, ESQUIRE

**No. 59**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2003-007518**

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

BEGINNING at a point on the Westerly line of Newport Street at the dividing line of Northampton Borough and North Catasauqua Borough; thence extending Northwardly along the West side of Newport Street a distance of three hundred eighteen and two one-hundredths (318.02) feet, more or less, to the dividing line of land herein conveyed and other lands now or late of grantor herein; thence extending Westwardly along said dividing line one hundred thirty (130) feet, more or less, to the dividing line of land herein conveyed and land now or late of the Central Railroad of New Jersey; thence extending Southwardly along said dividing line three hundred eighteen and two one-hundredths (318.02) feet, more or less, to the Northampton-North Catasauqua dividing line aforementioned; thence extending Eastwardly along the said dividing line one hundred thirty (130) feet to a point, the place of beginning. BOUNDED on the North by other land now or late of grantor herein, on the East by Newport Street, on the South by land now or late of Nancy Wulchak and on the West by land now or late of the Central Railroad of New Jersey.

BEING THE SAME PREMISES which Alfred Huber, widower, by Deed dated June 30, 1970, and recorded July 2, 1970, in the Recorder of Deeds Office of Northampton County, Pennsylvania, in Deed Book Volume 374, Page 344, granted and conveyed unto Anthony F. Klo, deceased, and Rosina E. Klo, deceased.

Also known as Northampton County Uniform Parcel Identifier: Map M4 5 7 0522.

PIN: 4959-00-4075-2846.

BEING KNOWN AS 20 Newport Avenue, Northampton, Pennsylvania.

THEREON BEING ERECTED a one story brick dwelling w/attached two-car garage and bay; steel building.

SEIZED AND TAKEN into execution of the writ as the property of Karen Klo Wallace, Executrix of the estate of Anthony F. Klo, Deceased and David A. Klo.

RICHARD BRENT SOMACH,  
 ESQUIRE

**No. 60**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2003-003060**

ALL THAT CERTAIN unit, designated as Unit #KK-5, being a Unit in the PENN'S FARMS CONDOMINIUM, situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Penn's Farms Condominium dated April 26, 1988 and recorded April 27, 1988, in Northampton County Miscellaneous Book Volume 337, Page 448, as amended by the First Amendment to the Declaration of Condominium recorded June 8, 1988, in Northampton County Miscellaneous Book

Volume 339, Page 66, as amended by the Second Amendment to the Declaration of Condominium recorded July 12, 1988, in Northampton County Miscellaneous Book Volume 340, Page 165, as amended by the Third Amendment to the Declaration of Condominium recorded October 20, 1988, in Northampton County Miscellaneous Book 343, Page 908, as amended by the Fourth Amendment to the Declaration of Condominium recorded January 17, 1989, in Northampton County Miscellaneous Book Volume 346, Page 973, as amended by the Fifth Amendment to the Declaration of Condominium recorded April 27, 1989, in Northampton County Miscellaneous Book Volume 350, Page 42, as amended by the Sixth Amendment to the Declaration of Condominium recorded July 20, 1989, in Northampton County Miscellaneous Book Volume 354, Page 561, as amended by the Seventh Amendment to the Declaration of Condominium recorded August 29, 1989, in Northampton County Miscellaneous Book Volume 357, Page 139, as amended by the Eighth Amendment to the Declaration of Condominium recorded November 21, 1989, in Northampton County Miscellaneous Book Volume 362, Page 234, as amended by the Ninth Amendment to the Declaration of Condominium recorded December 20, 1989, in Northampton County Miscellaneous Book Volume 364, Page 209, as amended by the Tenth Amendment to the Declaration of Condominium recorded February 14, 1990, in Northampton County Miscellaneous Book Volume 367, Page 408, as amended by the Eleventh Amendment to the Declaration of Condominium recorded April 5,

1990, in Northampton County Miscellaneous Book Volume 370, Page 438, as amended by the Twelfth Amendment to the Declaration of Condominium recorded June 12, 1990 in Northampton County Miscellaneous Book Volume 374, Page 362, as amended by the Thirteenth Amendment to the Declaration of Condominium recorded October 30, 1990, in Northampton County Miscellaneous Book Volume 382, Page 602, and as amended by the Fourteenth Amendment to the Declaration of Condominium recorded April 19, 1991, in Northampton County Miscellaneous Book Volume 393, Page 317; and further described in the Plans of the Penn's Farms Condominium dated April 26, 1988 and recorded April 27, 1988, in Northampton County Plan Book Volume 88, Page 118, as amended in Plan Book Volume 88, Page 176, Plan Book Volume 88, Pages 212 and 213, Plan Book Volume 88, Pages 353 and 353A, Plan Book Volume 89, Pages 21 and 21A, Plan Book Volume 89, Pages 149 and 149A, Plan Book Volume 89, Pages 249 and 249A, Plan Book Volume 89, Pages 298 and 298A, Plan Book Volume 89, Pages 395 and 395A, Plan Book Volume 89, Pages 429, 429A, 429B and 429C, Plan Book Volume 90, Page 52, Plan Book Volume 90, Pages 108 and 108A, Plan Book Volume 90, Page 177, Plan Book Volume 90, Page 317, and Plan Book Volume 91, Page 86.

TOGETHER with a .4348 percent undivided interest of in and to the common elements as set forth in the aforesaid Declaration of Condominium and Amendment thereto.

BEING known as Penn's Farm Condominium, Unit No. KK-5, 127

Commonwealth Drive, Bethlehem, Pennsylvania.

TOGETHER with all and singular the buildings, improvements, streets, alleys, passages, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining; and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said Grantor, in law, equity, or otherwise however, of, in, and to the same and every part thereof.

ALSO KNOWN AS Northampton County Uniform Parcel Identifier No.: Map M7NE3, Block 1, Lot 178.

BEING PART OF THE SAME PREMISES which G.P. Estates, Inc., a Pennsylvania Corporation, by its Deed dated April 26, 1991 and recorded in the Office for the Recording of Deeds in and for Northampton County, on April 29, 1991, in Deed Book Volume 827, Page 645, did grant and convey unto Andrew S. Blasko and Ruthanne Blasko, husband and wife, in fee.

IMPROVED LOT TAX PARCEL #: M7NE3-1-178.

ASSESSED VALUE: 45,000.

SEIZED AND TAKEN into execution of the writ as the property of Ruthanne Blasko.

JOSEPH S. WIESMETH,  
ESQUIRE

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**No. 63**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2002-007691**

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate in the Borough of Bangor, County of Northampton and State

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

BEGINNING at a point in the East side of South Second Street, and in the front property line of Lot No. 219, and corner of land now or late of A.J. Bittenbender; thence along the East side of South Second Street North twelve and one-half (12 1/2) degrees East twenty (20) feet to a point and land now or late of J. Ilgen Morris; thence along the land now or late of J. Ilgen Morris, and passing through the center of a partition wall of a double frame dwelling, of which this conveyance is the South side of house No. 329, eastwardly ninety-four (94) feet to a point in the old eastern boundary line of the late R.M. Jones' premises, at or in or near the old abandoned or neglected road which formerly lead from Bangor to Ackermanville; thence along the said old eastern boundary line South five and one-half (5 1/2) degrees West twenty and five-tenths (20.5) feet to a point; thence along the northern parallel line of land now or late of A.J. Bittenbender, and through Lot No. 219, North seventy-nine and one-half (79 1/2) degrees West ninth-seven (97) feet, more or less, to the place of Beginning.

HAVING THEREON ERECTED A DWELLING KNOWN AS 329 South 2nd Street, Bangor, Pennsylvania 18013.

PARCEL: E9NE3A-2-17

BEING THE SAME PREMISES WHICH Robert D. Zona, Jr. and Jennie A. Zona by deed dated 3/27/95 and recorded in Deed Book 1995-1 Page 027603 granted and conveyed unto Jennie A. Zona.

THEREON BEING ERECTED a two story one-half of a double dwell-

ing with aluminum siding exterior and slate roof.

SEIZED AND TAKEN into execution of the writ as the property of Jennie A. Zona and Robert D. Zona, Jr. and The United States of America.

LEON P. HALLER, ESQUIRE

**No. 64**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2003-005690**

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

BEGINNING at an iron pin located at the intersection of the Northwest corner of Black River Road (L.R. 48001) and the Southwest corner of a private lane entering the property of Eugene Polgar, then proceeding N. 78 degrees 19' W. 345.08' to an iron pin the point of beginning. From thence proceeding at a radius of 150.00' to the right for a distance of 96.21' to a point, the continuing N. 41 degrees 34' W. a distance of 174.155' to an iron pin, thence continuing N. 42 degrees 58' E. 313.36' along a common boundary line of Lehigh County and Northampton County to an iron pin, thence continuing S. 4 degrees 03' E. 222.50' to an iron pin and continuing South 9 degrees 57' West 187.95' to the point of beginning.

CONTINUING 1.143 acres and designated as Lot No. 1 as shown on plan of property of James Mease, showing Lot No. 1, prepared by Samuel F. Shireman, Registered Professional Engineer dated October 13, 1971, scale one inch equal fifty feet (1"+50') and intended to be recorded in the Office of the

Recording of Deeds in and for Northampton County, at Easton, Pennsylvania.

Northampton County Uniform Parcel Identifier: Q6SW1-1-6A.

HAVING erected thereon a dwelling known and numbered as RD 3, Black River Road, Bethlehem, Northampton County, Pennsylvania, 18015, according to the present system of City numbering.

TITLE TO SAID PREMISES IS VESTED IN Joseph A. Armstrong and Kathleen A. Armstrong, Husband and Wife by Deed from Dematos Enterprises, Inc. dated 5/29/2002 and recorded 5/30/2002 in Volume 2002-1, Page 139468.

BEING KNOWN AS 2297 Black River Road, Bethlehem, Pennsylvania.

THEREON BEING ERECTED a bi-level dwelling with aluminum siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Joseph A. Armstrong and Kathleen A. Armstrong.

FRANK FEDERMAN, ESQUIRE

**No. 65**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2004-001265**

ALL that certain piece or parcel of land situate in the Borough of Pen Argyl, County of Northampton, and State of Pennsylvania, bounded and described as follow, to wit:

BEGINNING at a point in the north side of Pen Argyl Street, formerly First Street, as per plan of lots of William Lobb, deceased, recorded in Easton, Pennsylvania, said point being distant, measured westwardly, fifty (50) feet from the northwest corner of "D" Street and Pen Argyl Street; thence along the north side of Pen Argyl Street west-

wardly twenty and three-tenths (20.3) feet to a point and land of Sherwood Longyhore; thence along the same westwardly one hundred fifteen (115) feet and passing through the center line of double dwelling of which this conveyance is the east side or house no. 607, and also passing through an 8" oak to a point; thence North twenty and three-tenths (20.3) feet to a point; thence southwardly one hundred fifteen (115) feet to the place of beginning.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: E8NE4B-4-10.

BEING KNOWN AS 607 Pen Argyl Street, Pen Argyl, 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 Tammy S. Bright.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

**No. 66**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2004-001141**

ALL THAT CERTAIN message, tenement and lot or piece of ground with the buildings thereon erected, situated, lying and being in the City of Bethlehem, County of Northampton and State of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at a point sixteen (16') feet South of the Southwest corner of Maple and Garrison Streets, which point is also the extension of a certain party wall between premises herein conveyed and premises immediately to the North known as 719 Maple Street and which party wall is the control-

ling monument in this description; thence in a westerly direction through the center line of said party wall a distance of seventy-seven (77') feet to a point; thence in a northerly direction parallel to Maple Street a distance of Sixteen (16') feet to the southerly side of Garrison Street; thence along the southerly side of Garrison Street; thence along the southerly side of Garrison Street in a westerly direction a distance of three (3') feet to a point; thence in a southerly direction parallel to Maple Street a distance of thirty-two (32') feet to a point in the property line of the premises herein conveyed and the Northern property line of premises known as 715 Maple Street; thence in an easterly direction parallel to Garrison Street and through a certain party wall between premises herein conveyed and premises known as 715 Maple Street a distance of eighty (80') feet to a point on the westerly side of Maple Street; thence along the westerly side of Maple Street in a northerly direction a distance of sixteen (16') feet to the point and place of BEGINNING.

BEING KNOWN AS 717 Maple Street according to present city numbering.

ALSO BEING KNOWN AS Northampton County Uniform Parcel Identifier No: Map: P6NE2A. Block: 20 Lot 4A.

TOGETHER with all the rights, and privileges created for the benefit of the owners of 717 Maple Street in a certain Agreement dated the 31st day of May, 1950 and recorded in Miscellaneous Book 110 at page 61, for the purpose of installing, maintaining, replacing and repairing sewer lines extending from Garrison Street through premises



known as 719 Maple Street to the premises herein described.

BEING the same premises which Michael Hudock, widower by Deed dated September 17, 1999 and recorded in the Philadelphia County Recorder of Deeds Office on September 22, 1999 in Deed Book JTD 1999-1 Page 144317, granted and conveyed unto Kim Debra Miskevish a/k/a Kim D. Miskevish, unmarried.

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

SEIZED AND TAKEN into execution of the writ as the property of Kim D. Miskevish a/k/a Kim Debra Miskevish.

DAVID FEIN, ESQUIRE

**No. 67**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2003-004892**

ALL THAT CERTAIN tract or parcel of land situate in the Township of Moore, County of Northampton and State of Pennsylvania, known as Lot No. 36, as shown on the Plan of Clearview Farms Estates, Section II, recorded in Plan Book Volume 39, Page 3, bounded and described as follows, to wit:

BEGINNING at a point along the southerly right-of-way line of Carol Lane (50 feet wide), said point being the northwesterly property corner of lot No. 37, thence along the westerly property line of Lot No. 37, south 15 degrees 33 minutes 57 seconds East 20.99 feet to a point and South 8 degrees 30 minutes 00 seconds East 178.00 feet to a point; thence along the northerly property line of lands now or late of Earl McKloskey, South 73 degrees 05 minutes 54 seconds West 195.00 feet to a point; thence along the east-

erly property line of Lot No. 35, North 23 degrees 09 minutes 28 seconds West 266.32 feet to a point; thence along the southerly right-of-way line of Carol Lane, along the arc of a curve deflecting to the left having a central angle of 38 degrees 43 minutes 25 seconds, a radius of 80.00 feet, and a curve length of 54.07 feet to the point or place of BEGINNING.

BEING the same premises which Charles J. Colocino Jr., and Donna M. Colocino, husband and wife, and William L. Yanett by Deed dated May 18, 1998 and recorded in the Northampton County Recorder of Deeds Office on May 27, 1998 in Deed Book 1998-1 Page 065513, granted and conveyed unto Charles J. Colocino Jr. and Donna M. Colocino, husband and wife.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: H6SW3-4-3.

BEING KNOWN AS 533 Carol Lane, Bath, 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 Charles J. Colocino, Jr. and Donna M. Colocino.

DAVID FEIN, ESQUIRE

**No. 69**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2004-001139**

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the Easterly side of Pennsylvania Route 712 leading from Martins Creek to Bangor in the Village of Martins Creek, Township of Lower Mount Bethel, County of Northampton and Commonwealth of Pennsylvania, as shown on a Sur-

vey Plan prepared by Kenneth R. Hahn, PLS Drawing No. 86-120, dated 6/11/1986, bounded and described as follows, to wit:

BEGINNING at a concrete post on the corner of George T. and Rose M. Pasch, recorded in Deed Book Volume 474 on Page 120; thence extending along the concrete retaining wall separating Pulcini's Tavern Inc., from this tract, South 35 degrees 00 minutes West, 170.00 feet to a point on the Easterly side of Pa. Route 712; thence extending along the Easterly side of aforesaid road, North 06 degrees 48 minutes 59 seconds West, 106.48 feet to an iron pipe found; thence extending along the Southerly property line of George T. and Rose M. Pasch as recorded in Deed Book Volume 474, Page 120, North 73 degrees 04 minutes 19 seconds East, 115.14 feet to the place of BEGINNING.

CONTAINING 6,034.32 square feet.

SUBJECT to restrictions, easements, covenants, rights of way and agreements, as recorded in previous documents, deeds and plans.

PARCEL NUMBER: H10NW2-1-6.

Being the same premises which Richard Albanese and Victoria Albanese by Indenture dated December 19, 1996 and recorded in the Office of the Recorder of Deeds in and for the County of Northampton in Deed Book 1997-1 Page 044669, granted and conveyed unto Richard Albanese.

TITLE TO SAID PREMISES IS VESTED IN Richard Albanese by Deed from Richard Albanese and Victoria Albanese, divorced dated 12/19/1996 and recorded 5/7/1997 in Volume 1997-1 Page 044669.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: H10NW2-1-6.

BEING KNOWN AS 6635-A Main Street, Martins Creek, Pennsylvania.

THEREON BEING ERECTED a two story row dwelling with shingle roof.

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

FRANK FEDERMAN, ESQUIRE

**No. 70**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2004-000954**

ALL THOSE TWO CERTAIN mes-  
suage, tenement, lot or piece of  
ground situate in the Borough of  
Freemansburg, Northampton  
County, Pennsylvania, bounded and  
described as follow, to wit:

BEGINNING at a point on the Southern boundary line of Lincoln Street, a fifty (50') foot road at a point dividing Lots 45 and 46, as shown on Plan of Monroe Acres, prepared by Estate Developers and Engineers, consulting engineers of W. Easton, Pennsylvania dated August 6, 1986 and last revised December 12, 1986 and recorded in the Office of the Recorder of Deeds in Map Book Volume 87 page 158; thence from said point of beginning and along the boundary line of Lot No. 45, South 00 degrees 11' 03" West, a distance of 207.47 feet to a point; thence South 55 degrees 37' 59" East, a distance of 12.65 feet; thence South 89 degrees 44' 52" East, a distance of 29.55 feet to a point on the boundary line of Lot No. 47; thence along the boundary line of Lot No. 47 and partly through a party wall, North 00 degrees 11' 03" East, a distance of 214.60 feet to a point on the Southern bound-

ary line of Lincoln Street; thence along the same North 89 degrees 48' 57" West, a distance of 40.00 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gustavo Monteverde and Carol Monteverde, his wife by Deed from Robert M. Davison dated 12/15/1998 and recorded 12/28/1998 in Volume 1998-1 page 179458.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: P7NW1B-9-29.

BEING KNOWN AS 916 Lincoln Street, Freemansburg, Pennsylvania.

THEREON BEING ERECTED a two story one-half of a double dwelling w/attached one-car garage, aluminum siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Gustavo Monteverde and Carol Monteverde.

FRANK FEDERMAN, ESQUIRE

**No. 71  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2003-008991**

All that certain tract or piece of land situate in the Township of Lehigh, County of Northampton, and Commonwealth of Pennsylvania, bounded and described as follows to wit:

Beginning at an iron stake, being the southwest corner in Lot No. 5 of Joseph Nemeth; thence by the same North 87 degrees 30' East 273 feet (passing an iron stake 14 feet) to a point approximately in the middle of the macadam highway leading from Danielsville to Cherryville; thence in the same South 4 degrees East 401 feet to a pin 8-1/2 feet South from the north

edge of a culvert in the junction of the road leading from the said macadam highway to Route No. 946 near Edgemont, PA; thence along the northerly side of the same due West 273 feet to an iron stake; thence passing an iron stake on the bank by land of prior grantors of which this was a part North 4 degrees 30' West 383 feet to the place of beginning.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: H3-11-6.

BEING KNOWN AS 1167 Blue Mountain Drive, Danielsville, Pennsylvania.

THEREON BEING ERECTED a ranch style 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 Russell S. Anthony, Jr.

CORINA M. CONNERS, ESQUIRE

**No. 73  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2003-001238**

ALL THOSE CERTAIN tracts or pieces of land situate in the Township of Lower Mount Bethel, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point, the intersection of the boundary line between Lots Numbered 165 and 166 of the Hutchinson Heights Land and Improvement Company with Hutchinson Avenue; thence extending along Hutchinson Avenue Northwardly 48 feet to a point in the middle of the partition wall of a double concrete block house; thence in an Eastwardly direction 120 feet to a Pine Alley; thence in a Southwardly direction 48 feet to the in-

tersection of Pine Alley with the aforesaid boundary line between Lots Nos. 165 and 166; thence in a Westwardly direction 120 feet to the place of beginning.

**TRACT NO. 2:**

**BEGINNING** at a point on the Northeast side of Hutchinson Avenue 25 feet from the intersection of Oak Street and Hutchinson Avenue; thence in a Northeasterly direction along the line dividing Lots Nos. 164 and 165 120 feet to a point in Pine Alley; thence in a Northwest-erly direction along Pine Alley 25 feet to a point in Lot No. 166; thence in a Southwestwardly direction along the line of Lot No. 166 120 feet to a point in Hutchinson Avenue; thence Southwestwardly along said Hutchinson Avenue 25 feet to the place of beginning.

**CONTAINING** 25 feet in front on Hutchinson Avenue and extending of that width in depth of 120 feet to Pine Alley.

**TRACT NO. 3:**

**ALL THAT CERTAIN** lot or piece of land in the Township of Lower Mount Bethel, County of Northampton and Commonwealth of Pennsylvania designated on the Plan of Hutchinson Heights, Martin's Creek, as laid out by Pietro Guzetto, as Lot No. 164, said Plan being duly entered of recorded in the Office of the Recording of Deeds at Easton, in and for said County in Book of Maps, bounded and described as follows:

**BEGINNING** at a point on the Northeast side of Hutchinson Avenue at the intersection of Oak Street and Hutchinson Avenue; thence in a Northeasterly direction along Oak Street 120 feet to a point in Pine Alley; thence in a Northwest-erly direction along Pine Alley 25 feet

to a point in Lot No. 165; thence in a Southwesterly direction along the line of Lot No. 165 120 feet to a point in Hutchinson Avenue; thence in a Southeasterly direction along said Hutchinson Avenue 26 feet to the place of beginning.

**CONTAINING** 25 feet in front of Hutchinson Avenue and extending of that width in depth 120 feet to Pine Alley.

**TITLE TO SAID PREMISES IS VESTED IN** Stephen P. Turner and Tiffany M. O'Neill, as joint tenants with the right of survivorship by Deed from Melinda J. Csontos, unmarried, dated 4/23/1996 and recorded 4/25/1996 in Volume 1996-1, Page 38109.

Premises being: 2064 HUTCHINSON AVENUE A/K/A 2064 HUTCHINSON AVENUE, MARTINS CREEK, PA 18063.

Tax Parcel No. H10NW2 13-7.

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

**SEIZED AND TAKEN** into execution of the writ as the property of Stephen P. Turner and Tiffany M. O'Neil a/k/a Tiffany M. Turner.

**FRANK FEDERMAN, ESQUIRE**

**No. 74**

**BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2003-001969**

**ALL THAT CERTAIN** piece, parcel or tract of lands situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, known as Lot 1 of the Dreisbach Minor Subdivision, as recorded in Map Book 88, page 110, in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania and being further bounded and described as follows, to wit:

BEGINNING at an iron pin on the Westerly right-of-way of Third Street, said pin being also on a corner of the lands now or formerly Steven J. Kowalski; thence along said lands now or formerly of Steven J. Kowalski South 89 degrees 00 minutes West 110.00 feet to an iron pin, being also on the Easterly right-of-way of Cedar Street; thence along said right-of-way of Cedar Street North 01 degrees 00 minutes West 80.00 feet to an iron pin, being also on the Easterly right-of-way of Cedar Street; thence along said right-of-way of Cedar Street North 01 degrees 00 minutes West 80.00 feet to an iron pin, being also on a corner of the lands of Lot 2 of the Dreisbach Minor Subdivision; thence along said lands of Lot 2 North 89 degrees 00 minutes East 110.00 feet to an iron pin being also on the Westerly right-of-way of Third Street; thence along said right-of-way of Third Street South 01 degrees 00 minutes East 80.00 feet to an iron pin, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Terry J. Heft, single and Debra D. McCollough, single, as joint tenants with the right of survivorship by Deed from Franklin Klingaman and Nevin Walper, Co-Executors under the Last Will and Testament of George E. Dreisbach, deceased, dated 7/24/1992 and recorded 7/28/1992 in Deed Book Volume 869, Page 588.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: N7NW3-1-1B.

BEING KNOWN AS 2107 Third Street, Bethlehem, Pennsylvania.

THEREON BEING ERECTED an aluminum sided bungalow with shingle roof and detached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Terry J. Heft and Debra D. McCollough a/k/a Debra D. Heft a/k/a Debra McCollough.

FRANK FEDERMAN, ESQUIRE

**No. 75**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2000-009648**

ALL THAT CERTAIN lot of land situate in the City of Easton, Northampton County, Pennsylvania, recorded on plan of "Minor Subdivision 310 and 312 North Tenth Street" prepared by Stan Shelosky, PE dated 6/97 bounded and described as follows:

BEGINNING at a REBAR on the Westerly right of way line of North Tenth Street (80 feet wide) in line of lands now or late of Gerald Mazzeta; thence along said right of way line of North Tenth Street South zero degrees 1 minute 36 seconds West 41.54 feet to a drill hold; thence along lands of No. 310 North Tenth Street the following courses and distances:

(1) North 89 degrees 54 minutes 25 seconds west 120.80 feet to an iron pin; (2) South zero degrees 5 minutes 12 seconds West 5.57 feet to an iron pin; (3) South 89 degrees 59 minutes 40 seconds West 16.18 feet to an iron pin; thence along lands now or late of Louisa H. Coons, North zero degrees 5 minutes 40 seconds East 25.89 feet to an iron pin and South 89 degrees 59 minutes 40 seconds West 3 feet to an iron pin; thence along a passageway North zero degrees 1 minutes 36 seconds East 21 feet to a rebar; thence along said lands now or late of Gerald Mazzeta North 89 degrees 59 minutes 40 seconds

East 139.96 feet to a rebar, the place of BEGINNING.

CONTAINING 5826 square feet of land, more or less.

HAVING THEREON ERECTED A DWELLING KNOWN AS 312 North 10th Street, Easton, PA.

BEING THE SAME PREMISES WHICH Louise E. Ganio by deed dated 6/30/97 and recorded in Deed Book 1997-1 Page 069502 granted and conveyed unto Timmy L. Cerino and Christa G. Cerino, husband and wife.

PARCEL: L9NE4D-19-4.

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

SEIZED AND TAKEN into execution of the writ as the property of Christa G. Cerino and Timmy L. Cerino.

LEON P. HALLER, ESQUIRE

**No. 76**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2003-009171**

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

BEGINNING at the southwesternmost terminus of a radial round corner connecting the northwesterly side of Irene Street, fifty-six (56') feet wide with the westerly side of Siegfried Street fifty (50') feet wide; thence extending South seventy-three degrees, twenty-one minutes twenty seconds (73° 21' 20") West, two hundred and eighteen one-hundredths (200.18') feet to a point, said point being the exact center of Woodbine Street where it

intersects with the Northern side of Irene Street; thence in a northerly direction along a line being the exact center of Woodbine Street, and along the easterly lines of properties now or late of Roseto Plumbing and Heating Company, Inc., and L. Jerome Gould, Jr. a distance of two hundred ninety and seventeen one-hundredths (290.17) feet to a point where the said center line of Woodbine Street intersects with the southerly side of Stanhope Street; thence in an easterly direction, along the southerly line of Stanhope Street, a distance of one hundred twenty-five (125') feet to point, said point being the northwesterly corner of Lot No. 866 on plan of lots of "Bethlehem View Tract"; thence in a southerly direction, along the dividing line between Lots Nos. 851, 852, 853, 854, 855, 856, 857 and Lots Nos. 865, 866, 864, 963, 862, 861 and 860 on plan of lots of "Bethlehem View Tract", a distance of one hundred forty (140') feet to a point which said point is the southeasterly corner of Lot No. 857 on said plan of lots and the southwest corner of Lot No. 860 of said plan of lots; thence extending South eighty-eight degrees, twelve minutes, thirty seconds (88° 12' 30") East one hundred and sixty one-hundredths (100.60) feet to the westerly side of Siegfried Street; thence extending South two degrees, thirty-eight minutes, forty seconds (2° 38' 40") East along the Westerly side of Siegfried Street, ninety-two and thirty-one one-hundredths (92.31') feet to the Northeasternmost terminus of the first mentioned radial round corner; thence in a general Southwesterly direction on the arc of a circle on a line curving to the right having a

radius of fifteen (15') feet the arc distance of nineteen and ninety one-hundredths (19.90') feet to the Northwesterly side of Irene Street, the first mentioned point and place of Beginning.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: N7NW4C-19-2A.

BEING KNOWN AS 1535 Irene 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 Gale E. Bogart and Barry E. Bogart.

STEPHEN M. HLADIK,  
ESQUIRE

**No. 77**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2003-008709**

ALL THAT CERTAIN lot of land and buildings erected thereon, situate in the Borough of Freemansburg, County of Northampton and Commonwealth of Pennsylvania, marked in the general plan thereof as Lot No. 10 and known as Nos. 59-61 Main Street, according to present Borough numbering, bounded and described as follows, to wit:

BEGINNING at the corner of Lot No. 8; thence extending in front on Main Street, North seven degrees East (N. 7° E.) sixty (60) feet; thence extending in front on Jefferson Street, South eighty-three degrees East (S. 83° E.) one hundred seventy (170) feet; thence along the Lehigh Canal, South twenty-one degrees West (S. 21° W.) sixty-one (61) feet six (6) inches; thence by Lot No. 8, North eighty-three degrees West (N. 83° W.) one hundred fifty-six (156) feet to the place of beginning.

BEING THE SAME PREMISES WHICH Wendy Lorrhah by Deed dated 3/31/2003 and recorded 4/14/2003 in the County of Northampton in Volume 2003-1, Page 129298 conveyed unto Darryl A. George, in fee.

Tax Parcel #P7NW2B-18-2.

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

SEIZED AND TAKEN into execution of the writ as the property of Darryl A. George.

FRANK FEDERMAN, ESQUIRE

**No. 78**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2002-005924**

ALL THAT CERTAIN messuage, tenement and lot or piece of land situate on the West side of Maple Street, in the City of Bethlehem, County of Northampton, Pennsylvania, being twenty (20) feet of Lot No. 67 according to Map of the Fairview Land and Improvement Company, recorded in the Office for the Recording of Deeds in and for Northampton County, in Map Book No. 4, Page 28 and being known as No. 1205 Maple Street, according to City numbering, bounded and described as follows to wit:

BEGINNING at a point on the West side of Maple Street, forty (40) feet North from the Northwest corner of Maple and Locust Streets, thence extending Northwardly along the West side of Maple Street (20) feet to a point, said point being in line with the middle partition wall of the house erected in the premises herein described and the house erected on the premises immediately adjoining it on the North, thence extending Westwardly of that same

width and through the middle of said partition wall one-hundred (100) feet to a twenty (20) feet wide alley.

BOUNDED on the North by Lot No. 68, on the East by Maple Street, on the South by the Southern part of Lot No. 67, according to said map and on the West by a twenty (20) feet wide alley.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: N6SE3A-16-17.

TITLE TO SAID PREMISES IS VESTED IN Jamie D. Walker by Deed from the Estate of Mary E. Inman, deceased, by Executors Jane Heilman and Albert M. Inman, Jr. dated 12/29/2000 and recorded 1/9/2001 in Record Book Volume 2001-1, Page 004734.

BEING KNOWN AS 1205 Maple Street, Bethlehem, Pennsylvania.

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 Jamie D. Walker.

FRANK FEDERMAN, ESQUIRE

**No. 79**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2003-003709**

ALL THAT CERTAIN tract, piece or parcel of land situate in the Township of Washington, County of Northampton and State of Pennsylvania being Lot No. 2 of the Subdivision of Property of Reade E. Transue, Jr., as set forth in Plan Book 93, Page 115, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly right-of-way line of the State Highway leading from Bangor to Pen Argyl (S.R. 512), a corner also of land of Leon J. Pinto; thence along said highway South 64 Degrees 36 Minutes 58 Seconds East

156.94 Feet to a spike, a corner also of Lot No. 1, which lot is other land of Reade E. Transue, Jr. grantor hereof, of which this lot is a part; thence along said Lot No. 1 South 25 Degrees 23 Minutes 02 Seconds West 250.00 Feet to an iron pin; thence continuing along the same North 64 Degrees 36 Minutes 58 Seconds West 163.50 Feet to a point on line of land of Leon J. Pinto; thence along said land North 26 Degrees 51 Minutes 49 Seconds East 250.08 Feet to the place of BEGINNING.

CONTAINING 40,042.22 square feet, and being Lot No. 2 according to a Subdivision of Property of Reade E. Transue, Jr., being recorded in Plan Book 93, Page 115.

BEING THE SAME PREMISES which Anthony P. Romano, widower, by his Deed dated April 2, 1999 and recorded in the Office for the Recording of Deeds of Northampton County on September 28, 1999, at Deed Book Volume 1999-1, Page 147517, did grant and convey unto Anthony P. Romano, widower, and David A. Romano, single, as joint tenants with right of survivorship and not as tenants in common.

TAX PARCEL IDENTIFIER NO.: E-9-2-4B.

THEREON BEING ERECTED a six bay commercial garage w/office.

SEIZED AND TAKEN into execution of the writ as the property of Slate Belt Tire and Auto, Inc., a Pennsylvania Corporation, and Anthony P. Romano, Sr. a/k/a Anthony P. Romano and David A. Romano.

WILLIAM J. MCCARTHY, III,  
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

June 17, 24; July 1

## **Lawyers Concerned For Lawyers Lawyers' Only Recovery Meetings**

### **Alcohol, Other Drugs and Gambling**

- **Doylestown** 2nd and 4th Tuesday of Month
- **Drexel Hill** Every Wednesday
- **Harrisburg** 1st Wednesday of Month
- **Norristown** 1st Thursday of Month
- **Philadelphia** Every Tuesday
- **Pittsburgh** Every Thursday
- **Reading** 3rd Monday of Month
- **Scranton** Every Thursday
- **State College** 2nd Tuesday of Month
- **Washington** Every Tuesday
- **West Chester** Every Thursday

*These are "closed meetings" - that is, only lawyers recovering from or trying to recover from alcohol, other drug or gambling problems may attend.*

### **Stress, Anxiety and Depression**

*The following are professionally facilitated meetings:*

**Philadelphia** - Stress Information and Recovery (1st Monday of Month)

**Philadelphia** - Depression Recovery (2nd Monday of Month)

**For more information, time and location of these meetings,  
call the LCL Administrative Office (1-800-335-2572)  
or  
the Confidential Lawyers' Helpline (1 - 888 - 999 -1941) .**

**IN THE COURT OF COMMON PLEAS OF NORTHAMPTON  
COUNTY, PENNSYLVANIA  
DOMESTIC RELATIONS SECTION  
IN RE: ADMINISTRATIVE ORDER 2004-2—DOMESTIC  
RELATIONS SECTION FEE SCHEDULE  
ORDER OF COURT**

AND NOW, this 23rd day of June, 2004, it is hereby ordered that the Northampton County Domestic Relations Section Fee Schedule is amended in the following respect: duplication and copying charges are \$.50 per copy. In all other respects, the Domestic Relations Fee Schedule heretofore promulgated, shall remain in effect.

BY THE COURT,

/s/Robert A. Freedberg, P.J.

ROBERT A. FREEDBERG, P.J.

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

**C-48-CV-2004-004650**

**IN RE: ADMINISTRATIVE ORDER-2004-1 AMENDMENTS TO  
NORTHAMPTON COUNTY RULES OF CIVIL PROCEDURE TO  
COMPLY WITH PENNSYLVANIA RULES OF CIVIL  
PROCEDURE GOVERNING MOTION PRACTICE ADOPTED  
OCTOBER 24, 2003, NO. 401 CIVIL PROCEDURE RULE  
DOCKET NO. 5**

**ADMINISTRATIVE ORDER**

AND NOW, this 17th day of June, 2004, it is hereby ordered:

1. Rules N206, N209, N210, N211, N1034, N1035, and N2039 are amended as attached hereto; and
2. Rules N208.3(a) and N1028(c) are adopted.
3. The effective date of these rules is July 26, 2004.

**BY THE COURT:**

/s/Robert A. Freedberg, P.J.

**ROBERT A. FREEDBERG, P.J.**

**N206.4(c) PROCEDURE FOR ISSUANCE OF RULE TO SHOW CAUSE**

(i) A rule to show cause shall be issued as of course pursuant to Pennsylvania Rule of Civil Procedure 206.6 (a), (b), and local Rule N206.6 (c)—form of order.

(ii) Rules to show cause shall be presented in Motions Court, exempt from the notice requirements contained in N208.3(a), and may be presented ex parte. However, the notice requirement of N208.3(a) shall be met if a stay of proceedings is sought.

(iii) The court may grant a stay of proceedings upon a showing of good cause.

(iv) Upon the issuance of a rule to show cause, the moving party shall list the matter for disposition in accordance with N209 or N211, unless the order of court provides otherwise.

(v) Upon the presentation of a rule to show cause for a petition to open a default judgment, a request for a stay of execution pending disposition shall be granted upon a showing of good cause.

(vi) The petitioner shall attach to the Petition a proposed Order substantially in the following form:

(CAPTION)  
ORDER

AND NOW, this \_\_ day of \_\_\_\_\_, \_\_\_\_\_, upon consideration of the foregoing petition, it is hereby ordered that:

- (1) a rule is issued upon the respondent to show cause why the petitioner is not entitled to the relief requested;
- (2) the respondent shall file an answer to the petition within twenty days of service upon the respondent;
- (3) the petition shall be decided under Pa.R.C.P. No. 206.7;
- (4) an evidentiary hearing on disputed issues of material fact shall be held on \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_ a.m./p.m., in courtroom No. \_\_ of the Northampton County Government Center, 669 Washington Street, Easton, Pennsylvania;
- (5) notice of the entry of this order shall be provided to all parties by the petitioner and proof of service filed of record.

BY THE COURT:

\_\_\_\_\_ J.

**EXPLANATORY COMMENT**—2004: Counsel for the moving party should be mindful of local rule N209 relating to the anticipated time required to complete an evidentiary hearing and whether the matter should be scheduled for a miscellaneous hearing list or non-jury trial list. In certain cases, such as guardianship proceedings, the evidentiary hearing

can be held in Motions Court. Counsel should be prepared to advise the court of the suggested forum for the evidentiary hearing and the proposed date and time for the hearing.

All Northampton County Local Rules are available at the Northampton County Court Web Site ([www.nccpa.org](http://www.nccpa.org)).

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### **N208.3(a) PROCEDURE GOVERNING MOTIONS**

1. Motions Court is held each day at 9:00 a.m. Motions which do not require the taking of testimony may be presented to the motions judge only after a copy of the motion and the proposed order of court have been served on all counsel of record and any unrepresented party at least three (3) business days prior to the intended date of presentation.

2. Notice of the date, time, and place of presentation must accompany the copy of the motion and proposed order of court. Service may be made in any manner, including facsimile transmission, which results in the service of the required documents at least three (3) business days before the day of presentation.

3. The presenting party must attach to the motion a certification of compliance with this rule setting forth the date on which the motion was served on counsel and unrepresented parties, and the manner of service.

4. Compliance with the time requirements may be excused by the motions judge if it appears that reasonable notice has been attempted or given, and immediate and irreparable injury will be sustained if relief is denied.

**EXPLANATORY COMMENT:** The purpose of this rule is to foster the use of Motion Court practice for all matters which are not likely to require lengthy evidentiary hearings or involve argument on complex legal issues. Nevertheless, sufficient notice and receipt of the motion or petition and proposed order of court is required by law and fundamental fairness. Counsel desiring to take advantage of Motions Court practice must be diligent in complying with the notice requirement. For purposes of this rule, the use of the term “business day” and the computation of the required three (3) day notice period shall be governed by and construed consistent with Pa.R.C.P. 106 (Computation of Time).

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### **N209 MISCELLANEOUS HEARING AND NON-JURY TRIAL LISTS.**

#### **(a) Time Limits**

1. Matters reasonably anticipated to require less than (30) minutes may be placed onto a miscellaneous list.
2. Matters anticipated to require more than (30) minutes shall be placed onto a non-jury trial list.

**(b) Procedure-Miscellaneous Hearings.**

1. Proceedings may be listed for miscellaneous hearing either by filing with the clerk of court an original and one copy of a praecipe or by order of court. The court administrator shall prepare a hearing list of such cases.
2. When proceedings are placed on a hearing list by praecipe, notice thereof shall be given to opposing counsel or unrepresented parties at least seven (7) days before the date of hearing.

**(c) Procedure-Non-Jury Trials.**

1. Proceedings may be listed for a non-jury trial list either by filing with the clerk of court an original and one copy of a praecipe or by order of court. The court administrator shall prepare a non-jury trial list of such cases.
2. When proceedings are placed on a non-jury trial list by praecipe of counsel, notice thereof shall be given to opposing counsel or unrepresented parties at least (30) days before the date of trial.

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**N210 CONTENT OF BRIEFS**

(a) **Form.** Each brief shall be typewritten, printed or otherwise duplicated, endorsed with the name of the case, the court, the number, and the name, address and telephone number of the attorney or unrepresented party.

(b) **Content.** The brief shall include a statement of the facts, a statement of the questions involved, and the argument.

- (1) The statement of the facts shall, depending upon the nature of the case, consist of an abstract of the testimony or of the pleadings or both, and shall include a procedural history of the case.
- (2) The statement of questions involved must be so drawn that the court may quickly determine all the legal questions to be decided.
- (3) The argument shall be divided into as many parts as there are questions involved. Citations of authority shall be accurately designated, shall set forth the volume and page number where they appear, and shall set forth the exact citation of the principles for which they are cited. Whenever a Pennsylvania statute is cited, the pertinent title and section number of Purdon's Statutes shall also accompany said citation.
- (4) Whenever testimony is abstracted or referred to, it must contain reference to the pages of the transcript where the supporting evidence may be found.

(c) **Penalty for Noncompliance.** Failure to conform to any requirement of this rule shall constitute a default for which the cause may be continued or stricken off the list or the application of the party in default refused, as the court may deem just and proper.

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## **N211 ARGUMENT LISTS**

(a) Nature of Case. The argument list shall consist only of cases in which a question of law is to be determined.

(b) Procedure. Proceedings may be listed for argument by order of court or by the filing with the Clerk of Court an original and one copy of a praecipe by counsel not later than twenty (20) days before the argument court. The Court Administrator shall prepare an argument list consisting of all cases ordered thereon either by the court or by counsel.

Counsel ordering a case on the list by praecipe (or the Court Administrator in cases ordered on by the court) shall give notice thereof to the adverse party at least twenty (20) days before the date set for argument.

(c) Time for Filing Praecipe and Briefs. Counsel ordering the case on the argument list shall file a brief simultaneously with the filing of the praecipe for argument, and shall serve a copy on the adverse party at least twenty (20) days before the date set for argument. The clerk shall not accept a praecipe for argument without the moving party's brief. The respondent shall deliver a brief to the moving party and file a copy with the clerk at least five (5) days before the date set for argument.

In cases ordered on the argument list by the court, the time for filing briefs shall be in accordance with the schedule established by the court in that particular case. Where no such schedule has been established, the moving party shall file and serve a brief at least twenty (20) days before the date set for argument. The respondent shall deliver a brief to the moving party and file a copy with the clerk at least five (5) days before the date set for argument.

In all cases, the clerk shall promptly forward all briefs to the Court Administrator. No supplemental brief shall be filed except upon special allowance by the court and within such time as the court may direct.

In cases involving preliminary objections, motion for judgment on the pleadings, and motions for summary judgment, see rules N1028, N1034, or N1035 for additional requirements. If a party fails to file a praecipe for argument and a brief within a reasonable period of time following the filing of a motion or petition and the closing of the record, the adverse party may seek dismissal of the motion or petition.

Comment: See N210 Content of Briefs.



(d) Record for Argument. No case shall be placed on the argument list unless the record made either by depositions or at a hearing or trial shall be actually on file at the time the case is placed on the list, unless (1) counsel files a stipulation of the material facts, or (2) the court specifically directed that the case be placed on the list.

(e) Continuance. Continuances of the case on the list may be granted for cause shown or upon agreement of counsel with approval of the court. The continuances shall be a continuance to the next argument court unless a specific date for further argument is specified by the court at the time the continuance is granted, in which case the Court Administrator shall so list the case without further praecipe.

(f) Oral Argument. When each case is called, the parties shall state to the court (1) whether briefs are filed and (2) whether any party requests oral argument on the matter before the court. Cases on the argument list may be submitted on briefs, if all parties agree to waive oral argument. If all parties agree to submission on briefs, counsel need not appear for the call of the argument list; rather, counsel for the moving party shall provide written notice to the Court Administrator that all parties agree that the case may be submitted on the briefs.

(g) Non-Jury Cases. When required by the court in cases tried without a jury, the parties shall furnish to the court proposed findings of fact and conclusions of law.

(h) Land Use Appeals. Whenever a zoning hearing board or other applicable governing body of a municipality is required under the Pennsylvania Municipalities Planning Code to certify its record to the court in response to a writ of certiorari in a land use appeal, the record shall contain a copy of the entire zoning ordinance, building code or other ordinance, with the relevant portions indicated therein, and a copy of the zoning map of the municipality.

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### **N1028(c) PROCEDURE FOR DISPOSITION OF PRELIMINARY OBJECTIONS**

Preliminary objections shall be resolved on an argument list, and shall be filed and briefed in conformity with Rule N211.

(1) When the preliminary objections can be resolved from facts of record and no evidentiary hearing is required, within twenty (20) days after the filing of preliminary objections, the objecting party shall file a praecipe and accompanying brief in support of the objections with the Clerk of Courts—Civil in conformity with Rule N211.

(2) When the preliminary objections are endorsed with a notice to plead because the objections involve issues that cannot be determined from facts of record, the preliminary objections shall be filed and appropriate time shall be allowed for the responding party to file a response before the objecting party shall praecipe the objections for an evidentiary hearing in compliance with Rule N209; once the evidentiary record has been made, the objecting party shall file a praecipe and accompanying brief in support of the objections in conformity with Rule N211.

(3) If a brief is not filed in accordance with this rule, the preliminary objections shall be dismissed by the court as of course, unless the time for filing has been extended by the court.

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**N1034 (a.) PROCEDURE FOR DISPOSITION OF A MOTION FOR JUDGMENT ON PLEADINGS**

A motion for judgment on pleadings shall be resolved on an argument list. It shall set forth specifically the reasons upon which it is based, and it shall be filed and briefed in conformity with Rule N211.

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**N1035.2(a.) PROCEDURE FOR DISPOSITION OF A MOTION FOR SUMMARY JUDGMENT**

1. When a motion for summary judgment is filed it shall be accompanied by the necessary record. The motion shall be resolved on an argument list unless otherwise ordered by the judge to whom a case has been pre-assigned.

2. Thirty (30) days shall be allowed for the responding party to file a response and supplemental record in conformity with Pa.R.Civ.P. 1035.3.

3. The moving party shall then file a brief and accompanying praecipe in conformity with Rule N211.

4. A motion for summary judgment shall be submitted for decision no later than ninety (90) days prior to the date scheduled for commencement of trial, unless otherwise allowed by order of court.

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**N2039 COMPROMISE SETTLEMENT AND PHYSICIAN'S STATEMENT OF EXTENT OF INJURY**

A petition for minor's compromise shall be presented at motions court. In cases involving personal injury, the necessary medical documentation establishing the nature and extent of the minor's injuries, the present condition, and the prognosis shall be annexed to said petition.

Comment: See N208.3.

**CONNOR FRANCIS, a Minor, by His Parents and Natural  
Guardians CAROL and BYRON FRANCIS v. VINCENT PLANO,  
M.D., EASTON HOSPITAL, and EASTON AREA  
WOMEN'S CENTER**

*Preliminary Objections.*

Plaintiff suffered injury when defendants allegedly negligently delivered plaintiff Connor Francis vaginally. Defendants seek to dismiss Count II of the complaint, and contend that there is no viable informed consent action. Under Pennsylvania's common-law doctrine, informed consent is only required in cases involving non-surgical procedures. In the instant matter, the facts as pled are insufficient to establish a cause of action under the informed consent statute, and do not support a finding that the insertion of an internal fetal scalp electrode rises to the same level of bodily invasion as surgery. Accordingly, the defendants' preliminary objections are sustained.

In the Court of Common Pleas of Northampton County, Pennsylvania, Civil Division, No. C0048 CV 2003 005145.

Preliminary Objections Sustained.

PAUL A. LAURICELLA, ESQUIRE, for Plaintiff.

GEORGE H. KNOELL, III, ESQUIRE, for Defendants Plano and Easton Area Women's Center.

JOHN T. SALVUCCI, ESQUIRE, for Defendant Easton Hospital.

Order of Court and Opinion entered on February 16, 2004 by SMITH, J.

*ORDER*

AND NOW, this 16th day of February, 2004, the Preliminary Objections to Count II of plaintiff's complaint filed on behalf of the defendants, Vincent Plano, M.D. and Easton Area Women's Center are SUSTAINED, and Count II of the complaint is DISMISSED. The plaintiff is granted leave to file an amended complaint if he believes facts can be averred that would survive a demurrer, said complaint to be filed within twenty (20) days of this Order. If no amended complaint is filed within said time, the defendants shall have a subsequent period of twenty (20) days to answer the complaint.

*STATEMENT OF REASONS*

*I. Introduction*

Presently before the court are the Preliminary Objections of the defendants, Vincent Plano, M.D. and Easton Area Women's Center. Specifi-

cally, the defendants object by asserting that Count II of the plaintiff's complaint fails to state a cause of action under the informed consent statute.<sup>1</sup>

By way of background, the plaintiff, by his parents, filed a complaint sounding in medical malpractice alleging that he sustained severe injuries as a result of contracting the herpes simplex virus from his mother during childbirth. Count I of the complaint sets forth a negligence cause of action against all of the defendants; and Count II alleges a lack of informed consent cause of action against defendant Vincent Plano, M.D. The subject Preliminary Objections are in the nature of a demurrer to Count II. The plaintiff alleges Dr. Plano should have gotten the mother's informed consent before inserting an internal fetal scalp electrode to monitor the plaintiff during delivery. The defendants argue that inserting an internal fetal scalp electrode is not "performing surgery" or "inserting a surgical device or appliance" and thus the plaintiff has failed to state a cause of action under the informed consent statute.

## II. Discussion

### A. Standard of Demurrer

Preliminary objections may be filed to assert the legal insufficiency of the claims in a complaint. In ruling upon a demurrer, we must accept as true all well-pleaded allegations and material facts averred in the complaint as well as all reasonable inferences deducible therefrom. *Wurth by Wurth v. City of Philadelphia*, 136 Pa. Commonwealth Ct. 629, 584 A.2d 403 (1990); *Bower v. Bower*, 531 Pa. 54, 611 A.2d 181 (1992). This court's analysis is confined to the complaint itself. *Pawlowski v. Smorto*, 403 Pa. Super. 71, 588 A.2d 36 (1991).

The question presented by a demurrer is whether, on the facts averred, the law says with certainty that recovery is not possible, and where doubt exists as to whether a demurrer should be sustained, this doubt must be resolved in favor of overruling the objection. *Scarpitti v. Weborg*, 530 Pa. 366, 369, 609 A.2d 147, 148-49 (1992). If any theory of law will support a claim, preliminary objections are not to be sustained as any doubt should be resolved against the objecting parties. *Foster v. Peat Marwick Main & Co.*, 138 Pa. Commonwealth Ct. 147, 587 A.2d 382 (1991); *Ambrose v. Cross Creek Condominiums*, 412 Pa. Super. 1, 602 A.2d 864 (1992). However, when ruling on preliminary objections, although a court must accept as true all well pleaded facts, there is no such requirement as to a pleader's legal conclusions or mere averments of law. *Santiago v. Pennsylvania Na-*

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<sup>1</sup> We note the "old" informed consent statute set forth in 40 P.S. §1301-811-A has been repealed by the Medical Care Availability and Reduction of Error Act set forth at 40 P.S. §13101.101 *et seq.* The current Act applies to all causes of action which arise after March 20, 2002. Accordingly, the instant case is governed by the old informed consent statute.

*tional Mutual Casualty Insurance Company*, 418 Pa. Super. 178, 613 A.2d 1235 (1992).

### B. Doctrine of Informed Consent

It has long been the law in Pennsylvania that a physician must obtain informed consent from a patient before performing a surgical or operative procedure. *Morgan v. MacPhail*, 550 Pa. 202, 704 A.2d 617 (1997) (citing *Sinclair by Sinclair v. Block*, 534 Pa. 563, 633 A.2d 1137 (1993); *Gray v. Grunnagle*, 423 Pa. 144, 223 A.2d 663 (1966)). Under Pennsylvania's common-law doctrine, informed consent was not required in cases involving non-surgical procedures. *Id.* This surgical versus non-surgical distinction has been upheld because Pennsylvania has grounded the doctrine of informed consent "upon the legal theory that the performance of a medical procedure without a patient's informed consent constitutes a technical ... battery." *Stover v. Association of Thoracic and Cardiovascular Surgeons*, 431 Pa. Super. 11, 25, 635 A.2d 1047, 1053 (1993); *Smith v. Yohe*, 412 Pa. 94, 194 A.2d 167 (1963). The informed consent doctrine requires physicians to provide patients with "material information necessary to determine whether to proceed with the surgical or operative procedure or to remain in the present condition." *Duttry v. Patterson*, 565 Pa. 130, 771 A.2d 1255, 1258 (2001).

On November 26, 1996, the Pennsylvania Legislature amended the Health Care Services Malpractice Act (the "Act") to substantially codify the common-law doctrine of informed consent. 40 P.S. §1301.811-A. This Act was in effect at the time the instant action arose and states in pertinent part:

(a) Except in emergencies, a physician owes a duty to a patient to obtain consent of the patient or the patient's authorized representative prior to conducting the following procedures:

- (1) Performing surgery, including the related administration of anesthesia.
- (2) Administering radiation or chemotherapy.
- (3) Administering a blood transfusion.
- (4) Inserting a surgical device or appliance.
- (5) Administering an experimental medication, using an experimental device or using an approved medication or device in an experimental manner.

(b) Consent is informed if the patient has been given a description of a procedure set forth in subsection (a) and the risks and alternatives that a reasonably prudent patient would require to make an informed decision as to the procedure and those risks and alternatives that a physician acting in accordance with accepted medical standards of medical practice would provide.

(c) Expert testimony is required to determine whether the procedure constituted the type of procedure set forth in subsection (a) and to identify the risks of that procedure, the alternatives to that procedure, and the risks of these alternatives.

(d) A physician is liable for failure to obtain the informed consent only if the patient proves that receiving such information would have been a substantial factor in the patient's decision whether to undergo a procedure set forth in subsection (a).

40 P.S. §1301.811-A (repealed).

The Act expanded the application of the informed consent doctrine to include medical procedures previously excluded under the common law, including radiation, chemotherapy, and non-surgical related blood transfusions. However, the Act has been interpreted narrowly by the Pennsylvania Supreme Court, which appears to indicate that apart from the statutorily created exceptions, the surgery requirement will remain. *Morgan*, 704 A.2d at 620 n.6. Further, the court has reaffirmed that a lack of informed consent claim sounds in the intentional tort of battery, because an operation performed without the patient's consent is deemed to be the equivalent of a technical assault. *Valles v. Albert Einstein Medical Center*, 569 Pa. 542, 805 A.2d 1232 (2002).

In the instant case, the objecting defendants argue that the averments of the plaintiff's complaint are insufficient to establish a cause of action under the informed consent statute. The complaint sets forth the following relevant averment at paragraph 32:

An internal fetal scalp electrode is a device that is introduced into the scalp of the fetus, breaching the skin.

See complaint at paragraph 32.

Thus, the limited question presented is whether the averment at paragraph 32 of the complaint, when viewed in the context of the entire complaint, is sufficient to find that the introduction of this fetal monitor "into the scalp of the fetus, breaching the skin" is either "performing surgery" or "inserting a surgical device or appliance" such that it falls within the purview of the Act.

In *Morgan*, the Pennsylvania Supreme Court characterized surgical or operative procedure as follows:

Neither the Pennsylvania legislature nor courts have defined surgical or operative procedure; however, 'operate' is defined in Taber's Cyclopedic Medical Dictionary 1256 (16th ed. 1989) as '[t]o perform an excision or incision, or to make a suture on the body or any of its organs to restore health.' 'Surgery' is defined in Black's Law Dictionary 1442 (6th ed. 1990) as 'that branch of medical science which treats of mechanical or operative measures for healing diseases, deformities, or injuries.' 'Operation' is defined as 'an act or succession of acts

performed upon the body of a patient, for his relief or restoration to normal conditions, by the use of surgical instruments as distinguished from therapeutic treatment by the administration of drugs or other remedial measures.’

*Morgan*, supra, 704 A.2d at 619.

Informed consent is not required before proceeding with the non-surgical procedure of natural or vaginal childbirth; nor is it required that a physician give informed consent for surgical alternatives to a non-surgical procedure actually being employed. See *Sinclair by Sinclair v. Block*, supra; *Southard v. Temple University Hospital*, 566 Pa. 335, 781 A.2d 101, 105-106 (2001). The informed consent doctrine also does not apply to an obstetrician’s use of forceps during natural childbirth, see *Sinclair*, supra; or to the injection of medication either by needle or intravenous line. See *Morgan*, supra; *Wu v. Spence*, 413 Pa. Super. 352, 605 A.2d 395 (1992). “It is the invasive nature of the surgical or operative procedure involving a surgical cut and the use of surgical instruments that gives rise to the need to inform the patient of risks prior to surgery.” *Morgan*, supra, 704 A.2d at 620.

As noted above, in ruling on the demurrer we must accept as true all material facts set forth in the complaint and all inferences deducible therefrom. *Estate of Witthoeft v. Kiskaddon*, 557 Pa. 340, 733 A.2d 623 (1999). Any doubt must be resolved in favor of overruling the demurrer. *Id.* In the instant case, however, even assuming all averments of the complaint are true, the pleading does not establish that the insertion of an internal fetal scalp electrode rises to the same level of bodily invasion as surgery.

As stated above, a claim of a lack of informed consent sounds in the intentional tort of battery. The plaintiff’s claim, however, sounds in negligence, not battery.<sup>2</sup> The crux of his claim is that the defendants should have known his mother had the herpes simplex virus and should have taken appropriate precautions during childbirth to avoid the transmission of the disease to the child. These precautions would have included delivery by cesarean section rather than vaginal childbirth as well as avoiding the use of an internal monitor as its insertion risked transmitting the disease to the child. This is a medical malpractice action involving an alleged deviation from the appropriate standard of care, but these facts do not support an intentional battery theory under the doctrine of informed consent.

### III. Conclusion

The plaintiff has properly pled a prima facie case of negligence against the defendants; however, the facts as pled are insufficient to establish a

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<sup>2</sup> We note that other states have imposed informed consent requirements based upon a negligence theory rather than a battery theory. These states have decided that a doctor’s duty to disclose the risks of medical treatment to the patient is an element of the duty of reasonable care. Pennsylvania, however, adheres to the battery theory. *Morgan v. MacPhail*, supra, 704 A.2d at 622 (Nigro, J., dissenting).

cause of action under the informed consent statute. The averment of Count II of the complaint does not support a finding that the insertion of an internal fetal scalp electrode rises to the same level of bodily invasion as surgery and thus does not fall within the ambit of the Act. Accordingly, Count II of the complaint is properly dismissed. It does not appear that the failure to state a cause of action under the Act can be cured by an amended complaint. Nevertheless, the Act recognizes the importance of expert opinion to the fact-finder in ascertaining whether a procedure falls within the Act, and we will grant the plaintiff twenty days to file an amended complaint if, in light of our opinion herein, he believes he can plead sufficient facts to support a cause of action under the informed consent statute.