

# Northampton County Reporter

(USPS 395-280)

VOL. LIII

EASTON, PA July 22, 2004

NO. 82

**Bobbi Wagner and James Wagner v. Crothall Healthcare, Inc.  
and Lehigh Valley Hospital**

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### NOTICE TO THE BAR....

As of January 5, 2004, Judge Panella became a commissioned Judge of The Superior Court of Pennsylvania. Judge Panella's new address and phone number are as follows:

Honorable Jack A. Panella  
Main Street Commons  
557 Main Street, Second Floor  
Bethlehem, PA 18018  
(610) 694-1121

**NORTHAMPTON COUNTY BAR ASSOCIATION  
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***Northampton County Reporter***

**Attorney Referral & Information Service**

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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 the announcement & registration form for the August 26<sup>th</sup> **LUNCH/LECTURE** “*Minnesota Rag*” presented by Attorney Malcolm Gross. It will be worth 1.5 Substantive CLE Credits.

**Reminder: The drop date for PBA unit county members is July 31, 2004**

Any attorney who is a PBA member from a unit county and who has not paid his or her 2004 dues by July 31<sup>st</sup> will be dropped from membership. If you are able to pay at least the PBA portion of your dues by July 31<sup>st</sup>, your membership will remain constant. *Thank you.*

**COMMITTEE MEETINGS:**

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

☞ **PBI/CLE SEMINARS @ NCBA—(1) “Fundamentals of Elder Law Practice”** is scheduled for **Thursday, July 29, 2004** from 9:30 a.m. to 5:30 p.m. with 5 Substantive & 1 Ethics CLE Credit. **(2) “The Nuts & Bolts of the Medical Malpractice Case”** is scheduled for **Thursday, August 5, 2004** from 9:30 a.m. to 5:30 p.m. with 6 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:**

**[August 11<sup>th</sup>**—Lehigh County Law Library “It’s Not Just for Books Anymore”]  
**[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:** *Mount Everest has grown one foot over the last 100 years.*

**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****ANDERSON, WILDA M.**, dec'd.

Late of the Borough of Stockertown, Northampton County, PA

Co-Executors: William Robert Lambert, 1646 Primrose Lane, Bethlehem, PA 18018, Wesley Franklin Lambert, 4230 Conashaugh Lakes, Milford, PA 18337 and Cheryl Ann Schurz, 248 Jefferson Avenue, Nazareth, PA 18064

Attorney: Richard F. Boyer, Esquire, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016

**BROSE, E. JEROME**, dec'd.

Late of the City of Easton, Northampton County, PA

Co-Executors: Douglas Brose & James Brose, 329 Jacobs Road, Narvon, PA 17555-9652  
Attorney: James F. Brose, Esquire, 206 South Avenue, Media, PA 19063

**DUNBAR, ADA MAY a/k/a ADA M. DUNBAR**, dec'd.

Late of the Township of Washington, Northampton County, PA

Co-Executors: Barry Dunbar and Wayne Dunbar c/o Mc-

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

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

**GODSHALK, DIANA M. a/k/a DIANA GODSHALK**, dec'd.

Late of the Borough of Bangor, Northampton County, PA

Co-Executors: James A. Godshalk and Stephen B. Godshalk c/o McFall, Layman & Jordan, P.C., Attorneys at Law, 134 Broadway, Bangor, PA 18013

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

**GRIFFITH, PEARL M. FLEMING**, dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Rheta D. Strong, P.O. Box 309, Snowmass, CO 81654

**HERMAN, ETHEL M.**, dec'd.

Late of Lower Saucon Township, Northampton County, PA

Executor: Stewart T. Herman c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

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

**HITCHO, JOSEPH**, dec'd.

Late of Freemansburg, Northampton County, PA

Executor: Andrew Hitcho c/o Chester A. Reybitz, Esquire, 429 East Broad St., P.O. Box 1445, Bethlehem, PA 18016-1445

Attorney: Chester A. Reybitz,  
Esquire, 429 East Broad St.,  
P.O. Box 1445, Bethlehem, PA  
18016-1445

**LELUGA, KATHRYN F. a/k/a  
KAY LELUGA a/k/a KAY F.  
LELUGA, dec'd.**

Late of the Township of  
Palmer, Northampton County,  
PA

Administratrix: Michelle Kay  
Lippincott, 2533 Stephens  
Street, Easton, PA 18045

Attorney: Mark D. Freeman,  
Esquire, 900 Matsonford  
Road, W. Conshohocken, PA  
19428

**McILROY, VIRGINIA M., dec'd.**

Late of the Borough of Wilson,  
City of Easton, Northampton  
County, PA

Executor: Earle R. McIlroy  
c/o Raymond J. DeRaymond,  
Esquire, 717 Washington  
Street, Easton, PA 18042-4386  
Attorney: Raymond J. DeRay-  
mond, Esquire, 717 Washing-  
ton Street, Easton, PA 18042-  
4386

**SCHAMENEK, DOROTHY A.,  
dec'd.**

Late of Bethlehem, Northamp-  
ton County, PA

Executor: James J. Duhig, Jr.  
c/o Thomas J. Fischer, Es-  
quire, 1021 West Broad Street,  
Bethlehem, PA 18018

Attorney: Thomas J. Fischer,  
Esquire, 1021 West Broad  
Street, Bethlehem, PA 18018

**SMITH, RITA J., dec'd.**

Late of the City of Bethlehem,  
Northampton County, PA

Executrix: Donna L. Flurer  
c/o Littner, Deschler & Litt-  
ner, 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

**STETCH, ANNA H., dec'd.**

Late of the Borough of North-  
ampton, Northampton  
County, PA

Executor: Thomas Hovanec,  
4435 North Church Street,  
Whitehall, PA 18052

Attorneys: David B. Shulman,  
Esquire, Shulman, Shabbick  
& Ettinger, 1935 Center Street,  
Northampton, PA 18067

**THATCHER, REEDER E., JR.,  
dec'd.**

Late of the City of Easton,  
Northampton County, PA

Administrator: Lynne M.  
Henderson, 205 Ramblewood  
Drive, Easton, PA 18040

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

**SECOND PUBLICATION**

**BEST, CHARLES L., dec'd.**

Late of the City of Easton,  
Northampton County, PA

Executor: William A. Best  
c/o Theresa Hogan, Esquire,  
Attorney-at-Law, 340 Spring  
Garden Street, Easton, PA  
18042

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

**EICKHOFF, ELIZABETH A.,  
dec'd.**

Late of Wilson Borough,  
Northampton County, PA

Executor: Michael W. Hot-  
house c/o Mark S. Refowich,

Esquire, 754 Walnut Street,  
Easton, PA 18042

Attorney: Mark S. Refowich,  
Esquire, 754 Walnut Street,  
Easton, PA 18042

**GABLE, RICHARD A. a/k/a  
RICHARD GABLE**, dec'd.

Late of 1671 Willow Park  
Road, Bethlehem, Northamp-  
ton County, PA

Personal Representative:  
Ramie Easterday c/o James A.  
Ritter, Esquire, 111 E. HARRI-  
SON ST., Suite 2, Emmaus, PA  
18049-2916

Attorney: James A. Ritter, Es-  
quire, 111 E. Harrison St.,  
Suite 2, Emmaus, PA 18049-  
2916

**GHERMAN, STEVEN B.**, dec'd.

Late of the City of Easton,  
Northampton County, PA

Co-Executors: David Gom-  
botz, 2814 West Boulevard,  
Bethlehem, PA 18017 and  
Jerome Behler, 105 W. Madi-  
son Street, Easton, PA 18042

**GORESO, LENA**, dec'd.

Late of the City of Easton,  
Northampton County, PA

Executrix: Marilyn Messa c/o  
William P. Hogan, Esquire,  
716 Washington Street, East-  
on, PA 18042

Attorney: William P. Hogan,  
Esquire, 716 Washington  
Street, Easton, PA 18042

**HAYCOCK, THOMAS J. a/k/a  
THOMAS J. HAYCOCK, JR.  
a/k/a T. JAMES HAYCOCK**,  
dec'd.

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

Executor: Rittenhouse Trust  
Company n/k/a The Haver-

ford Trust Company, Three  
Radnor Corporate Center,  
Suite 450, Radnor, PA 19087-  
4546

Attorneys: Todd R. Williams,  
Esquire, Newman, Williams,  
Mishkin, Corveleyn, Wolfe &  
Fareri, P.C., 712 Monroe  
Street, Stroudsburg, PA  
18360-0511

**JOLIN, ERNEST HERVEY  
a/k/a ERNEST H. JOLIN**,  
dec'd.

Late of the Township of Wil-  
liams, Northampton County,  
PA

Executor: Francis Joseph  
O'Hagan, III c/o Herbert  
Fishbone, Esquire, Fishbone  
& Scheer, 6 South Third  
Street, Suite 502, P.O. Box  
1099, Easton, PA 18044-1099

Attorneys: Herbert Fishbone,  
Esquire, Fishbone & Scheer,  
6 South Third Street, Suite  
502, P.O. Box 1099, Easton,  
PA 18044-1099

**KOZERA, ROBERT a/k/a ROB-  
ERT J. KOZERA**, dec'd.

Late of Northampton, North-  
ampton County, PA

Executrix: Alice Karpyn c/o  
Jeffrey F. Hussar, Esquire, 946  
Third Street, Whitehall, PA  
18052

Attorney: Jeffrey F. Hussar,  
Esquire, 946 Third Street,  
Whitehall, PA 18052

**LORENCIK, MARGARET G.**,  
dec'd.

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

Co-Executrices: Patricia D.  
Feeley and Virginia K. Seaman  
c/o Richard L. Campbell, Es-  
quire, 628 West Broad Street,  
Bethlehem, PA 18018

Attorney: Richard L. Campbell, Esquire, 628 West Broad Street, Bethlehem, PA 18018

**OYER, GRACE P.,** dec'd.

Late of the Township of Forks, Northampton County, PA  
 Executrix: Patricia A. Drabent 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

**PACIUCCI, ANNA,** dec'd.

Late of the Borough of Stockertown, Northampton County, PA

Executor: Joseph A. Paciucci 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

**TURULJA, HUGO,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Nicholas M. Zanakos, Esquire, 742 Main Street, Bethlehem, PA 18018

Attorney: Nicholas M. Zanakos, Esquire, 742 Main Street, Bethlehem, PA 18018

**WHEELER, LOUIS A., III,** dec'd.

Late of the Township of Forks, Northampton County, PA

Administratrix: Debra L. Wheeler, 1801 Richmond Road, Easton, PA 18040

Attorneys: Louis S. Minotti, Jr., Esquire, Minotti & DeEsch, 2240 Northampton Street, Easton, PA 18042

**THIRD PUBLICATION**

**APPLEGATE, EVELYN E.,** dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Dorothy Applegate Motsko 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

**CIAMBRONE, MARY,** dec'd.

Late of the Borough of Wilson, Northampton County, PA

Executrix: Patricia Ann Mucklin c/o Ralph W. Litzenberger, Esquire, 1708 Northampton Street, P.O. Box 3272, Easton, PA 18043-3272

Attorney: Ralph W. Litzenberger, Esquire, 1708 Northampton Street, P.O. Box 3272, Easton, PA 18043-3272

**DANIEL, STANLEY N.,** dec'd.

Late of the City of Easton, Northampton County, PA

Executrix: Ms. Kathleen Pavlish c/o Stanley M. Vasiliadis, Esquire, 65 East Elizabeth Avenue, Suite 400, Bethlehem, PA 18018

Attorney: Stanley M. Vasiliadis, Esquire, 65 East Elizabeth Avenue, Suite 400, Bethlehem, PA 18018

**ROMANO, RUSSELL N.,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Dolores N. Romano c/o Ralph W. Litzenberger, Esquire, 1708 Northampton Street, P.O. Box 3272, Easton, PA 18043-3272

Attorney: Ralph W. Litzenberger, Esquire, 1708 Northampton Street, P.O. Box 3272, Easton, PA 18043-3272

**TAYLOR, ELIZABETH G.**, dec'd.  
Late of Bethlehem, Northampton County, PA

Executor: R. Stockton Taylor, Jr. 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

**TURBEDSKY, JOSEPH a/k/a JOSEPH TURBEDSKY, SR.**, dec'd.

Late of Northampton, Northampton County, PA

Co-Executors: Joseph J. & Judith Turbedsky, 142 W. Broad St., New Holland, PA 17557

Attorneys: Wentz, Weaver, Kling, Good & Harris, LLP

**WEAVER, JOSEPH D.**, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: James E. Weaver, 1370 Old Philadelphia Pike, Bethlehem, PA 18015

Attorney: Kristofer M. Metzger, Esquire, 42 N. 6th Street, Allentown, PA 18101-1419

#### **NOTICES OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation of a proposed business corporation to be

organized under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is:  
**CON-PRO PRODUCTS, INC.**

The Articles of Incorporation were filed on May 27, 2004.

The purpose for which it was organized is: The corporation shall have unlimited power to engage in and to do any lawful business for which corporations may be incorporated under the Business Corporation Law of Pennsylvania, Act of December 21, 1988, P.L. 1444, No. 177, as amended.

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

July 22

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

#### **DILLON FASHION, INC.**

Robert M. Knauer, Esquire  
Knauer & Davenport  
143 N. 8th Street  
Allentown, PA 18101

July 22

#### **EASTON EXTRUDERS, INC.**

has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

JOEL H. ZIEV, ESQUIRE  
700 Washington Street  
Easton, PA 18042

July 22



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

The name of the corporation is:

**HEIGHTS MARKET INC.**

Karl H. Kline, Esquire  
Karl Kline P.C.  
2925 William Penn Highway  
Suite 301  
Easton, PA 18045-5283

July 22

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed and approved by the Department of State, Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, on March 29, 2004, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Corporation Law approved December 21, 1988, P.L. 1444, No. 177, as amended, for the incorporation of:

**RADIANCE SALON, INC.**

with address of: 4172 North Delaware Drive, Mt. Bethel, PA 18343. The purpose of the corporation is that it shall have unlimited power to engage in and do any lawful act concerning any and all lawful business for which corporations may be incorporated under the Business Corporation Law.

LOUIS D. POWLETTE, ESQUIRE  
231 Park Avenue  
Stroudsburg, PA 18360

July 22

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

The name of the corporation is:

**RON HELMUTH  
ENTERPRISES, INC.**

The Articles of Incorporation have been filed on or about: July 9, 2004.

The purpose for which it was organized is: check cashing, related financial services & retail sales.

LAW OFFICES OF

JOHN D. LYCHAK, P.C.

35 East Elizabeth Avenue  
Suite 21  
Bethlehem, PA 18018-6505

July 22

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988, P.L. 1444, No. 177.

The name of the proposed corporation is:

**THE DANCER NETWORK, INC.**

The Articles of Incorporation have been filed on: July 1, 2004.

The purpose for which it was organized is: To engage in any and all lawful business for which corporations may be incorporated under the Business Corporation Law, Act

of December 21, 1988, P.L. 1444, No. 177.

MARK G. YODER, ESQUIRE  
BINGAMAN, HESS, COBLENTZ  
& BELL, P.C.

Treeview Corporate Center  
Suite 100  
2 Meridian Boulevard  
Wyomissing, PA 19610

July 22

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

**WALK THIS WAY TOURS, INC.**

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

McFALL, LAYMAN  
& JORDAN, P.C.

134 Broadway  
Bangor, PA 18013

July 22

**FICTITIOUS NAME  
REGISTRATION NOTICES**

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:

**CHAMBER OF COMMERCE  
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 22

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, of the filing in the Office of the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, PA on June 24, 2004, for an Application for the conduct of business in Northampton County, Pennsylvania, under the assumed or fictitious name, style or designation:

**H & S VENDING**

with the principal place of business at: 400 Reeder Street, Easton, PA 18042.

The name and address of the persons owning or interested in said business are: Maria Shumar, 4835 Charles Street, Easton, PA 18045 and Marie Hanni, 400 Reeder Street, Easton, PA 18042.

July 22

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 of Pennsylvania for:

**THE MAGIC GARDEN**

with its principal place of business at: 910 New Jersey Avenue, Hellertown, Pennsylvania 18055. The names and address of the persons owning or interested in said business are: Mark and Maryann Kudera, 910 New Jersey Avenue, Hellertown, Pennsylvania 18055.

GOODMAN & SHAW, P.C.  
60 West Broad Street  
Suite 103  
Bethlehem, PA 18018  
(610) 691-3151

July 22

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:

**THIS WEEK IN  
SMALL BUSINESS**

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 22

**NONPROFIT INCORPORATION  
NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 15, 2004, for the purpose of obtaining a charter of a nonprofit corporation organized under the Non-profit Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is:

**THE BEN FRANKLIN  
TECHNOLOGY PARTNERS  
CORPORATION**

The purpose for which it was organized is as follows: incorporated exclusively for, and the nature of the activities to be conducted, and the purposes to be promoted by the Corporation exclusively shall be for charitable, religious, scientific, literary and educational purposes within the purview of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

PEPPER HAMILTON LLP  
Solicitors

3000 Two Logan Square  
Eighteenth and Arch Streets  
Philadelphia, PA 19103-2799

July 22

**LIMITED LIABILITY NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining approval of a Limited Liability Company organized under the provisions of the Limited Liability Act approved December 7, 1994, as amended.

The name of the limited liability company is:

**SMITH KREKK LLC**

The Certificate was filed on June 21, 2004.

GREGORY R. REED, ESQUIRE  
Attorney-at-Law

P.O. Box 299  
Nazareth, PA 18064-0299

July 22

**NOTICE**

NOTICE IS HEREBY GIVEN that on July 15, 2004, the Petition of LeeAnn Marie Sauerwine was filed in Northampton County Court of Common Pleas at No. C-48-CV-2004 5299 seeking to change the name of minor child from LeeAnn Marie Sauerwine to LeeAnn Marie Voytko. The Court has fixed August 16, 2004 at 9:00 A.M. in Courtroom 229 at the Northampton County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

July 22

**IN RE: CHANGE OF NAME OF  
CORLISS ANN (NEE: BACHMAN)  
HIRST TO CORLISS  
ANN BACHMAN**

**NO. C0048CV2004003478**

NOTICE IS HEREBY GIVEN that on May 11, 2004 the Petition of Corliss Ann Hirst was filed in the

Court of Common Pleas of Northampton County, Pennsylvania at term number C0048CV2004 003478, requesting an Order to change the name of Corliss Ann Hirst to Corliss Ann Bachman.

The Court has fixed August 22, 2004 at 9:00 A.M. as the time at the Northampton County Government Center, 669 Washington Street, Easton, Pennsylvania, Room 229 as the place for the hearing on said Petition, when and where all persons interested may appear and show cause, if any, why the request of the Petitioner should not be granted.

HOLLY V. CALANTONI, ESQUIRE  
Attorney for Petitioner  
451 Main Street  
Bethlehem, PA 18018

July 22, 29

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**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 22, 29; Aug. 5

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**ASSOCIATE ATTORNEY POSITION**

Prominent Lehigh Valley-based firm presently seeks candidates with two to four years of litigation experience. Consistent with the firm's traditional standards, superior academic credentials and excellent writing and communication skills are required. Demonstrable ties to the Lehigh Valley are an important factor that the firm considers. Admission to the Pennsylvania bar is preferred. Please send cover letter and resume to Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, Center Valley, PA

18034; fax to (610) 797-6663 or e-mail to flb@flblaw.com.

July 22

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**ASSOCIATE LAWYER POSITION  
LAND USE AND REAL ESTATE**

Prominent Lehigh Valley firm has an immediate opportunity in its land use and real estate group for a motivated and practically-oriented attorney. Candidate should possess 1-5 years experience and exceptional credentials. Competitive compensation and the opportunity for growth and advancement are there for the right candidate in a collegial work environment as part of our tight-knit real estate team. Benefits include health care and 401(k).

Send letter of interest with resume and references to Firm Manager at Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034 or e-mail to flb@flblaw.com. All correspondence will be held in the utmost confidence.

July 15, 22

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**LEGAL SECRETARY-ASSISTANT  
NEEDED**

We are searching for a person with developed secretarial, clerical, and computer skills to work with an attorney as a legal secretary-assistant. Position entails substantial interaction with clients. Although not required, prior experience with estate administration, including use of related software, is desirable.

Please send resume to:

Charles J. Peischl, Esquire  
Peters, Moritz, Peischl, Zulick &  
Landes, LLP  
1 South Main St.  
Nazareth, PA 18064

or

cjpeischl@choiceonemail.com

July 15, 22, 29

**LEGAL SECRETARY**

Busy litigation law practice seeks experienced legal secretary for full-time position. Send letter of interest, work history, and references, in confidence, to:

ZITO, MARTINO AND KARASEK

Attn: AAL-R

641 Market Street

Bangor, PA 18013

(610) 588-0224

July 15, 22

**LEGAL SECRETARY**

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

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 August 6, 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-2002-006143**

ALL THAT CERTAIN messuage or tenement and lot or piece of

ground situate in the City of Bethlehem County of Northampton, Commonwealth of Pennsylvania, being known as Lot 121 as shown on the Plan of East Hills, Section No. 6 said map or plan being recorded in Map Book 13, page 48 Northampton County Records, being known as 3018 Baird Street according to present city numbering and bounded and described as follows:

ON the North by Lot 122 on said Plan; on the East by Lots 47 and 48 Block G, Section No. 3 of East Hills; on the South by Lot 120 on said Plan; and on the West by Bard Street.

CONTAINING in front or width on Bard Street sixty-two and fifty-two hundredths (62.52) feet in depth along Lot 122, one hundred twenty-five and twenty-eight hundredths (125.28) feet in depth along Lot 120, one hundred twenty (120) feet and in width along the rear, eighty-three and ninety-nine hundredths (83.99) feet.

Tax Parcel M7SW4 4-2.

BEING KNOWN AS 3018 Bard Street, Bethlehem, Pennsylvania.

THEREON BEING ERECTED a split-level dwelling with cedar wood exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Brian K. Williams and Angela M. Williams.

ROB SALTZMAN, ESQUIRE

**No. 2****BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2002-000043**

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

BEING Lot 6, Hillcrest Estates, as more fully set forth in recorded Plot Book Volume 88, Page 242.

BEING known as Lot 6, Phase I, of "Hillcrest Estates".

TITLE TO SAID PREMISES IS VESTED IN Lawrence E. McFarland, Jr. and Donna L. McFarland, His Wife and Lawrence E. McFarland, Sr., their Heirs and Assigns as to the whole by Deed from Bruce P. McKechnie and Joan F. McKechnie, His Wife dated 8/19/1997 and recorded 8/22/1997 in Record Book Volume 1997-1, Page 90208.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: B11SE3A-1-9.

BEING KNOWN AS 705 Hillcrest Drive, Portland, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Lawrence E. McFarland, Jr., Donna L. McFarland and Lawrence E. McFarland, Sr.

FRANK FEDERMAN, ESQUIRE

**No. 4**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2001-007162**

ALL THAT CERTAIN lot or piece of ground known as Lot No. 1 on final plan of property of Paul Boruch and Elizabeth Boruch, husband and wife, as recorded in Plan Book 39, Page 28, situate in the Township of Lehigh, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a 2" galv. Pipe marker set along the northerly R/W Line of T.R. #541A at a point easterly of PA Rte. #946, said point being 25.00 ft. northerly of the center of T.R. #541A and along the easterly boundary of lands of Curnard Lower; thence along lands of

Lower N 09° 15' 00" W 378.21 ft. to a 2" galv. Pipe marker; thence along lands of the Grantors N 63° 42' 00" E 189.72 ft. to a 2" galv. Pipe marker and S 260 18' 00" E 353.72 ft., to a 2" galv. pipe marker set along the northerly side of TR #541A; thence along the northerly side of TR #541A at 25.00 ft. north of center S 62° 12' 00" W 300.72 ft. to the PLACE OF BEGINNING.

CONTAINING 2.008 Acres; as surveyed by Larry A. Kemmerer, Registered Surveyor, November 12, 1976.

Tax Parcel #H3-5-9D.

Being known as 3650 N. Dogwood Drive, Danielsville, PA 18038.

SEIZED AND TAKEN into execution of the writ as the property of Margaret F. Hummel and Kenneth P. Hummel.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

**No. 5**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2003-003500**

ALL THAT CERTAIN message or tenement and one-half of a double frame house with lot or ground, situate on the East side of Washington Avenue, between 23rd Street, in the First Ward of the Borough of Northampton, County of Northampton and Commonwealth of Pennsylvania, bounded on the North by Lot No. 29, property now or late of Herbert E. and Estella I. Koons; on the East by a sixteen (16) feet wide alley; on the South by other property now or late of Lloyd W. and Lizzie S. Koons, about to be conveyed by Harold L. Morey and Beatrice M. Morey, husband and wife and on the West by Washington Avenue, known as No. 2337 Washington Avenue.

CONTAINING in front on Washington Avenue, twenty (20) feet and extending Eastward of that width at right angles to Washington Avenue, a depth of one hundred twenty (120) feet to the aforesaid sixteen (16) feet wide alley.

BEING one-half of Lot No. 30 on plan of Town Lots laid out of the lands of John Silflies by Charles D. Weirbach, C.E.

THE Southern boundary line passing in part through the middle of a party wall.

TITLE TO SAID PREMISES IS VESTED IN Daniel T. Sylvester, Jr. by Deed from Robert W. Coolbaugh, married and Kathryn K. Coolbaugh, his wife, dated 7/17/2000 and recorded 7/25/2000 in Record Book 2000-1, Page 93400.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L4SW1B-9-5.

BEING KNOWN AS 2337 Washington Avenue, Northampton, Pennsylvania.

SEIZED AND TAKEN into execution of the writ as the property of Daniel T. Sylvester, Jr. a/k/a Daniel T. Sylvester.

FRANK FEDERMAN, ESQUIRE

**No. 8**

**BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2004-001705**

ALL THAT CERTAIN messuage or tenement or tract of land situate on the South side of Franklin Street, near Raspberry Alley, in the City of Easton, Pennsylvania, and more commonly known as 1420 Franklin Street, Containing in front on said Franklin Street twenty feet three inches (20' 3") and extending in depth one hundred twenty feet (120') to Buttonwood Alley.

TITLE TO SAID PREMISES IS VESTED IN James Siegfried and

Bonnie Siegfried, his wife by Deed from Milton Kilpatrick, Jr., and Beatrice Kilpatrick, his wife dated 9/28/1976 and recorded 11/29/1976 in Deed Book Volume 556 Page 637.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L9SW3C-6-3.

BEING KNOWN AS 1420 Lynn Street a/k/a 1420 Franklin Street, Easton, 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 Bonnie Siegfried.

FRANK FEDERMAN, ESQUIRE

**NO. 12**

**BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2003-002325**

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Freemansburg, Northampton County, Pennsylvania being known and designated as and being Lot Number Six Hundred and Fifty-Eight (658) on the Plot or Plan of the East Bethlehem Heights, Clearfield Terrace, Building Lots; said lot being twenty (20) feet in width or breadth on the West side of the Clearfield Street and extending Westwardly of that width or breadth in length or depth for a distance of one hundred and twenty (120) feet to an alley.

TITLE TO SAID PREMISES IS VESTED IN Kenneth P. Ziegenfuss, Jr. and Masoon Ziegenfuss, his wife by Deed from Kenneth P. Ziegenfuss, widower dated 2/20/1976 and recorded 2/23/1976 in Volume 536, Page 418.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: N7SW4C-12-3.

BEING KNOWN AS 350 Clearfield Street, Freemansburg, Pennsylvania.

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 Kenneth P. Ziegenfuss, Jr. and Masoon Ziegenfuss.

FRANK FEDERMAN, ESQUIRE

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**No. 13**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2003-001405**

ALL THAT CERTAIN tract or parcel of land situate in the City of Easton, Northampton County, Pennsylvania containing 1/2 of a double frame dwelling unit and known as 1110 Lehigh Street bounded and described as follows, to wit:

BEGINNING at a point on the south side of Lehigh Street, said point being South 85°-30' West 84.0 feet from the southwest corner of Eleventh and Lehigh Streets (both 60 feet wide); thence by line of land now or late of Carolyn Nowiak South 4°-30' East 112.00 feet to a point on the north side of a ten foot wide private alley; thence along the north side of the said ten foot wide private alley South 85°-30' West 20.00 feet to a point; thence along line of land now or late of Josephine Buscemi and passing through the center partition wall of a double frame dwelling North 4°-30' West 112.00 feet to a point on the south side of Lehigh Street; thence along the south side of Lehigh Street North 85°-30' East 20.00 feet to the place of beginning. CONTAINING 2240 square feet of land.

BOUNDED on the north by Lehigh Street, on the west by land

of Josephine Buscemi, on the south by a ten foot wide private alley and on the east by land of Carolyn Nowiak.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L9SE1D-20-7.

BEING KNOWN AS 1110 Lehigh Street, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Robert E. Ott and Deborah K. Ott.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

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**No. 16**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2003-007549**

ALL THAT CERTAIN lot or piece of ground with the improvements thereon, situate on the West side of Lincoln Avenue, between Sixteenth and Seventeenth Streets, in the Second Ward of the Borough of Northampton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West side of Lincoln Avenue, in line of Lot #179, thence West along said lot one hundred and twenty-five (125) feet to a point on the East side of an alley twenty (20) feet wide, thence South along said alley forty (40) feet to a point in line of Lot #181 owned now or late by Mary Wanisko, thence East along said lot one hundred and twenty-five (125) feet to a point on the West side of Lincoln Avenue, thence North along Lincoln Avenue forty (40) feet to a point the place of beginning. Being Lot #180 on a plan of town lots laid out of the land of John Smith and recorded in the Office for Recording of Deeds in and for the County



of Northampton in Map Book 2 Page 60.

LESS AND EXCEPTING therefrom the following tract of land previously conveyed.

ALL THAT CERTAIN message or tenement and lot or piece of ground situate on the West side of Lincoln Avenue, between 16th and 17th Streets, in the Second Ward of the Borough of Northampton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West side of Lincoln Avenue in line of Lot No. 179, thence West along said lot one hundred twenty-five (125) feet to a point on the East side of a twenty (20) foot wide alley; thence South along said alley twenty (20) feet, more or less, to a point in line of other land of Peter and Petronela Masluk, his wife, thence East along the same through the middle of a partition wall dividing #1644 and #1642 Lincoln Avenue one hundred twenty-five (125) feet to a point on the West side of Lincoln Avenue; thence North along Lincoln Avenue twenty (20) feet, more or less, to a point, the place of beginning. Being the Northern 20 feet of Lot No. 180 on plan of town lots laid out of the land of John Smith and recorded in the Office for the Recording of Deeds in and for the County of Northampton in Map Book 2, Page 60, being now known as #1644 Lincoln Avenue.

TITLE TO SAID PREMISES IS VESTED IN Michele L. Wright by Deed from Thomas S. Paul and Sandra M. Paul dated 2/22/2001 and recorded 2/23/2001 in Record Book Volume 2001-1 Page 26418.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L4SW4C-11-8.

BEING KNOWN AS 1642 Lincoln Avenue, Northampton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Michele L. Wright.

FRANK FEDERMAN, ESQUIRE

**No. 17**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2004-001863**

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the east side of Center Street, Bethlehem, PA. and known as No. 1542 Center Street, being bounded and described as follows, to wit:

BEGINNING at a point on the east side of Center Street located three hundred eighty-five and fifty one-hundredths (385.50) feet north of the northern line of Hill Street (now Hillmond Street), and in line with the northern boundary line of premises No. 1540 Center Street; thence extending northwardly along said Center Street sixteen (16) feet, more or less, to a point in the southern boundary line of premises No. 1544 Center Street; thence extending eastwardly along said last named line one hundred and fifteen (115) feet to a point in the west side of Hottle Avenue; thence extending southwardly along said Hottle Avenue sixteen (16) feet, more or less, to another point in the northern boundary line of premises No. 1540 Center Street; thence extending westwardly along said last named line one hundred and fifteen (115) feet to a point in the east side of Center Street, being the point or place of BEGINNING.

The northern and southern boundary lines of the above described premises passing in part through the middle of the party walls between it and the two properties adjoining immediately on the north and south.

BEING the same property conveyed to Jose A. Acevedo by deed from Ethel Burnett, executrix under the last will and testament of Marguerite Cooper, deceased recorded 11/02/1999 in Deed Book 1999-1 Page 164249, in the Office of the Recorder of Deeds of Northampton County, Pennsylvania.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: N6SE1C-22-11.

BEING KNOWN AS 1542 Center Street, Bethlehem, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Jose A. Acevedo a/k/a Jose Melendez.

FRANK FEDERMAN, ESQUIRE

**No. 18**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2001-008149**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Forks, County of Northampton, and Commonwealth of Pennsylvania shown as Lot TH E122 on the Final Plan of Vista Estates as recorded in Map Book 1998-5, Page 340 in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania and being further bounded and described as follows, to wit:

BEGINNING at a point on the easterly right-of-way line of Upper Way (50.00 feet wide) at the northwest corner of Lot TH E121 of Vista Estates;

thence along said easterly right-of-way line of Upper Way (50.00 feet wide) North 23°-35'-14" East 26.00 feet to a point at a corner of Lot TH E123 of Vista Estates;

thence along said lands of Lot TH E123 of Vista Estates South 66°-24'-46" East 120.00 feet to a point on line of lands of Lot TH E134 of Vista Estates;

thence along said lands of Lot TH E134 and also along lands of Lot TH E135 both of Vista Estates South 23°-35'-14" West 26.00 feet to a point at a corner of Lot TH E121 of Vista Estates'

thence along said lands of Lot TH E 121 of Vista Estates North 66°-24'-46" West 120.00 feet to a point, the place of BEGINNING.

CONTAINING 3,120.00 square feet.

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

TAX IDENTIFICATION NUMBER-K9 37A 14.

BEING the same premises which Strausser Enterprises, Inc., by Deed dated July 14, 2000 and recorded in the Office of the Recorder of Deeds of Northampton County on July 20, 2000, in Deed Book 20001, Page 91645, granted and conveyed unto Connie Mae Roach and Kishon Roach.

BEING KNOWN AS 2675 Upper Way, Easton, Pennsylvania.

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 Connie Mae Roach and Kishon Roach.

KRISTINE M. ANTHOU, ESQUIRE

**No. 19**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2003-002273**

ALL THAT CERTAIN lot or piece of land with the improvements thereon, situate at the northeast corner of the intersection of St. John and Wilkes Barre Street, in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeast corner of the intersection of St. John and Wilkes Barre Streets; thence extending eastwardly along the north side of said Wilkes Barre Street twenty-six (26) feet, more or less, to a point; thence extending northwardly through the center of a partition wall sixty-five (65) feet, more or less, to other land of William C. Schaefer; thence extending westwardly along the land of William C. Schaefer twenty-six (26) feet, more or less, to St. John Street; thence extending southwardly along the east side of St. John Street, sixty-five (65) feet, more or less, to the place of beginning.

BOUNDED on the north by other land of William C. Schaefer, on the east by other land of William C. Schaefer, on the south by Wilkes Barre Street and on the west by St. John Street, the eastern line to be the center of a partition wall between this house and the one on the east.

Northampton County Tax parcel number: L9SE3D-10-12.

BEING KNOWN AS 163 West Wilkes-Barre Street, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Valerie Wheeler-Davis.

DAWN M. SCHMIDT, ESQUIRE

**No. 20**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2003-002990**

ALL THAT CERTAIN tract of land situate on the West side of Jennings Street, in the City of Bethlehem, County of Northampton, Pennsylvania, being Lots NO. 696 and 697 according to the revised plan of Minsi Trail Farms, recorded in the Office for the Recording of Deeds in and for Northampton County in Map Book 9, Page 71 bounded and described as follows, to wit:

Lots 696 and 697—BEGINNING at a point in the west line of Jennings Street distant two hundred eighty feet south of the southwest corner of Eastburn and Jennings Streets, thence southwardly in and along the west line of Jennings Street, a distance of forty (40) feet to a point in line of Lot 698 according to said plan, thence extending westwardly in and along the same distance of one hundred twenty-two (122) feet to a point in the east line of a fifteen-foot wide alley, thence northwardly in and along the same distance of forty (40) feet to a point in line of Lot 695 according to said plan, thence eastwardly in and along the same a distance one hundred twenty-three and seventeen hundredths (123.17) feet to a point, the place of beginning, bounded North by Lot 695 on said plan, East by Jennings Street, South by Lot 698 on said Plan and West by a fifteen-foot wide alley.

ALL THAT CERTAIN message or tenement and lot or piece of ground situate in the City of

Bethlehem, Northampton County, Pennsylvania, being the eastern halves of lots numbered 694 and 695 according to the "Revised Plan of Minsi Trail Farm Property of John F. Stefko, City of Bethlehem, Penna., Scale 1" = 100' May—1925 James H. Healey, Surveyor, Bethlehem, PA.", said map being recorded in the Office for the Recording of Deeds at Easton, Northampton County, Pennsylvania, in Map Book 9, Page 71;

BOUNDED on the North by Lot 693 according to said plan, on the West by the western halves of Lots 694 and 695 according to said plan, on the South by Lot 696 according to said plan, and on the East by Jennings Street;

CONTAINING a frontage on the Western side of Jennings Street forty (40) feet and extending in depth westwardly of that width a distance of sixty (60) feet.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: N6SE3C-27-7.

BEING KNOWN AS 919 Jennings Street, Bethlehem, Pennsylvania.

THEREON BEING ERECTED a bungalow style dwelling with aluminum siding exterior and shingle roof; detached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of David W. Dreher, Sr. and Donna Dreher.

DAWN M. SCHMIDT, ESQUIRE

**No. 23**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2002-007322**

ALL THAT CERTAIN tract or parcel of land, situate, lying and being in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, and bounded and described as follows, to wit:

BEGINNING at a point on the Northerly right of way line of High Point Lane, said point being 88° 11' 19" E. 122.00' from the southeasterly most corner of Lot 119, as shown on plan entitled "Final Subdivision Plot, Highlands, Section II, Phase I and II, City of Easton, Northampton County, Pennsylvania, prepared by C. Douglas Cherry and Associates and recorded in the County Courthouse Volume 49, page 3 (3A 3B 3C); thence,

1. Leaving said right of way line and running along the division line of Lot 122 and 123, North 01° 48' 41" W., a distance of 95.00' to a point; thence,

2. Along the northerly lot line of Lot 123, North 88° 11' 19" E. a distance of 30.00' to a point; thence,

3. Along the northerly line of Lot 123 and 124, South 01° 48' 41" E. a distance of 95.00' to a point on the northerly right of way line of High Point Lane; thence,

4. Along High Point Lane right of way line of the southerly lot line of Lot 123, South 88° 11' 19" W. a distance of 30.00' to the place of beginning.

CONTAINING an area of 2850 square feet.

BEING Lot 123, on the plans of Highlands, Section II, recorded in Map Book 49, Page 3A.

Northampton County Tax parcel number: L10SW4D-13-54.

BEING KNOWN AS 119 High Point Lane, Easton, Pennsylvania.

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 Charles M. Amster and Donna R. Amster.

DAWN M. SCHMIDT, ESQUIRE

**No. 24**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2000-007349**

ALL THAT CERTAIN parcel of land, with the improvements thereon erected, known as 634 Valley Street, situate at the northeast corner of Valley and Milton Streets (formerly Lehigh and Main Streets), in the City of Easton, County of Northampton and State of Pennsylvania, containing in front on said Valley Street 40 feet and extending of that width in depth eastwardly along the north side of Milton Street 110 feet to a ten feet wide private alley.

BOUNDED on the north by property of Charles and Verna Wohlbach, known as 632 Valley Street; on the east by said ten feet wide private alley formerly the Estate of Aaron Transue; on the south by Milton Street, and on the west by Valley Street.

Northampton County Tax parcel number: M9NE1 A-17-1.

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

SEIZED AND TAKEN into execution of the writ as the property of George N. Pittas.

DAWN M. SCHMIDT, ESQUIRE

**No. 25**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2002-007571**

All that certain lot or parcel of land with two and one-half (2-1/2) story frame dwelling unit erected thereon known as 733 Northampton Street, in the City of Easton, County of Northampton and State of Pennsylvania bounded and described as follows, to wit:

Beginning at a point on the North side of Northampton Street, said point being North eight-five (85) degrees forty-nine 49 minutes west one hundred fifty-five and eight-nine one-hundredths (155.89) feet from the intersection of the northern right-of-way line of Northampton Street (eighty (90) feet wide) with the southern legal right-of-way line of Wood Avenue (sixty (60) feet wide); thence along the northern right-of-way line of Northampton Street, North eighty-five (85) degrees forty-nine (49) minutes West seventeen (17) feet to a point; thence along line of land now or late of Edmond Saba passing through the center partition wall of a double frame dwelling unit North four (4) degrees eleven (11) minutes East ninety-five and eleven one-hundredths (95.11) feet to an iron pin set; thence along the southern legal right-of-way line of Wood Avenue South fifty-seven (57) degrees no minutes East nineteen and forty one-hundredths (19.40) feet to an iron pin set; thence along line of land now or late of Elias Fayes South four (4) degrees eleven (11) minutes West eighty-five and seventy-six one-hundredths (85.76) feet to the place of beginning, containing one thousand five hundred thirty-seven (1,537) square feet of land.

Parcel No. L9SE1B-16-10.

BEING the same premises which Denis W. Callahan and Dilys S. Callahan, by Deed dated May 11, 1998, and recorded June 5, 1998, in Book 1998-1, Page 071767, granted and conveyed unto Denis W. Callahan, in fee.

SEIZED AND TAKEN into execution of the writ as the property of Denis W. Callahan.

RICHARD F. STERN, ESQUIRE

**No. 26**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2004-001799**

ALL THOSE TWO (2) CERTAIN lots or pieces of land, situate in the Borough of Nazareth, formerly Upper Nazareth Township, the County of Northampton and State of Pennsylvania, designated and numbered on Plan of Bissell's West End Building Lots, entered of record at Easton, Pennsylvania; as Lots Nos. 76 and 77, said lots being East twenty-five (25) feet in front on the North side of Seip Avenue, or an aggregate of fifty (50) feet, and extending of that width throughout northerly one hundred twenty (120) feet in depth to Locker Street, bounded on the North by Locker Street, on the South by Seip Avenue, on the East by Lot No. 78, and on the West by Lot No. 75.

TITLE TO SAID PREMISES IS VESTED IN John F. Liming by Deed from John F. Liming and Carol A. Liming dated 2/6/2001, recorded 2/14/2001, in Record Book Volume 2001/1, Page 021923.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: J7SE4-3-12.

BEING KNOWN AS 610 Seip Avenue, Nazareth, Pennsylvania.

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

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

FRANK FEDERMAN, ESQUIRE

**No. 27**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2004-001908**

ALL THAT CERTAIN lots or pieces of ground with the improve-

ments thereon erected, situate in the City of Bethlehem, County of Northampton and State of Pennsylvania, 1079-1080 and 1081 on Plan of "Bethlehem View Tract" recorded in the Recorder of Deeds Office of Northampton County at Easton, Pennsylvania in Book of Maps Volume 7, Page 31, bounded and described as follows, to wit:

BEGINNING at a point on the East side of Livingston (formerly Milton) Street, said point being eighty (80) feet Southwardly from the Southeasterly corner of Livingston and Centre Street; thence Southwardly along the Easterly side of Livingston Street, a distance of sixty (60) feet to a point the Northwesterly corner of Lot No. 1082, a distance of one hundred (100) feet to point, the Southwesterly corner of Lots Nos. 1122, 1123 and 1124, a distance of sixty (60) feet to a point, the Northeasterly corner of Lot No. 1079, thence Eastwardly along the dividing line between Lots Nos. 1078 and 1079 a distance of one hundred (10) feet to a point on the East side of Livingston Street, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jesus M. Sanchez by Deed from Secretary of the Department of Veterans Affairs, dated 12/7/2000 and recorded 12/20/2000 in Volume 2000-1, Page 170403.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: N7NW4C-14-8.

BEING KNOWN AS 2026 Livingston Street, Bethlehem, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Jesus Sanchez a/k/a Jesus M. Sanchez.

FRANK FEDERMAN, ESQUIRE

**No. 28  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2004-002075**

ALL THAT CERTAIN MESSUAGE or tenement and tract or piece of ground of Oberly Terrace, in the Borough of Northampton Heights, now City of Bethlehem, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the south line of Sixth Street two hundred ninety-six and two one-hundredths feet (296.02 ft.) west of the southwest corner of Sixth and John Streets, thence extending along the said south line of Sixth Street westwardly a distance of twenty feet (20 ft.) and of that same width between parallel lines and at right angles to Sixth Street southwardly a distance of one hundred feet (100 ft.) to an alley fifteen feet (15 ft.) in width, the western boundary line running through the exact middle of the party wall of a double house erected on the within described lot and the adjacent lot on the west.

BOUNDED on the north by Sixth Street, on the east by Lot No. 230, on the south by aforementioned alley, and on the west by Lot No. 232.

BEING the same property conveyed to Jose A. Maderas, married by deed from Manuel L. Carvalho and Maria J. Carvalho husband and wife recorded 06/15/2001 in Deed Book 2001:1 Page 111156, in the Office of the Recorder of Deeds of Northampton County, Pennsylvania.

TAX ID# P7SW1A-14-11.

Being Known as: 1336 East 6th Street, Bethlehem, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Jose A. Maderas.

FRANK FEDERMAN, ESQUIRE

**No. 29  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2000-003175**

ALL THAT CERTAIN brick house and lot or parcel of land situated in Palmer Township, Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point (an iron pin set) on a bearing S 04°-00'-00" E a distance of three hundred feet (300.00') from the Southeast corner of the intersection of the building lines of Burrowes and Williamson Streets; thence continuing on a bearing S 04°-00'-00" E a distance of one hundred forty-one and eighty-one hundredths feet (141.81') to an iron pin set; thence around a curve to the left with a radius of eight feet (8.00'), a chord of fifteen and forty-two hundredths feet (15.42'), and an angle of 149°-01'-57" to an iron pin set; thence N 26°-58'-08" E a distance of one hundred seventy and nineteen hundredths feet (170.19') to an iron pin set; thence S 86°-00'-00" W a distance of one hundred two and forty-four hundredths feet (102.44') to an iron pin, the place of beginning.

BEING ALL OF LOT numbers 38, 39 and 40 as laid out in the Plan of Lots for Samuel W. Nevin as recorded in the Office for the Re-

ording of Deeds at Easton, Pennsylvania in Map Book 4, Page 15.

BOUNDED on the North by Lot No. 41, on the West by Williamson Street and on the East by Glendon Road.

CONTAINING 8594.50 square feet (0.1973 acres), more or less.

BEING the same premises which Paul T. Dauscher and Cynthia M. Dauscher, by Deed dated October 30, 1992 and recorded in the Office of the Recorder of Deeds of Northampton County on November 2, 1992, in Deed Book 878, Page 532, granted and conveyed unto Wayne W. Medina and Stephanie A. Medina.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: M9NW4-9-5.

BEING KNOWN AS 1222 Williamson Street, Easton, Pennsylvania.

SEIZED AND TAKEN into execution of the writ as the property of Wayne M. Medina and Stephanie A. Medina.

DANIEL J. BIRSIC, ESQUIRE

**No. 30**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2003-006684**

ALL that Southern half of a double brick dwelling house and lot or piece of land known as No. 420 Filbert Street, in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northeast corner of said Filbert Street and a 20 feet wide alley, thence extending Northwardly along the East side of said Filbert Street 14 feet, more or less, to a point, said point being the corner of a partition wall dividing the Northern half of the above

mentioned double brick dwelling house, thence extending Eastwardly through the center of the partition wall dividing the above mentioned double dwelling house 101 feet to a 10 feet wide alley, thence Southwardly along the West side of said 10 feet wide 14 feet, more or less, to a 20 feet wide alley, thence Westwardly along the North side of said 20 feet wide alley 101 feet to Filbert Street, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sukill Greene and Antonia Greene by Deed from Mary Jane Mandarino dated 5/30/2002 and recorded 6/5/2002 in Volume 2002-1 Page 145226.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L9SE3D-15-1.

SEIZED AND TAKEN into execution of the writ as the property of Sukill Greene and Antonia Greene.

FRANK FEDERMAN, ESQUIRE

**No. 32**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2004-000733**

ALL THAT CERTAIN tract, piece or parcel of land situate in the Township of Lower Nazareth, County of Northampton and State of Pennsylvania, and being Lot No.8 on subdivision known as "Tall Oaks Subdivision", as prepared by Samuel F. Shireman, Registered Engineer, bounded and described as follows, to wit:

BEGINNING at a point in the northerly line of Tall Oaks Lane, a fifty feet wide street, said point being distant one hundred eighty (180) feet on a course bearing South eighty-eight (88) degrees forty-five (45) minutes West from the intersection of said northerly line of Tall Oak Lane extended eastwardly and the centerline of Georgetown Road,



Township Road #436; thence from the beginning point along said northerly line of Tall Oaks Lane south extended eastwardly and the centerline of Georgetown Road, Township Road # 436; thence from the beginning point along said northerly line of Tall Oaks Lane South eighty-eight (88) degrees forty-five (45) minutes West one hundred one and forty one-hundredths (101.40) feet to a point; thence along other lands of Herman F. Fogel and Edna A. Fogel, North one (1) degree fifteen (15) minutes West two hundred fifty-six and ninety-seven one-hundredths (256.97) feet to a point; thence along the dividing line of lands of Herman F. Fogel and Edna A. Fogel, his wife, and Ridgeview Estates Subdivision, North eighty-eight (88) degrees fifteen (15) minutes East one hundred one and forty one-hundredths (101.40) feet to a point; thence along other lands of Herman F. Fogel and Edna A. Fogel, South one (1) degree fifteen (15) minutes East two hundred fifty-seven and eighty-six one-hundredths (257.86) feet to the place of beginning containing 0.599 of an acre of land.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L6-11-9C.

BEING KNOWN AS 4704 Tall Oak Lane, Nazareth, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Mark A. Peachey and Kathleen Washington Peachey.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

**No. 34**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2001-000285**

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the Southerly side of Embur Terrace, known as 4306 Embur Terrace, in the Township of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, as shown on a Subdivision Plan of Embur Terrace, Lot No. 39, as recorded in Map Book 13, page 68, in Northampton County Recorder of Deeds Office in Easton, and more recently shown on a survey plan prepared by Kenneth R. Hahn, R.S., Drawing No. 80-93, dated March 19, 1980, bounded and described as follows:

BEGINNING at a point on the Southerly right-of-way line of Embur Terrace, (50 feet wide) said point being further located 267.66 feet Southwesterly of the West right-of-way line of Sheridan Drive, (extended); thence along the Westerly property line of Lot No. 38, South 30 degrees 04 minutes 58 seconds East, 99.63 feet to a point; thence extending along the Northerly property line of Lot No. 41 of aforesaid plan, South 69 degrees 22 minutes 15 seconds West, 43.41 feet to a point; thence extending along the Easterly property line of Lot No. 40 of said plan, North 67 degrees 01 minute West, 83.06 feet to a point on the Southerly right-of-way line of Embur Terrace, thence extending along the Southerly right-of-way line of Embur Terrace in a Northeasterly direction along a curve to the right having a radius of 181.32 feet an arc distance of 98.00 feet to the place of beginning.

BEING the same Premises, by deed dated March 31, 1980, and recorded in the Northampton County Recorder's Office on April 1, 1980 in Deed Volume 613, Book 76, granted and conveyed unto Jagdish Mehta and Protima Mehta, his wife.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP: M8SE1 BLOCK: 9 LOT: 21.

BEING KNOWN AS 4306 Embur Terrace, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Jagdish and Protima Mehta.

WILLIAM J. LEVANT, ESQUIRE

**No. 36**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2004-000677**

ALL THAT CERTAIN tract or piece of land and messuage or tenement thereon erected, lying and being on the south side of Milton Avenue in the City of Easton, County of Northampton and State of Pennsylvania, and bounded and described as follows:

BEGINNING at a point two hundred sixty eight and nineteen one hundredths (268.19) feet west of the intersection of Polk Street and Milton Avenue, thence extending along the south side of Milton Avenue eastwardly twenty five (25) feet to a point, thence extending of that width southwardly one hundred and forty (140) feet between parallel lines to Young Street.

Bounded on the north by Milton Avenue, on the south by Young Street, on the east by Lot No. 49 on

the plan of lots of the Samuel Kleinhang estate as recorded in the Office for Recording of Deeds, etc., at Easton aforesaid in Book of Maps No. 9, Page 27, etc., and on the west by Lot 47 according to said plan, being the premises now or formerly of Joseph S. Fleming and Mary M. Fleming. The middle of the partition wall between the adjoining buildings on Lots No. 47 and 48 being the dividing line.

KNOWN as Lot No. 48 on the plan of lots of the Samuel Kleinhans estate aforesaid.

ADDRESS: 134 W. Milton Street; Easton, PA 18042, Tax Map or Parcel ID No.: M9NE2B-5-10.

BEING THE SAME PREMISES which John C. Hollinger, Jr., unmarried and Norma I. Hawk, widow, joint tenants with rights of survivorship by deed dated 1-18-00 and recorded 1-24-00 in the Northampton County Recorder of Deeds Office in Deed Book 2001-1 Page 8652 granted and conveyed unto John C. Hollinger, Jr., in fee.

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

SEIZED AND TAKEN into execution of the writ as the property of John C. Hollinger, Jr.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

**No. 37**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2004-001774**

ALL THAT RIGHT, title and interest of the Grantors in and to all that certain messuage, tenement and lot or piece of ground situated on the north side of East Sixth Street, in the City of Bethlehem, South side, in the County of Northampton and Commonwealth of Penn-

sylvania, bounded and described as follows, to wit:

BEGINNING at a point on the north side of East Sixth Street, said point being the southeast corner of the house erected upon the lot hereby conveyed and now known as No. 949 East Sixth Street and extending thence northwardly along the east side of said house a distance of one hundred and forty (140') feet to the southern side of a twenty (20') feet wide alley, thence extending westwardly along the south side of said alley a distance of twenty (20') feet, more or less, to the eastern line of Lot No. 263, according to Plan of L.S. Jacoby, Civil Engineer, called Plan of Lots near South Bethlehem, H.A. Doster, Trustee, 1887, thence extending southwardly along the said Lot No. 263, a distance of one hundred and forty (140') feet to the north side of said East Sixth Street, thence extending eastwardly along the north side of said East Sixth Street, a distance of twenty (20') feet, more or less, to the point of Beginning.

BOUNDED on the north by said twenty foot wide alley, on the west by said lot No. 263, on the south by said East Sixth Street, and on the east by property now known as No. 951 East Sixth Street.

BEING the western part of lot No. 265 upon the Plan of L.S. Jacoby, Civil Engineer, called Plan of Lots near South Bethlehem H.A. Doster, Trustee, 1887, and duly recorded in the Recorder's Office at Easton, in the County of Northampton.

NORTHAMPTON COUNTY TAX PARCEL: MAP: P6SE2D BLOCK: 4 LOT: 2.

BEING the same premises which Randall D. Mihoover and Janis D.

Mihoover, husband and wife, by Deed dated May 30, 1997 and recorded in the Northampton County Recorder of Deeds Office on June 3, 1997 in Deed Book 1997-1 Page 056076, granted and conveyed unto Dale H. Sandt, single and Galen H. Schlecher, single, as Joint Tenants with the Right of Survivorship.

BEING KNOWN AS 949 East Sixth Street, Bethlehem, 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 Dale H. Sandt and Galen H. Schleicher a/k/a Galen H. Schlecher.

DAVID FEIN, ESQUIRE

**No. 38**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2002-008758**

ALL THOSE CERTAIN pieces of parcels of ground situated in the Borough of Wind Gap, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at a point in the Southern right of way line of the abandoned Bender's Link of the Lehigh New England Railroad, said point being the Southwest corner of the intersection of said right of way line of land of Joseph Sparrow and Barbara Sparrow, his wife; thence in a Northerly direction crossing said right of way along lands of said Sparrows, eleven (11') feet to a point in the center line of said right of way; thence along the center line of said right of way in an

Easterly direction for a distance of seventy (70) feet; thence in a Southerly direction along the Westerly boundary of land of Michael Pontrelli eleven (11) feet to a point in the Southerly boundary line of said right of way; thence along the said Southern right of way line in a Westerly direction a distance of seventy (70) feet to a point the place of beginning.

UNDER AND SUBJECT, nevertheless to a right of way and easement over strip seven (7) feet wide along the Southerly edge of the center line of said abandoned right of way running the full width of the lot seventy (70) feet to be used as a driveway in common by the grantee herein and other grantees to the grantors herein of any portion of those premises which were conveyed by the Lehigh New England Railroad Company to Rev. Vernon F. Searfoss, of which this is a part, by Deed dated August 21, 1961 and recorded in the Office for the Recording of Deeds above referred to in Deed Book Volume 167, Page 564. It is agreed that the part of the alley or way herein provided for together with such part or parts of the alley provided for in Deeds to other grantees of portions of the grant from the Lehigh New England Railroad Company to the Rev. Vernon F. Searfoss is and shall remain a private way for the use of all of the said grantees of such parts, their heirs, successors and assigns, and only for the use of such as shall be grantees of the grantors herein, their heirs, successors and assigns. If such portion of the right of way abandoned by the Lehigh New England Railroad adjoining their lot is not purchased by such adjoining property owner, then such adjoining

property owner shall not have the use of said alley in common with the others.

PARCEL NO. 2:

ALL THOSE three contiguous lots, messuages, tenements, tracts, or pieces of land situate in the Borough of Wind Gap, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post on the North side of Main Street and a corner of Lot No. 8; thence along said Main Street, North fifty-nine degrees East one hundred five feet to a corner of Lot No. 12; thence along said Lot No. 12 North 31 degrees West one hundred forty feet to a corner on a public alley; thence along said alley South fifty-nine degrees West one hundred five feet to a corner of Lot No. 8; thence along said Lot No. 8 South 31 degrees East one hundred forty feet to the place of beginning.

PARCEL NO. 3:

ALL THOSE two certain lots, tenements, or pieces of land, situate in the Borough of Wind Gap, County of Northampton and State of Pennsylvania, and known as Lots No. 7 and 8 on a plan of lots made for Winsborough and Shull, and bounded and described as follows, to wit:

BEGINNING at a post on the North side of Main Street (now called Lehigh Avenue) and a corner also of Lot No. 6; thence along the line of Lot No. 6, North 31 degrees West, one hundred forty feet to an alley; thence along said alley North 59 degrees East, seventy feet to a corner of Lot No. 9; thence along said Lot No. 9 South 31 degrees East, one hundred forty feet to a corner

of Main Street (now called Lehigh Avenue); thence along said Main Street (now called Lehigh Street) South 59 degrees West, seventy feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ronald C. Poyer and Diane E. Hathaway Poyer, husband and wife by Deed from Richard W. Penn and Alice L. Penn, husband and wife dated 3/7/2000 and recorded 3/17/2000 in Record Book Volume 2000-1 Page 030638.

Premises being: 432 NORTH LEHIGH STREET A/K/A 432 NORTH LEHIGH AVENUE, WIND GAP, PA 18091.

Tax Parcel No. E8 SW2 8-5.

THEREON BEING ERRECTED a two story single dwelling w/attached one-car garage, brickface and aluminum siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Ronald C. Poyer and Diane E. Hathaway-Poyer.

FRANK FEDERMAN, ESQUIRE

**No. 39**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2002-008791**

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

BEGINNING at a stake on the East side of Front Street, in the Borough of Hellertown; thence Eastwardly along a lot of the late Jacob B. Leith one hundred seventy-four (174) feet, be the same more or less, to Harwi Alley; thence along Harwi Alley Northwardly thirty (30) feet to land of John A. Geissinger; thence

along said land of John A. Geissinger Westwardly one hundred seventy-four (174) feet, be the same more or less, to the said Front Street; thence along said Front Street Southwardly thirty (30) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Elijah Frazier, Jr. and Greta Frazier, his wife by Deed from Equitis Group, L.P. dated 7/1/1999, recorded 7/2/1999, in Volume 1999-1, Page 099946.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: G7SW2D-5-7.

BEING KNOWN AS 743 Front Street, Hellertown, Pennsylvania.

THEREON BEING ERRECTED a two story single dwelling with aluminum siding exterior and slate roof.

SEIZED AND TAKEN into execution of the writ as the property of Elijah Frazier, Jr. and Greta Frazier.

FRANK FEDERMAN, ESQUIRE

**No. 40**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2004-001704**

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

BEGINNING at a stake in the line of land of the Lehigh Coal and Navigation Company and German's land; thence along the latter North 68 degrees East 11 perches and 14 links (190' 8.88") to a stake; thence along the Lehigh and Susquehanna Railroad South 15 degrees East 2 perches and 13 links (41.6.96") to a stake in the aforesaid German's land; thence along the same South 68 degrees West 10 Perches and 9 links (170' 11.28") to a stake in the

aforesaid land of the Lehigh Coal and Navigation Company; thence along the same North 26-3/4 degrees West 2 perches and 13 links (41' 6.96") to the place of beginning.

CONTAINING 28-1/8 perches of land, strict measure.

BEING known as 419 S. Canal Street, Borough of Walnutport, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Donald R. Kuntz and Elizabeth A. Kuntz, His Wife by Deed from Donald R. Kuntz dated 5/22/2000 and recorded 5/26/2000 in Record Book Volume 2000-1, Page 063331.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: J2SW1C-1-9.

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

SEIZED AND TAKEN into execution of the writ as the property of Donald R. Kuntz and Elizabeth A. Kuntz.

FRANK FEDERMAN, ESQUIRE

**No. 41**

**BY VIRTUE OF A CERTAIN WRIT OF EXECUTION  
CV-2003-002882**

ALL THAT CERTAIN lot or piece of ground, together with the brick bungalow erected thereon, situated on the South side of Northampton Street, in the Borough of Wilson, County of Northampton and State of Pennsylvania, being Lot No. 81 and the Eastern half of Lot No. 82, on a certain map entered of record at Easton, Pennsylvania, in Map Book volume 2, Page 64, etc., containing in front on said Northampton Street, thirty (30') and extending of this width, southwardly between parallel lines, eighty-seven feet (87'), more or less, to Pine Street;

BOUNDED on the North by Northampton Street; on the East by Lot No. 80; on the south by Pine Street; and on the West by the western half of Lot No. 82, now or late the property of Russell J. Morrison.

ALSO, ALL THAT CERTAIN lot of land situated on the South side of Northampton Street, in the Borough of Wilson, aforesaid, comprising the western half of Lot No. 82, on a certain map of the Fairview Park Association, and recorded at Easton, Pennsylvania, in Map Book volume 2, Page 64.

CONTAINING in front on said Northampton Street, ten feet (10') and extending of this width southwardly between parallel lines to Pine Street.

BOUNDED on the North by Northampton Street; on the East by the Eastern half of Lot No. 82, now the property of the Grantee; on the South by Pine Street, and on the West by Lot No. 83, now or late of Russell J. Morrison.

BEING KNOWN AS 1916 Northampton Street, Easton, Pennsylvania.

PARCEL: L9SW2D-1-4.

BEING THE SAME PREMISES WHICH Peter Guadagnino et al by deed dated 4/23/99 and recorded in Deed Book Volume 1999-1, Page 058402 granted and conveyed unto Porfirio Garcia, Jr.

SEIZED AND TAKEN into execution of the writ as the property of Porfirio Garcia, Jr.

LEON P. HALLER, ESQUIRE

**No. 42**

**BY VIRTUE OF A CERTAIN WRIT OF EXECUTION  
CV-2003-007753**

ALL THAT CERTAIN lot or piece of ground, with the message or tenement thereon erected, situate on the south side of Washington Street, in the City of Easton, County

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

BEGINNING at a point of the south side of Washington Street, a distance of fifty-six (56) feet, west from the southwest corner of Washington and Elder Street, thence Westwardly along Washington Street a distance of fifty-seven (57) feet, extending between parallel lines at right angles with Washington Street, a distance of one hundred thirty (130) feet, more or less, to a fifteen (15) feet wide private alley, laid out for the use of this and adjoining lots, east, west and south.

BOUNDED on the North by Washington Street, on the east by property now or late of Ella McIntire, on the South by the said fifteen (15) feet wide private alley, and on the West by land now or late of Ella McIntire.

NORTHAMPTON COUNTY TAX PARCEL: MAP: L9SE1D BLOCK: 25 LOT: 7.

BEING the same premises which Jo-Ann M. Stoneback by Deed dated January 24, 2002 and recorded in the Northampton County Recorder of Deeds Office on January 30, 2002 in Deed Book 2002-1 Page 27514, granted and conveyed unto Kenya McKeython.

BEING KNOWN AS 1138-1142 Washington Street, Easton, Pennsylvania.

SEIZED AND TAKEN into execution of the writ as the property of Kenya McKeython.

DAVID FEIN, ESQUIRE

**No. 43**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2000-003115**

ALL THAT CERTAIN lot or piece of land in the City of Easton, Northampton County, Pennsylvania, with frame dwelling house thereon

situate on the northwest corner of Center and Grant Streets, in the City of Easton, South side, in the County of Northampton, State of Pennsylvania, containing in front on the west side of said Center Street seventy (70) feet and extending of that width along the north side of said Grant Street eighty (80) feet, more or less, to land now or late of Christianna Smith.

BOUNDED on the north by land now or late of Jacob C. Wirebach Estate, on the east by Center Street, on the south by Grant Street and on the west by land now or late of Christianna Smith.

Northampton County Tax parcel number: M09NE1B-19-02.

BEING KNOWN AS 737 Centre Street, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Penny A. Dashner.

DAWN M. SCHMIDT, ESQUIRE

**No. 45**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2003-001510**

ALL THAT CERTAIN lot or parcel of land and the improvements thereon situate in the City of Easton, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the point on the West side of North Warren Street, said point being North 6-15' East 83.20 feet from the northwest corner of Northampton and Warren Streets; thence through land of Jack Causa of which this was a part North 83-45' West 24.00 feet to a cross out in the stone wall; thence along

line of land now or late of W.H. Laurer North 6-15' East 57.50 feet to a point; thence along the south side of Church Street South 83-45' East 24.00 feet to a point; thence along the west side of Warren Street South 6-15' West 57.50 feet to the place of beginning.

CONTAINING 1380 square feet of land.

Northampton County Tax parcel number: L9SE1A-16-01A.

BEING KNOWN AS 17 North Warren Street, Easton, Pennsylvania.

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 Milton Frutchey, Jr. and Deborah M. Frutchey.

DAWN M. SCHMIDT, 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

July 15, 22, 29



**KNAFO LAW OFFICES**

*We are pleased to announce that*

**Attorney Mark K. Altemose**

has become a junior partner in our firm. In addition, Attorney Altemose has become certified as a civil trial advocate by the National Board of Trial Advocacy.

**Knafo Law Offices**

4201 Tilghman St.

Allentown, PA 18104

(610) 432-2221

## **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  
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**BOBBI WAGNER and JAMES WAGNER Husband and Wife,  
Plaintiffs v. CROTHALL HEALTHCARE INC. and LEHIGH  
VALLEY HOSPITAL, Defendants**

*Motion for Reconsideration—Summary Judgment—Hills and Ridges Doctrine.*

The Court held that the Superior Court decision in *Biernacki v. Presque Isle Condo*, 828 A.2d 1114 (Pa. Super. 2003) did not apply to a third-party snow removal company. Specifically, when a landowner contracts for snow removal with a third party, the third party does not receive the benefit and protection of the hills and ridges doctrine.

In the Court of Common Pleas of Northampton County, Pennsylvania, Civil Division—Law, No. 1999-C-5320.

Order of Court entered denying Motion for Summary Judgment.

EDWARD SHAUGHNESSY, ESQUIRE, for Plaintiff.

STEVEN M. LIERO, ESQUIRE and GEORGINE A. OLEXA, ESQUIRE, for Defendants

Order of Court entered October 3, 2003 by MORAN, J.

*ORDER*

AND NOW, this 3 day of October, 2003, Defendant Crothall Healthcare Inc.'s Motion for Reconsideration of this Court's October 30, 2001 Order denying Summary Judgment to Crothall is DENIED. Crothall Healthcare Inc.'s Motion for Summary Judgment is DENIED.

*STATEMENT OF REASONS*

On August 6, 2003, Defendant Crothall Healthcare Inc. ("Crothall") filed a Motion for Reconsideration of this Court's October 30, 2001 Order that denied Crothall's Motion for Summary Judgment.

There are two issues presented by this motion. The first issue is whether this Court may entertain a Motion for Reconsideration after the thirty-day time limit for a court to modify its own orders specified by 42 Pa.C.S. §5505 has expired. Assuming that the Court retains jurisdiction, the second issue is whether the recent decision by Pennsylvania's Superior Court in *Biernacki v. Presque Isle Condominiums Unit Owners Association, Inc.*, 828 A.2d 1114 (Pa. Super. 2003) would change this Court's decision on whether to grant Crothall's Motion for Summary Judgment.

*Motion To Reconsider After 30-Day Limit  
Specified in 42 Pa.C.S. §5505*

The law pertaining to motions for reconsideration states, "[e]xcept as otherwise provided or prescribed by law, a court upon notice to the par-

ties may modify or rescind any order within 30 days after its entry ... if no appeal from such order has been taken or allowed.” 42 Pa.C.S. §5505 (Westlaw 2003). Crothall filed its Motion for Reconsideration nearly two years after this Court denied its Motion for Summary Judgment. Thus, if §5505 pertains to this case, the thirty-day window in which a court may modify its own judgment would have expired. We find, however, that §5505 and the thirty-day limit do not apply to this case because a denial of a motion for summary judgment is not a final order. Section 5505 only applies to final orders, not interlocutory orders such as an order denying a party’s motion for summary judgment.

As construed by the appellate courts, the thirty-day window of §5505 operates as a time bar for a trial court to amend its own orders only with regard to final orders as opposed to interlocutory orders. *Commonwealth v. McMillan*, 376 Pa. Super. 25, 34, 545 A.2d 301, 305 (1988). Thus, so long as a case remains in front of a court, it has the ability to amend its own orders without regard to the thirty-day time limit. *Id.* An order denying a motion for summary judgment is not a final order. *See e.g., Medinets v. Betzko*, 720 A.2d 150, 151 n.1 (Pa. Super. 1998); *Youngman v. CNA Insurance Co.*, 401 Pa. Super. 381, 386, 585 A.2d 511, 514 (1991) and Pa. R.A.P. 341.

Because a denial of summary judgment is an interlocutory order, this Court retains jurisdiction to consider Crothall’s Motion for Reconsideration without regard to the thirty-day time limit of 42 Pa.C.S. §5505. This case has not been tried nor settled, and therefore the Court retains jurisdiction to amend its prior interlocutory order.

#### *Standard of Law—Summary Judgment*

Pennsylvania Rule of Civil Procedure 1035.2 states that where there is no genuine issue of material fact and the moving party is entitled to relief as a matter of law, summary judgment may be entered. However, a non-moving party may not rest on averments contained in pleadings or answers to survive a Motion for Summary Judgment if the burden of proof rests on the non-moving party. *Manzetti v. Mercy Hospital of Pittsburgh*, 565 Pa. 471, 776 A.2d 938 (2001). In determining whether summary judgment should be entered, the record must be viewed in a light most favorable to the non-moving party, and all doubts as to the existence of a genuine issue of material fact must be resolved against the moving party. *Manzetti*, supra.

#### *Discussion*

Under its prior order, this Court granted Lehigh Valley Hospital’s Motion for Summary Judgment based on the hills and ridges doctrine. Order, October 30, 2001, pages 6-8. Where the doctrine applies, it protects an owner or occupier of land from liability for generally slippery conditions

resulting from ice and snow where the owner has not permitted the ice and snow to unreasonably accumulate in ridges or elevations. *Morin v. Traveler's Rest Motel, Inc.*, 704 A.2d 1085 (Pa. Super. 1997), citing *Harmotta v. Bender*, 411 Pa. Super. 371, 601 A.2d 837 (1992). Pursuant to the hills and ridges doctrine, a defendant is not required to keep walkways free of ice and snow. Rather, the duty upon the defendant is to act within a reasonable time after the condition develops. *Gilligan v. Villanova University*, 401 Pa. Super. 113, 116, 584 A.2d 1005, 1007 (1991).

In order to recover for a fall on an ice or snow covered surface, a plaintiff is required to prove:

- (1) that snow and ice had accumulated on the sidewalk in ridges or elevations of such size and character as to unreasonably obstruct travel and constitute a danger to pedestrians traveling thereon; (2) that the property owner had notice, either actual or constructive, of the existence of such conditions; and (3) that it was the dangerous accumulation of snow and ice which caused the plaintiff to fall.

*Rinaldi v. Levine*, 406 Pa. 74, 78-79, 176 A.2d 623, 625 (1962).

In the October Order, we found that the Wagners failed to establish that the snow and ice had accumulated on the sidewalk where the accident occurred in ridges or elevations of such size and character as to unreasonably obstruct travel and constitute a danger to pedestrians traveling thereon. Order, October 30, 2001, pages 6-8. Accordingly, we granted Lehigh Valley's Motion for Summary Judgment.

Likewise, we denied Crothall's Motion for Summary Judgment because they were not owners or occupiers of land, but rather had undertaken to perform grounds and light maintenance at the place of the accident. Order, October 30, 2001, pages 8-9. At the time of the Court's initial determination, there had not been an appellate decision that applied the doctrine to businesses such as Crothall that had undertaken an obligation to clear snow and ice from the property. Crothall avers in its motion that there has now been such a case in Superior Court. *Biernacki v. Presque Isle Condominiums Unit Owners Association, Inc.*, supra. In *Biernacki*, the lawsuit derived from a slip and fall accident where the plaintiff, a lessee of a condominium, fell in the parking lot owned by Condominium Unit Owners Association, Inc. ("Association"). *Id.* at 1115. In response, the Association joined Great Lakes Landscaping ("Great Lakes") as an additional defendant, who had been contractually responsible for snow and ice removal on the premises. *Id.*

The focus of the Superior Court's analysis is whether the hills and ridges doctrine applies to landlord and tenant cases rather than if the doctrine applied to a business that contracted to remove snow and ice from the property. *Id.* at 1116. It held that the doctrine does apply to landlords such as the Association. *Id.* ("We are unaware of any precedential case involv-

ing the application of the hills and ridges doctrine to a landlord and tenant case. We, however, find that the hills and ridges doctrine does apply to landlord and tenant cases ... ”). *Id.* The Superior Court did not decide the issue of whether to apply the hills and ridges doctrine to a third-party snow removal company in *Biernacki*.

Ms. Biernacki’s claim is distinguishable from the claims in this case. Ms. Biernacki predicated her claim on her lease agreement with the Association. *Id.* at 1117. *See also*, Def.’s Supp. Brief in Support of Mot. for Reconsid. at Ex. “D” (“*Biernacki* Trial Court Opinion”). The lease agreement between Biernacki and the Association did not specify when the Association would remove snow for its tenants, and therefore the Superior Court adopted the hills and ridges standard and applied it to the Association. *Id.*

In contrast, the claim in this lawsuit is based on tort where there had been an independent standard for determining when there would be snow removal. The Lehigh Valley Hospital had contracted with Crothall for snow and ice removal services. Pl.’s Memo. of Law Contra Def.’s Mot. for Reconsid. at Ex. “A” (“the Agreement”). The Agreement sets forth an aggressive and pro-active snow response schedule. For example, the Agreement says that “[p]rior to the start of any snow or freezing rain all paved surfaces should be treated with a de-icing material.” *Id.*

To apply the hills and ridges doctrine to a third-party snow removal company such as Crothall where a contract already specifies a clear policy for snow removal would act to lessen Crothall’s obligations under the Agreement. Pursuant to the hills and ridges doctrine, an owner or occupier of land is not required to keep walkways free of ice and snow but rather to act within a reasonable time after the condition develops and to not allow ice and snow to unreasonably accumulate in ridges or elevations. *Gilligan*, supra at 116, 584 A.2d at 1007. In contrast, under the Agreement, Crothall had promised to begin de-icing even *before* the snow begins. It would be illogical to hold that Crothall’s snow removal obligations to the hospital under the contract were any less than they were to the general public. When the hospital contracted for snow removal, it did not ask Crothall to remove snow only when there were “hills and ridges” present, but rather to take extensive precautions even before the snow began. In undertaking this obligation, Crothall agreed to remove snow and ice for every pedestrian on the premises.

Unlike the rigorous snow removal plan of Crothall, Great Lakes, by contrast, had only contracted to remove snow when three inches of snow had fallen and did not agree to apply any de-icing agent. *See* Def.’s Supp. Brief in Support of Mot. for Reconsid. at Ex. “B” ¶¶ 17, 18 (“Great Lakes Motion”). Further, Ms. Biernacki fell on snow that had accumulated in between parked cars where Great Lakes would not have plowed. *See* Great Lakes Motion at ¶ 19. Thus, when the Superior Court granted summary

judgment in *Biernacki* its holding focused on the landlord: “[i]t would be totally unreasonable to require a landlord to clear the areas between his tenants’ parked cars, prior to removal of the cars in the early morning after a snowfall.” *Biernacki*, supra at 1117.

Because the holding in *Biernacki* does not apply to this case, and the facts under which the Superior Court granted summary judgment to Great Lakes are distinguishable, we turn to the final argument presented in Crothall’s Motion for Reconsideration.

Crothall argues that the Agreement between Crothall and the hospital transformed Crothall into an occupier of land. The Agreement provides that the hospital will allow Crothall to use offices and storage space from which to conduct its snow removal services, as well as to make use of various utilities on the property. We disagree that the Agreement characterizes Crothall as an occupier of land in the legal sense.

Read in its entirety, the Agreement between Crothall and the hospital is a contract for services rather than in the nature of a lease agreement. Crothall provided services to the landowner, for which it received compensation, unlike in a lease agreement where Crothall would be expected to pay for allowing to occupy or use the hospital’s land. We therefore reject the argument that the Agreement conferred on Crothall the status of an occupier of land.

#### CONCLUSION

Because the holding in *Biernacki* does not apply to this case, and the facts under which the Superior Court granted summary judgment to Great Lakes are distinguishable from the facts before this Court, we deny Crothall’s Motion for Reconsideration. It is not an occupier of land and therefore the hills and ridges doctrine does not apply to this case.

**Northampton County Bar Association  
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