

Northampton County Reporter

(USPS 395-280)

VOL. LIII

EASTON, PA August 26, 2004

NO. 87

**Curtis Allen and Cecelia Allen v. Muhlenberg Hospital Center,
Carol Hunter, M.D., and Debra Hermany, D.O. and Curtis Allen and
Cecelia Allen v. Vincent D. Stravino, M.D.**

CONTENTS

Bar News	3	Legal Notice	12
Estate Notices	4	Legal Secretary	11
INSERT: Green		Nonprofit Incorporation Notices	11
1. Quarterly Association Meeting		Notice of Dissolution	11
2. PBI/CLE Seminars		Notices of Incorporation	9
at NCBA & BALC		Sheriff's Sales	13
3. Luncheon/Lecture Series		Court Calendar	50
"Workers' Comp—Step 2"			
4. NCBA Calendar of Events			

NOTICE TO THE BAR...

APPELLATE LAW CLERK POSITION AVAILABLE:

The Commonwealth Court of Pennsylvania has an opening for an appellate law clerk in the Nazareth chambers of Judge Robert Simpson. Duties include assisting the judge with diverse jurisdiction in writing opinions and legal memorandum. Strong research and writing skills are a must. Competitive salary and excellent benefits package offered. Please fax cover letter, resume and transcript to (610) 746-7754.

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Northampton County Reporter

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

Subscription Price—\$55.00 per year.

Periodical Postage Paid at Easton, PA and additional office.

Postmaster; Send all communications and address changes to:

NORTHAMPTON COUNTY REPORTER
155 South Ninth St., Easton, PA 18042-4399
Telephone (610) 258-6333 FAX (610) 258-8715
Robert C. Brown, Jr., Esquire
Editor

NOTICES TO NCBA MEMBERS—BAR NEWS

☞ **PLEASE NOTE AND MAKE THE CORRECTION:** A mistake was made in the address of the Honorable Leonard N. Zito (there should be three 2's in the address, sorry about that). *The correct address is as follows:*

Hon. Leonard N. Zito
2226 Northwood Avenue, Suite 7
Easton, PA 18045

☞ **INCLUDED IN THIS ISSUE** is the announcement & registration form for the **September 9th QUARTERLY ASSOCIATION MEETING**, dinner and program.

☞ **ANNOUNCEMENT:** Chief Justice of Pennsylvania Ralph J. Cappy announced Monday, August 23rd that the state Supreme Court has updated a series of professional conduct rules to better serve and protect clients receiving legal services in the Commonwealth and the lawyers who represent them. The changes take effect January 1, 2005. *The order and a complete set of the revised rules can be found on the Pennsylvania Judiciary Web site: www.courts.state.pa.us.*

☞ **REMINDER—UPCOMING EVENTS AND FUNCTIONS:**

(1) **LUNCH/LECTURE** “Workers’ Comp—Step 2” is scheduled for September 16th from 12:00 p.m. to 1:00 p.m.

(2) **LUNCH/LECTURE** “Minimum Technology Platform for the Solo and Small Firm Practitioner” scheduled for SEPTEMBER 30th from 12:00 p.m. to 1:30 p.m. (1.5 Ethics CLE Credits).

(3) **MEMORIAL SERVICE**—October 5th @ NCGC—9:00 a.m.

(4) **LUNCH/LECTURE** “Title To Be Announced on Corporation/Banking & Business Law” is scheduled for October 14th from 12:00 p.m. to 1:00 p.m.

(5) **BENCH/BAR CONFERENCE**—FRIDAY NOVEMBER 5, 2004

COMMITTEE MEETINGS:

Sept. 2nd—Solo Practitioner Committee Mtg.—NOON @ NCBA

Sept. 8th—Workers’ Comp Committee Mtg.—NOON @ NCBA

Sept. 28th—American Citizenship Committee Mtg.—NOON @ NCBA

☞ **PBI/CLE SEMINARS @ NCBA**—“Legal Research & Security Disability—The Basics” is scheduled for **Thursday, October 21, 2004** from 9:30 a.m. to 1:30 p.m.—4 Substantive CLE Credits. As always, registration begins at 9:00 a.m. Register early by calling (800) 932-4637 or go online at www.pbi.org

☞ **BAR ASSOCIATION OF LEHIGH COUNTY**

SPONSORED SEMINARS FOR 2004:

[**September 8th**—“Scrambled Regs.” How the Revisions to the Fair Labor Standards Act Change Exemptions] [**September 22nd**—“Recent Developments in Ethics & Disciplinary Law”] Call BALC for details such as times, fees, credits, meals and/or to register at (610) 433-6401, Ext. 16.

☞ **REAL FACTS:** “Top-performing companies are called “blue chips” after the costliest chips in casinos.”

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**CAIN, JOHN T.,** dec'd.

Late of the Borough of Walnutport, Northampton County, PA

Executrix: Sharon F. Cain c/o April L. Cordts, Esquire, 391 Nazareth Pike, Bethlehem, PA 18020

Attorney: April L. Cordts, Esquire, 391 Nazareth Pike, Bethlehem, PA 18020

CRAWFORD, ELIZABETH T., dec'd.

Late of the Township of Hanover, Northampton County, PA
Co-Executrices: Katherine A. Sebastianelli and Helen A. Marczyk c/o William P. Leeson, Leeson, Leeson & Leeson, 70 E. Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426

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

PFEFFER, ANDREW J., dec'd.

Late of the City of Easton, Northampton County, PA
Executrix: Janet Pfeffer, 216 W. Wilkes-Barre Street, Easton, PA 18042

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

RUCH, ETHEL M., dec'd.

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

Executor: Robert R. Ruch c/o Littner, Deschler & Littner, P.O. Box 1407, 512 N. New Street, Bethlehem, PA 18018
Attorneys: Littner, Deschler & Littner, P.O. Box 1407, 512 N. New Street, Bethlehem, PA 18018

SABATINE, JOSEPH N., dec'd.

Late of the Township of Washington, Northampton County, PA

Co-Executors: Caroline S. Dell Alba and Phillip W. Sabatine c/o Nicholas R. Sabatine, III, Esquire, 16 S. Broadway, Wind Gap, PA 18091

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

SEMONCHE, HELEN S., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Administratrix: Linda A. Callahan c/o Joel M. Scheer, Esquire, Fishbone & Scheer, 6 South Third Street, Suite 502, P.O. Box 1099, Easton, PA 18044-1099

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

SIMONS, JAMES W., dec'd.

Late of the City of Easton, Northampton County, PA
Executrix: Colleen Altimare c/o Joel M. Scheer, Esquire,

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

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

STROUSE, DONALD L., SR. a/k/a DONALD L. STROUSE, dec'd.

Late of Washington Township, Northampton County, PA
Executrix: Sally Duffin c/o David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019

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

WOOLEVER, MARY Z. a/k/a MARY WOOLEVER, dec'd.

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

Co-Executors: Frances Bechtel and John Zahoroiko, Jr. c/o Raymond J. DeRaymond, Esquire, 717 Washington Street, Easton, PA 18042-4386
Attorney: Raymond J. DeRaymond, Esquire, 717 Washington Street, Easton, PA 18042-4386

WRIGHT, CLIFFORD R., dec'd.

Late of the Township of Palmer, Northampton County, PA
Executrix: Sandra Wright 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

**SECOND PUBLICATION
ALBANY, OLGA a/k/a OLGA M. ALBANY,** dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executor: James Albany, 1620 Geraldine Street, Bethlehem, PA 18017

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

BRADIGAN, ANNA M., dec'd.

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

Co-Executors: Fred K. Bradigan, Jr., Levi C. Bradigan and Carolyn Bush 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

BUTZ, MARIE M., dec'd.

Late of Nazareth, Northampton County, PA

Co-Executrices: Harriet Sandt and Nancy L. Bartlett c/o Paul A. Florenz, Esquire, Kolb, Vasiliadis and Florenz, 74 West Broad Street, Ste. 170, Bethlehem, PA 18018-5738

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

DEMCHYK, CHARLES W., dec'd.

Late of Northampton, Northampton County, PA

Administratrix C.T.A.: Debra A. Hartman c/o William H. Eckensberger, Esquire, Tallman, Hudders & Sorrentino,

P.C., The Paragon Centre, 1611 Pond Road, Suite 300, Allentown, PA 18104-2258 Attorneys: William H. Eckensberger, Esquire, Tallman, Hudders & Sorrentino, P.C., The Paragon Centre, 1611 Pond Road, Suite 300, Allentown, PA 18104-2258

HUFF, MARION IONA, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Marian M. Moyer c/o Daniel E. Cohen, Attorney, Laub, Seidel, Cohen, Hof & Reid, LLC, 8 Centre Square, Easton, PA 18042

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

KICHLINE, STANLEY T., dec'd.

Late of Lower Saucon Township, Northampton County, PA

Administrator: Lee I. Kichline 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

KORPICS, FRANK J., dec'd.

Late of East Allen Township, Northampton County, PA

Co-Executors: Sharon A. Gange were and Larry L. Gange were, 5934 Portland Drive, Bath, PA 18014

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

KROMER, KIM DONALD, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Gail Louise Kromer, 59 West High Street, Nazareth, PA 18064

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

PITHA, JAY R., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Patricia A. Pitha c/o John J. Bartos, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

Attorney: John J. Bartos, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

SANDT, GRACE E., dec'd.

Late of the Township of Palmer, Northampton County, PA Executrix: Jacqueline G. Carr, 351 Berkley Street, Easton, PA 18045

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

SHUPE, JOAN H. a/k/a JOAN SHUPE, dec'd.

Late of Forks Township, Easton, Northampton County, PA Executor: Barry L. Shupe, 1500 Johnson Street, Easton, PA 18040

Attorney: Charles S. Smith, Esquire, 340 Dogwood Terrace, Easton, PA 18040-1228

STRASSER, ANNA A., dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Mary G. Wirth c/o Donald L. VanGilder, Esquire, 1711 Hamilton Street, Allentown, PA 18104

Attorney: Donald L. VanGilder, Esquire, 1711 Hamilton Street, Allentown, PA 18104

TERRELL, HELEN, dec'd.

Late of 607 Cherokee Street,
Bethlehem, Northampton
County, PA

Executrix: Beverly Lee Bran-
nom, 4560 Circle Lazy J Road,
Riverside, CA 92501

Attorney: Craig B. Neely, Es-
quire, 245 Main Street, Emma-
us, PA 18049

WEISS, RUTH A. a/k/a RUTH ANNA WEISS, dec'd.

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

Executor: William L. Weiss,
18 Arch Street, Pen Argyl, PA
18072

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

THIRD PUBLICATION**ALTEMOSE, PEARL E.**, dec'd.

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

Co-Executors: LeRoy A. Alte-
mose and Clair E. Altemose
c/o Craig A. Dally, Esquire,
Pierce & Dally, LLP, 124 Bel-
videre Street, Nazareth, PA
18064

Attorneys: Craig A. Dally, Es-
quire, Pierce & Dally, LLP, 124
Belvidere Street, Nazareth, PA
18064

BALLA, MARY, dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: Paul A. Balla c/o
Dean C. Berg, Esquire, G.M.
Berg Law Offices, P.O. Box 10,
Northampton, PA 18067

Attorneys: Dean C. Berg, Es-
quire, G.M. Berg Law Offices,

P.O. Box 10, Northampton, PA
18067

BEALER, CHARLES A. a/k/a CHARLES A. BEALER, JR., dec'd.

Late of the Township of Forks,
Northampton County, PA

Executrix: Barbara A. Bealer-
Shipman c/o Daniel E. Co-
hen, Attorney, Laub, Seidel,
Cohen, Hof & Reid, L.L.C., 8
Centre Square, Easton, PA
18042

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

BEALER, PENELOPE L. G., dec'd.

Late of the Township of Forks,
Northampton County, PA

Executrix: Barbara A. Bealer-
Shipman c/o Daniel E. Co-
hen, Attorney, Laub, Seidel,
Cohen, Hof & Reid, L.L.C., 8
Centre Square, Easton, PA
18042

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

BROWN, VALAIRE K., dec'd.

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

Executor: Mr. David F. Brown,
3741 Redwood Court, Bethle-
hem, PA 18020

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

CHILES, RUTH S., dec'd.

Late of the Township of Beth-
lehem, City of Easton, North-
ampton County, PA

Executrix: Shirley W. Chiles
c/o Raymond J. DeRaymond,

Esquire, 717 Washington Street, Easton, PA 18042-4386
Attorney: Raymond J. DeRaymond, Esquire, 717 Washington Street, Easton, PA 18042-4386

CUMMINGS, DARREL L., dec'd.

Late of the Borough of Tatumy, Northampton County, PA
Executor: Dorrace A. Woodward c/o Karl H. Kline, Esquire, Karl Kline P.C., 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283
Attorneys: Karl H. Kline, Esquire, Karl Kline P.C., 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

DREISBACH, THERESA A., dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executor: Dennis A. Dreisbach c/o Frank M. Skrapits, Esquire, Law Office of Frank M. Skrapits, Affiliated with Steckel & Stopp, 2152 Main Street, Northampton, PA 18067-1211

Attorneys: Frank M. Skrapits, Esquire, Law Office of Frank M. Skrapits, Affiliated with Steckel & Stopp, 2152 Main Street, Northampton, PA 18067-1211

DWELESKI, JOSEPHINE R., dec'd.

Late of the Borough of Bangor, Northampton County, PA
Co-Executors: Eleanor E. Haring, 1031 Upper Pennsylvania Avenue, Bangor, PA 18013 and Roger D. Antonioli, 1504 Concord Road, Wyomissing, PA 19610

Attorneys: Ronold J. Karasek, Esquire, Zito, Martino and Karasek, 641 Market Street, Bangor, PA 18013

KAVCAK, CATHERINE A., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: Michael J. Kavcak, Country Meadows, 4011 Green Pond Road, Bethlehem, PA 18020

Attorney: Dennis F. Feeley, Esquire, P.O. Box 4449, 2940 William Penn Highway, Easton, PA 18043

KICHLINE, STANLEY, dec'd.

Late of 2665 Wassergass Road, Hellertown, Northampton County, PA

Executrix: Susan Kichline c/o Samuel F. Feldman, Esquire, Feldman Law Offices, P.C., 221 N. Cedar Crest Blvd., Allentown, PA 18104

Attorneys: Samuel F. Feldman, Esquire, Feldman Law Offices, P.C., 221 N. Cedar Crest Blvd., Allentown, PA 18104

OWENS, BETTY J. a/k/a BETTY JANE OWENS a/k/a BETTY JANE PARK OWENS a/k/a BETTY J. P. OWENS, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Joan L. Daley, 2942 Neidhart Road, Marion, OH 43302

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

PITTENGER, DONALD P., dec'd.

Late of the Township of Hanover, Northampton County, PA
Executrix: Debra A. Pittenger
a/k/a Debra Ann Pittenger
c/o April L. Cordts, Esquire,
391 Nazareth Pike, Bethlehem,
PA 18020

Attorney: April L. Cordts, Esquire,
391 Nazareth Pike,
Bethlehem, PA 18020

PROCOPIO, ROSE, dec'd.

Late of the City of Easton,
Northampton County, PA
Executor: Charles H. Spaziani,
205 South Seventh Street,
Easton, PA 18042

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

SAVORY, DAVID J., dec'd.

Late of Northampton, Northampton County, PA
Executrix: Anna J. Savory
c/o Eric R. Strauss, Esquire,
Worth, Magee & Fisher, P.C.,
515 Linden Street, 3rd Floor,
Allentown, PA 18101

Attorneys: Eric R. Strauss,
Esquire, Worth, Magee &
Fisher, P.C., 515 Linden
Street, 3rd Floor, Allentown,
PA 18101

TAKACS, CATHERINE F., dec'd.

Late of Bethlehem, Northampton County, PA
Executrix: Patricia R. Kauffman
c/o Thomas J. Maloney,
Esquire, Maloney, Danyi &
Sletvold, 901 West Lehigh
Street, P.O. Box 1279, Bethlehem,
PA 18016-1279

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

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 pursuant to the provisions of the Pennsylvania Business Corporation Law, Act of December 21, 1988 (P.L. 1444, No. 177) as amended, by the following corporation:

The name of the corporation is:
ALDAR ENTERPRISES, INC.

Tallman, Hudders
& Sorrentino, P.C.

The Paragon Centre
1611 Pond Road
Suite 300
Allentown, PA 18104-2258

Aug. 26

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 Pennsylvania Business Corporation Law, Act of December 21, 1988 (P.L. 1444, No. 177) as amended, by the following corporation:

The name of the corporation is:
ALDAR LEASING, INC.

Tallman, Hudders
& Sorrentino, P.C.

The Paragon Centre
1611 Pond Road
Suite 300
Allentown, PA 18104-2258

Aug. 26

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:
CHIPCASS ENTERPRISES, INC.

The Articles of Incorporation were filed on July 15, 2004.

The purposes for which it was organized are to have unlimited powers to engage in and do any lawful act concerning any and all lawful business for which a corporation may be incorporated under the Pennsylvania Business Corporation Law.

NEIL D. ETTINGER, ESQUIRE
SHULMAN, SHABBICK
& ETTINGER
1325 Chestnut Street
Suite 106
Emmaus, PA 18049

Aug. 26

The name of the corporation is:
**DREAM TELESCOPES &
ACCESSORIES, INC.**
filed with the Department of State
on August 6, 2004.

DANIEL G. DOUGHERTY,
ESQUIRE
DANIEL G. DOUGHERTY, P.C.
881 Third St.
Suite B-3
Whitehall, PA 18052

Aug. 26

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on June 1, 2004, under the Business Corporation Law of 1988, of the Commonwealth of Pennsylvania, Act of

December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is:
FUELIN' FINE AUTO SALES, INC.
Alan Price Young, Esquire
Young & Haros, LLC
802 Main Street
Stroudsburg, PA 18360

Aug. 26

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

The name of the corporation is:
**MORELLO FUNERAL
HOME, INC.**
Charles Bruno, Esquire
203 South Seventh St.
Easton, PA 18042-4315

Aug. 26

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on August 3, 2004 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:
SURECOUNT, INC.
Henry R. Newton, Jr., Esquire
Herster, Newton & Murphy
127 North Fourth Street
P.O. Box 1087
Easton, PA 18044-1087

Aug. 26

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

The name of the corporation is:

THE ORGANIC MATTRESS STORE, INC.

The Articles of Incorporation were filed on August 4, 2004.

THEODORE R. LEWIS, ESQUIRE
LEWIS & WALTERS

46 S. Fourth Street
Easton, PA 18042
(610) 253-6148

Aug. 26

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN that pursuant to 15 Pa.C.S. 1095 **Seajay, Inc.** is winding up its affairs. The contact person is Paul C. Hensel, Esquire, 107 Spyglass Hill Rd., Bath, PA 18014.

Aug. 26

NONPROFIT INCORPORATION NOTICES

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

The name of the corporation is:

COBBLE CREEK CONDOMINIUM ASSOCIATION

The Articles of Incorporation— Nonprofit were filed on July 28, 2004.

JAMES L. BROUGHAL, ESQUIRE
BROUGHAL & DeVITO, L.L.P.
38 West Market Street
Bethlehem, PA 18018

Aug. 26

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

SouthSide Film Institute

on January 12, 2004. The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The Corporation was organized to preserve and promote the art of the independent filmmaker, to provide the patron of the arts a choice, and showcase the community culture of South Bethlehem, and to transact all lawful business for which Corporations may be organized under the Pennsylvania Nonprofit Corporation Law of 1988.

JAY L. LAZAR, ESQUIRE
116 Research Drive
Bethlehem, PA 18015
(610) 694-2558

Aug. 26

LEGAL SECRETARY

Part-time, temporary position available immediately, 6-8 weeks duration. Hours: Noon to 5 P.M. Legal experience required. Civil litigation and family law background preferred. Windows XP-MS Word.

Send resume to:

BALC #3318
1114 Walnut Street
Allentown, PA 18012

Aug. 26; Sept. 2

**LEGAL SECRETARY/
PARALEGAL**

Position available for busy Allentown law firm. Personal injury ex-

perience required. Fax resume to KNAFO LAW OFFICES at (610) 432-6411.

Aug. 19, 26

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

In re: Taking in Eminent Domain of a Certain Parcel of Real Estate located at 1135 East Fourth Street and 1136 East Mechanic Street in the City of Bethlehem, Northampton County, Pennsylvania by the

Redevelopment Authority of the City of Bethlehem, Pennsylvania

No. C0048CV2004005809

A Proceeding In Rem

COURT MINUTES

NOTICE TO CONDEMNEE OF
FILING DECLARATION OF
TAKING PURSUANT TO SECTION
405 OF THE 1964 EMINENT
DOMAIN CODE OF
PENNSYLVANIA

To: Anibel Vaca
Plainfield, NJ

You are hereby notified that a Declaration of Taking was filed on August 4, 2004, in the Office of the Prothonotary of the Court of Common Pleas of Northampton County, Pennsylvania, as of Court of Common Pleas No. C0048CV2004-005809.

The name and address of the Condemnor is the Redevelopment Authority of the City of Bethlehem, 10 East Church Street, Bethlehem, Pennsylvania 18018.

The Condemnor has been empowered by Section 12.1 (26 P.S. §1712.1(a)) of the Urban Redevelopment Law of Pennsylvania (Act of 1945, P.L. 991 as amended) to acquire by Eminent Domain amended. (26 P.S. §1-101).

This Declaration of Taking was authorized by the members of the

Condemnor at a regular meeting on July 15, 2004 and that action may be examined at the address of the Condemnor.

The purpose of the Condemnation is to promote the elimination of blighted areas within and outside the certified redevelopment area and supply sanitary housing in areas throughout the City of Bethlehem, Pennsylvania.

The condemned property of the Condemnee is located at 1135 East Fourth Street and 1136 East Mechanic Street, Bethlehem, Northampton County, Pennsylvania (Parcel I.D. #P6SE2B-7-5).

Title to be acquired is in fee simple.

Plans showing the condemned property are presently on file in the office of the Condemnor at the above address in Northampton County.

Just compensation has been secured by the Condemnor filing its open end bond, without surety, pursuant to Section 403(a) of the Eminent Domain Code of Pennsylvania.

You are further notified that if you wish to challenge the power or right of the Condemnor to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor or the Declaration of Taking, you shall file Preliminary Objections within thirty (30) days after publication of this Notice of Condemnation.

MICHAEL E. RISKIN, ESQUIRE
RISKIN AND RISKIN

Attorneys for the Redevelopment Authority of the City of Bethlehem
18 East Market Street
P.O. Box 1446
Bethlehem, PA 18016-1446
(610) 868-8543

Aug. 26

SHERIFF'S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on September 10, 2004 at ten o'clock a.m. in the COUNCIL CHAMBERS, FOURTH FLOOR, of the Northampton County Government Center, within the City of Easton, County of Northampton and State of Pennsylvania, to wit:

PLEASE TAKE NOTICE that the sale price will include only the delinquent taxes certified to the Sheriff's Office. Any current taxes are the responsibility of the purchaser.

**No. 1
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2003-004009**

TRACT NO. 1

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

BEGINNING at a point, said point being the intersection of the southern right-of-way line of Walnut Street and the Western right-of-way line of a ten (10) feet wide alley; thence (1) southerly along the western right-of-way line of said 10 feet wide alley, south 31 degrees 43 minutes east, 130.00 feet to a point on the northern right-of-way line of Pine Street; thence (2) westerly along the northern right-of-way line of said Pine Street, south 79 degrees 36 minutes west 66.50 feet to a point; thence (3) northerly north 31 degrees 43 minutes west, 105.00 feet to a point on the southern right-of-way line of the aforesaid Walnut Street; thence (4) easterly along the southern right-of-way line of said Walnut Street, north 58 degrees 17

minutes east 60.00 feet to a point, the place of beginning.

CONTAINING 7050 square feet/ 0.1618 acres of land and being known as 630-632-634 and 636 Walnut Street, Easton, Pennsylvania.

Northampton County Tax parcel number: L9SE1B-32-5.

BEING KNOWN AS 634-636 Walnut Street, Easton, Pennsylvania.

THEREON BEING ERECTED a three story brick apartment dwelling.

SEIZED AND TAKEN into execution of the writ as the property of Raymond C. Scheetz, Jr.

DAWN M. SCHMIDT, ESQUIRE

**No. 2
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2003-004008**

TRACT NO. 2

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

BEGINNING at a point, said point lying on the southern right-of-way line of Walnut Street; thence (1) easterly along the southern right-of-way line of said Walnut Street, North 58 degrees 17 minutes East, 49.50 feet to a point; thence (2) southerly, south 31 degrees 43 minutes east 107.00 feet to a point, said point lying on the northern right-of-way line of Pine Street; thence (3) westerly along the northern right-of-way line of said Pine Street, south 79 degrees 36 minutes west, 53.58 feet to a point; thence (4) northerly north 31 degrees 43 minutes west 86.50 feet to a point the place of beginning.

CONTAINING 4,789.13 square feet/0.1099 acres of land and being known as 638-640 Walnut Street, Easton, Pennsylvania.

Northampton County Tax parcel number: L9SE1B-32-4.

BEING KNOWN AS 640 Walnut Avenue, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Raymond C. Scheetz, Jr.

DAWN M. SCHMIDT, ESQUIRE

No. 3

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-003183**

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, known as 714 East Fourth Street according to present City numbering, bounded and described as follows, to wit:

BEGINNING at a point in the southern line of East Fourth Street 15 feet from the eastern line of Buchanan Street, said point being the extended middle of a party or partition wall dividing the house erected on the premises on the west; thence extending eastwardly along said Fourth Street 15 feet more or less, to a point; said point being in the extended middle of a party wall separating the house erected on the premises on the east (said premises on the east known as 716 East Fourth Street), thence of the same width extending southwardly between parallel lines at right angles to said Fourth Street 95 feet, more or less.

Northampton County Tax parcel number: P6SE2A-20-7.

THEREON BEING ERECTED a three story brick and wood apartment building with flat roof.

SEIZED AND TAKEN into execution of the writ as the property of Michael T. Hetherington, II.

DAWN M. SCHMIDT, ESQUIRE

No. 4

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2000-004754**

ALL THAT CERTAIN messuage, tenement and tract of land together with the building thereon erected, situated in the City of Bethlehem, formerly Borough of South Bethlehem, County of Northampton and State of Pennsylvania, being known as 619 Broadway, bounded and described as follows, to wit:

BEGINNING at a point in the east lot line of property, formerly Richard O'Reilly, said point being in the division line of said property and a distance of eighty one and five tenths (81.5) feet south of the south building line of Pawnee Street said east lot line being at right angles to Pawnee Street said east lot line being at right angles to Pawnee Street located one hundred sixty five (165) feet west of the southwest building line corner of Pawnee Street and Freytag Street, thence southerly in the said east lot line to a point in the north building line of Broadway, thence in a westerly direction in the north building line of Broadway to a point in the west lot line thence in a northerly direction in the West lot line to a point in the division line of property aforesaid; thence in an easterly direction in said division line and parallel to Pawnee Street a distance of forty (40) feet between parallel lines and being the remaining

southerly portion of formerly Michael O'Reilly.

Northampton County Tax parcel number: P6SW2C-16-5.

THEREON BEING ERECTED a three story single commercial/residential dwelling with wood and clapboard exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Anthony Arciszewski and Lois Arciszewski.

DAWN M. SCHMIDT, ESQUIRE

**No. 5
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-001954**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the North side of East St. Joseph Street, said point being the point of division between Lots Nos. 9 and 10, according to the Plan of Lots laid out by Rafferty, Reese, Calvin and Kugler; thence extending Northwardly along lot No. 9, 187 feet to land now or late of George W. Stout; thence Eastwardly along land, now or late of George W. Stout, 50 feet to a point, the point of division between Lots Nos. 11 and 12 according to said plan; thence extending Southwardly along Lot No. 12, 191 feet to a point on the North side of East St. Joseph Street; thence extending Westwardly along the North side of East St. Joseph Street 50 feet to a point, the place of beginning.

THESE premises constitute Lots Nos. 10 and 11 according to the plan of Lots laid out by Rafferty,

Reese, Calvin and Kugler and are known as No. 148 East St. Joseph Street, Easton, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Lisa A. Locollo by Deed from Margaret Ringhoff, individually and as Executrix of the Estate of Carl Hitzel, deceased and Charles J. Hitzel dated 9/29/2000 and recorded 9/29/2000 in Volume 2000-1 page 128388.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L9SE3B-7-27.

BEING KNOWN AS 148 East St. Joseph 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 Lisa A. Locollo a/k/a Lisa A. Favereaux a/k/a Lisa A. Lewis.

FRANK FEDERMAN, ESQUIRE

**No. 6
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-002326**

ALL THAT CERTAIN tract or parcel of land and premises situate, lying and being in the Township of Forks, County of Northampton and State of Pennsylvania, being known as Lot No. 2407, Frost Hollow, Section III, bounded and described as follows, to wit:

BEGINNING at an iron pin in the Easterly edge of Meadow Lane Drive, said pin also marking the Northwest corner of properly known as 2403 Meadow Lane Drive; thence along said property known as 2403 Meadow Lane Drive North 88 degrees 51 minutes 40 seconds East 120.00 feet to an iron pin; thence along lands of Oscar Falk North 1

degree 08 minutes 20 seconds West 100.00 feet to an iron pin; thence along property known as 2411 Meadow Lane Drive South 88 degrees 51 minutes 40 seconds West 120.00 feet to an iron pin; thence along the Easterly edge of the aforementioned Meadow Lane Drive South 1 degree 08 minutes 20 seconds East 100.00 feet to the place of beginning

CONTAINING 12,000 square feet.

TITLE TO SAID PREMISES IS VESTED IN David S. Harman and Amy L. Crosson, as joint tenants with the right of survivorship by Deed from John A. Frank and Theresa C. Frank, his wife dated 5/25/1999 and recorded 5/26/1999, in Volume 1999-1, Page 076613.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: K9-16-5D.

BEING KNOWN AS 2407 Meadow Lane Drive, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of David S. Harman a/k/a David Scott Harman and Amy L. Harman a/k/a Amy L. Crosson.

FRANK FEDERMAN, ESQUIRE

**No. 7
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-002388**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Plainfield, County of Northampton and State of Pennsylvania, bounded and described in accordance with a survey made by George Collura, surveyor, as follows, to wit:

BEGINNING at a concrete monument on the easterly right of way line of the state highway L.R. 166 (Sullivan Trail), a corner also of land now or late of Darius Wachnik; thence along said land now or late of Darius Wachnik North seventy-four (74) degrees East two hundred seventy-six and forty-six one-hundredths (276.46) feet to a concrete monument; thence along other land now or late of Sarah M. Hoagland, of which this lot was a part, the following three (3) courses and distances: (1) South eighteen (18) degrees forty-nine (49) minutes eight (8) seconds East fifty-four and six one-hundredths (54.06) feet to an iron pin; (2) South seventy-four (74) degrees West one hundred ninety and ninety-four one-hundredths (190.94) feet to an iron pin; and (3) South seventy (70) degrees forty-six (46) minutes twenty-eight (28) seconds West eighty-five (85) feet to an iron pin on the easterly right-of-way line of Sullivan Trail (L.R. 166); thence along the said easterly right-of-way line and distant forty (40) feet from the centerline North nineteen (19) degrees thirteen (13) minutes thirty-two (32) seconds West sixty (60) feet to the place of beginning.

CONTAINING fifteen thousand one hundred twenty (15,120) square feet of land.

BEING the same property conveyed to Chris Farleigh by deed from Robin Shook now Robin Beichy and Paul Shook, Jr. as trustees of the irrevocable trust agreement of Joel T. Shook, dated February 13, 1989, and Paul Shook, Jr., as executor of the estate of Joel T. Shook recorded 07/28/1998 in Deed Book 1998:1 Page 98367, in the Office of the Recorder of Deeds of Northampton County, Pennsylvania.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: F8-20-29.

BEING KNOWN AS 6616 Sullivan Trail, Wind Gap, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Chris Farleigh a/k/a Chris A. Farleigh.

FRANK FEDERMAN, ESQUIRE

**No. 8
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-008842**

ALL THOSE CERTAIN tracts, pieces or parcels of land situate in the Village of Danielsville, Township of Lehigh, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NUMBER 1:

BEGINNING at a point on the Northerly side of the State Highway leading from Danielsville to Klecknersville and in the corner of land of Willard G. Silvus and wife; thence along the Northerly side of the State Highway North 83 degrees 45 minutes West 48 feet to a point; thence North 1/2 degree West 137.3 feet to a point; thence North 88 degrees 30 minutes East 56 feet to a stake and the land of said Willard G. Silvus and wife; thence along the latter, formerly a part hereof, passing very near the center of the 02 story frame dwelling erected hereon, South 02 degrees 55 minutes West 143.02 feet to the place of beginning.

TRACT NUMBER 2:

BEGINNING at a stake the Southwest corner of Tract No. 2 of Willard G. Silvus and wife; thence partly along Tract No. 1 of said

Willard G. Silvus and wife and partly along Tract No. 1 herein, South 88 degrees 30 minutes West 30 feet to a point; thence North 1/2 degree West 150 feet to a point in the center of a proposed 40 foot wide street; thence along the center of said street, North 88 degrees 30 minutes East 30 feet to a stake; thence along land of Willard G. Silvus and wife, formerly a part hereof, South 1/2 degree East 150 feet to the place of beginning.

CONTAINING in area 4500 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Daniel C. Gruber and Melissa Holota, as joint tenants with right of survivorship and not as tenants in common by Deed from Gary R. Haydt and Donna L. Haydt dated 3/3/2000 and recorded 3/24/2000 in Record Book Volume 2000-1, Page 33786.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: G3SW3 2-9.

BEING KNOWN AS 3972 Mountain View Drive, Danielsville, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Daniel C. Gruber and Melissa Gruber a/k/a Melissa Holota.

FRANK FEDERMAN, ESQUIRE

**No. 9
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-001301**

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

BEGINNING at a point in the Southern boundary line of Pennsylvania Avenue in the said Borough of Bangor, said point being distant thirty feet from the Northeastern corner of property of one Abraham W. Hughes; thence in a Southerly direction in a line parallel with the Eastern boundary line of property of said Abraham W. Hughes for a distance of one hundred and forty feet to an alley; thence along the Northern boundary line of said other alley in a Northerly direction for a distance of one hundred and forty feet to a point in the Southern boundary line of Pennsylvania Avenue; thence in a Westerly direction along the boundary line of Pennsylvania Avenue for a distance of thirty feet more or less to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Larry R. Danner and Lois M. Danner, his wife by Deed from Larry R. Danner and Lois M. Frable, n/k/a Lois M. Danner dated 8/12/1999 and recorded 8/18/1999 in Record Book Volume 1999-1, Page 126058.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: E9NE1B-14-4.

BEING KNOWN AS 424 Pennsylvania Avenue, Bangor, Pennsylvania.

THEREON BEING ERRECTED a two story single dwelling with shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Larry R. Danner and Lois M. Danner a/k/a Lois M. Frable.

FRANK FEDERMAN, ESQUIRE

**No. 10
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2001-007576**

ALL THAT MESSUAGE, tenement and lot or piece of ground with the

improvements thereon erected, situate in the Borough of North Catasauqua, Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of a party wall between No. 1007 and No. 1005 Front Street along the Eastern house line of Front Street, said point being two hundred ten feet and four inches (210' 4") South of the Intersection of the Eastern house line of Front Street with the Southern house line of Arch Street, thence along said Eastern house line of Front Street in a Southerly direction nineteen feet and eight inches (19' 8") to a point at the intersection of the Eastern house line of Front Street with the Northern house line of Almond Alley, thence in an Easterly direction along said Northern house line of Almond Alley ninety-one feet and six inches (91' 6") to a point, thence in a Northerly direction along other lands of the Mortgagor herein nineteen feet and eight inches (19' 8") to a point, thence in a Westerly direction partly along other lands of the Mortgagor herein and partly through the middle of the aforesaid party wall ninety-one feet (91') to the place of Beginning.

THE more Easterly four feet three inches (4/3") of the above described lot is subject to an easement of Right of Way for the benefit of the owners and tenants of each and every lot contained in a block bounded by Arch, Railroad, Almond and Front Streets.

TITLE TO SAID PREMISES IS VESTED IN Melissa Llewellyn, married by Deed from Denise L. Jones, n/b/m Denise L. Fioranelli and Robert Fioranelli, her husband dated 7/31/2000 and recorded

8/3/2000 in Record Book Volume 2000-1 page 98919.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: M4SE4D-14-13.

BEING KNOWN AS 1005 Front Street, North Catasauqua, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Melissa Llewellyn.

FRANK FEDERMAN, ESQUIRE

No. 11

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2004-002390

ALL THAT CERTAIN lot or piece of land with a dwelling house erected thereon known as 221 Vista Drive situated in the City of Easton, County of Northampton and Commonwealth of Pennsylvania being known as Lot No. 68 as shown on a plat of subdivision entitled "The Highlands, Final Subdivision Plat, Section 1, Alvin and Rose Benjamin" by C. Douglas Cherry and Associates, recorded in the Office for the Recording of Deeds in and for Northampton County, Pennsylvania, in Map Book 30, Page 23a.

BEING the same property conveyed to Jerome Chestnut by deed from Michael Laudone and Paul Weiss recorded 03/19/2004 in Deed Book Page 2004019438, in the Office of the Recorder of Deeds of Northampton County, Pennsylvania.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L10SW4D-13-35.

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

SEIZED AND TAKEN into execution of the writ as the property of Jerome Chestnut.

FRANK FEDERMAN, ESQUIRE

No. 12

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2004-002433

ALL THAT CERTAIN message or tenement and lot or piece of ground situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, known as 24 West Garrison Street, according to the present city numbering, bounded and described as follows, to wit:

BEGINNING at a point in the Northern line of West Garrison Street, said point being forty feet East of where the Northern line of West Garrison Street intersects the Eastern line of Radley Street; thence extending Eastwardly along the Northern line of West Garrison Street a distance of twenty (20) feet to a point, said point being in the extended middle of a party or partition wall separating properties known as 22 and 24 West Garrison Street; thence extending Northwardly between parallel lines of that said width of twenty (2) feet at right angles to West Garrison Street a distance of one hundred two (102) feet, the Eastern line passing through said party or partition wall.

BOUNDED North by property now or late of Peter Kieckner and Valentine Boyerlip, East by property of George W. Heller, South by West Garrison Street, West by property now or late of William Luckenbach.

TITLE TO SAID PREMISES IS VESTED IN Lonnie Kohler and Mary Kohler, husband and wife by Deed from West Garrison Associates, a PA General Partnership dated

3/22/1996 and recorded 4/22/1996, in Record Book Volume 1996-1, Page 036351.

Premises being: 24 WEST GARISON STREET, BETHLEHEM, PA 18017.

Tax Parcel No. P6NE1A-20-15.

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

SEIZED AND TAKEN into execution of the writ as the property of Lonnie Kohler and Mary Kohler.

FRANK FEDERMAN, ESQUIRE

No. 15

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-002002**

ALL THAT CERTAIN tract or piece of land with the message and tenement thereon erected in the City of Easton, Northampton County, Pennsylvania, known and described as Lot No. 4 as shown on the plot plan of the Easton School District, situated and described as follows:

BEGINNING at a point on the southwest corner of Fourteenth and Spring Gardens streets, in the City of Easton, aforesaid, thence in a southerly direction along North Fourteenth Street, 75 feet to lands, now or late of Lee W. Sexton, thence in a westerly direction along lands, now or late of Lee W. Sexton, 200 feet to lands now or late of Maynard Kressman, thence in a northerly direction along lands now or late of Maynard Kressman to Spring Garden Street, thence in an eastwardly direction along Spring Garden Street, 200 feet to the point of beginning.

BEING the same property conveyed to Anthony C. Raso and Susan M. Raso, husband and wife by deed from Judith C. Everett, execu-

tor of the last will and testament of Gertrude L. Seifert, deceased recorded 06/19/1997 in Deed Book 1997-1 Page 63181, in the Office of the Recorder of Deeds of Northampton County, Pennsylvania.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L9SW2B-7-3.

BEING KNOWN AS 1412 Spring Garden Street, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Anthony C. Raso and Susan M. Raso a/k/a Susan M. Murray.

FRANK FEDERMAN, ESQUIRE

No. 16

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-002508**

ALL THAT CERTAIN message or tenement and two lots or pieces of land situate in the Borough of Nazareth, County of Northampton and State of Pennsylvania, being designated and numbered on the Plan or Draft of what is known as "Bissell's" West End Building Lots" entered of record in the Office for the Recording of Deeds, etc. at Easton, Pennsylvania, in and for the County of Northampton as Lots #160 and #161, bounded and described as follows, to wit:

Lot #160 contains a frontage or width on the north side of Heckman Avenue of twenty-five (25) feet and extends in length or depth of that same width throughout northwardly a distance of one hundred and twenty-five (125) feet, more or less to Back Street.

Lots #161 also contains a frontage or width of twenty-five (25) feet

on the north side of Heckman Avenue, and extends in length or depth of that same width northwardly a distance of one hundred and twenty (120) feet, more or less to Back Street.

Said two lots which are contiguous contain an aggregate width on the north side of Heckman Avenue of fifty (50) feet and taken in their entirety are bounded on the north by said Back Street, on the south by said Heckman Avenue, on the east by Lot #162, and on the west by Lot #159.

Uniform Parcel Identification Number: J7SE 1 13.

BEING the same premises which Joyce A. Geiger, widow, by Deed dated October 1, 1990, and recorded October 11, 1990, in Book 813, Page 427, granted and conveyed unto Joyce A. Geiger and Sandra G. Geiger, in fee.

BEING KNOWN AS 644 Heckman Street, Nazareth, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Sandra G. Geiger and Joyce A. Geiger.

CHRISTOPHER A. DeNARDO,
ESQUIRE

**No. 17
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-006457**

ALL THAT CERTAIN message, or tenement and lot or piece of land situated in the City of Bethlehem, in the County of Northampton and the Commonwealth of Pennsylvania, being described as follows:

BEGINNING at a point in the Northwest line of Broadway, North

54 degrees 56 1/2 minutes East, 194.72 feet from the Northeast corner of Broadway and Fiot Street;

THENCE extending along the Northwest line of Broadway, a distance of 30 feet more or less, to a point in the line of land now or late of Albert G. Kemmerer;

THENCE extending along the same, North 36 degrees 3 1/2 minutes (erroneously recited as 3 1/2 feet in prior deed) West, a distance of 23.2 feet, more or less, and North 44 degrees 30 minutes West, a distance of 48.72 feet, more or less, to a point in line of land now or late of Patrick Brady;

THENCE extending along the same, 46 degrees 44 minutes West, a distance of 22.93 feet, more or less, to a point in line of land now or late of Joseph Gentile and wife;

THENCE extending along the same, South 36 degrees 3 1/2 minutes East, 68.86 feet to a point on the Northwest line of Broadway, the place of BEGINNING.

BEING known as 639 Broadway, Bethlehem, Pennsylvania 18015.

PARCEL NUMBER P6SW2C-16-11.

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

SEIZED AND TAKEN into execution of the writ as the property of Cornelius J. Vanderpluym, Sr. and Mildred E. Vanderpluym.
CORINA M. CONNORS, ESQUIRE

**No. 19
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-007588**

ALL THAT CERTAIN lot or piece of ground situate on the South side of 7th Street in the City of Bethlehem, County of Northampton and

State of Pennsylvania, being Lot No. 21 according to the plan of L.S. Jacoby, called Plan of Lots near South Bethlehem, Northampton County, Pennsylvania, H.A. Doster, Trustee, 1887, bounded and described as follows, to wit:

BEGINNING at a point 30 feet Westwardly (incorrectly referred to in the prior deed as 33 feet) from the Southwest corner of an alley West of Oak Street and parallel to said Oak Street; thence Westwardly along 7th Street, a frontage of 30 feet to Lot No. 20; thence Southerly along Lot No. 20, 125 feet to a 14 foot alley; thence Easterly along said alley 31 feet to Lot No. 22; thence Northerly along No. 22, 150 feet to 7th Street, the place of beginning

BOUNDED on the North by 7th Street; on the South by an alley; on the East by Lot No. 22; and on the West by Lot No. 20.

HAVING ERECTED THEREON a dwelling known and numbered as 728 East 7th Street, Bethlehem, Northampton County, Pennsylvania, according to present system of city numbering.

BEING the same premises which Greg M. Senderling, by Deed dated May 2, 2001 and recorded in Northampton County on May 31, 2001 at Document ID # 2001020442, granted and conveyed to Issac Andujar.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: F6SE2D-20-4.

BEING KNOWN AS 728 East Seventh Street, Bethlehem, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Issac Andujar.

KIMBERLY J. HONG, ESQUIRE

No. 20

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-005646**

ALL THAT CERTAIN message, tenement and lot or piece of land situate in the Fourteenth Ward of the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, being Lot 832 Block 24 according to Plan of Lincoln Park Unit 2 recorded in the Office for the Recording of Deeds in and for Northampton County in Map Book 11, Page 38, known as 2239 Lincoln Street according to present city numbering, bounded and described as follows:

BEGINNING at a point on the Western line of Lincoln Street one hundred feet South of the center line of Decatur Street; thence extending along Lincoln Street South 2 degrees 19 minutes East a distance of fifty (50) feet to a point in the dividing line between lots 831 and 832 of plan aforesaid; thence extending along said dividing line South 87 degrees 41 minutes West a distance of one hundred fifteen (115) feet to a point in the Easterly side of Norman Street; thence extending along the same North 2 degrees 19 minutes West a distance of fifty (50) feet to a point in the dividing line between lots 832 and 833 of plan aforesaid; thence extending along the same North 87 degrees 41 minutes East a distance of one hundred fifteen (115) feet to the point the place of beginning.

BOUNDED North by lot 833 of plan aforesaid, South by lot 831 of plan aforesaid, East by Lincoln Street and West by Norman Street.

BEING Northampton County Tax Parcel #N7NW4A Block 13 Lot 2.

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN: BEING the same premises which James T. Greenfield and Wanda K. Greenfield, husband and wife by Deed dated November 13, 1995 and recorded November 15, 1995 in Deed Book 1995-1, Page 108899 granted and conveyed unto Carla R. Roberts, Unmarried, in fee.

Being known as: 2239 Lincoln Street, Bethlehem, PA 18017.

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

SEIZED AND TAKEN into execution of the writ as the property of Carla S. Cameron f/k/a Carla Streano f/k/a Carla R. Roberts.

TERRENCE J. McCABE,
ESQUIRE

No. 21

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-001084**

ALL THAT CERTAIN messuage or tenement and tract of land situate in the City of Bethlehem, formerly Borough of South Bethlehem, County of Northampton, and Commonwealth of Pennsylvania, more fully described as follows, to wit:

BEGINNING at a point in the eastern line of Bishopthorpe Street sixty-nine feet three inches (69' 3") northwardly from the northeast corner of Bishopthorpe Street and Itaska Street; thence in a northwardly direction sixteen feet ten and one-half inches (16' 10 1/2") to a point; thence of that width extending eastwardly between two parallel lines at right angles to said Bishopthorpe Street and through the exact middle of a partition wall of the adjoining property on each side, the distance of eighty (80') feet to a point in the line of land of Josiah

Harwl, and on the west by Bishopthorpe Street.

ALSO KNOWN AS Northampton County Uniform Parcel Identifier: Map P6SW3A Block 2 Lot 16.

BEING KNOWN AS: 517 South Bishopthorpe Street, Bethlehem, PA 18015.

PROPERTY ID NO.: P6SW3A-2-16.

TITLE TO SAID PREMISES IS VESTED IN Vincent A. Wright, unmarried by deed from Mark M. Molchany and Lorrie A. Molchany, husband and wife dated 05/30/96 recorded 07/02/96 in Deed Book 1996-1 Page 67414.

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

SEIZED AND TAKEN into execution of the writ as the property Vincent Wright a/k/a Vincent A. Wright and United States of America.

MARK J. UDREN, ESQUIRE

No. 22

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-002696**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate on the South side of Chidsey Street (formerly called Cemetery Street) between 12th Street and Cherry Street, in the City of Easton, County of Northampton, State of Pennsylvania, bounded and described in accordance with a Survey by V.W. Anckaitis, Registered Engineer, on June 23, 1941, as follows:

BEGINNING at a point in the Southerly property line of Chidsey Street, said point being distant 68.50 feet Westerly from the intersection of the Westerly property line

of 12th Street with the Southerly property line of Chidsey Street; thence along lot 1206 and parallel with 12th Street, South 5° 15' West One Hundred feet to a point in the Northern property line of a 5 foot wide private alley; thence along the Northerly property line of said 5 foot wide alley, North 84° 45' West Sixteen and 08/100 feet to a point in the line of Lot No. 1210; thence along Lot 1210 on a line parallel with 12th Street and passing partly through a party wall, North 5° 15' East One Hundred feet to a point in the Southerly property line of Chidsey Street; thence along the Southerly property line of Chidsey Street South 84° 45' East sixteen and 08/100 feet to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dennis R. Lieb by Deed from Dennis R. Lieb and Karen L. Lieb dated 1/23/2001 and recorded 1/31/2001, in Record Book Volume 2001-1, Page 14977.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L9NE4D-2-8.

BEING KNOWN AS 1208 Chidsey 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 Dennis R. Lieb a/k/a Denise R. Lieb.

FRANK FEDERMAN, ESQUIRE

**No. 23
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-001566**

PARCEL NO. 1

ALL THAT CERTAIN message, tenement and lot or piece of ground,

hereditaments and appurtenances, situate in the Borough of West Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a distance of 18 feet West of the Western line of two houses erected by Jacob B. Odenwelder; thence along the Southern side of a 40 feet wide street now known as Spring Street Westwardly 42 feet to lands now or late of F. W. Coolbaugh; thence extending Southwardly between parallel lines and preserving the same width, 84 feet to stakes in each corner in line of land now or late of F. W. Coolbaugh.

PARCEL NO. 2

ALL THAT CERTAIN piece, parcel or tract of land, hereditaments and appurtenances, situate on the Southerly side of Spring Street, in the Borough of West Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southerly side of Spring Street in line with land of Joseph F. Kiss; thence Southwardly 41 degrees, 15 minutes East 64 feet, more or less, to a point; thence North 48 degrees, 45 minutes East 42 feet, more or less, to a point, land now or late of Myron Zahoroiko; thence South 41 degrees, 15 minutes East 80 feet, more or less, to land of the Lehigh Coal and Navigation Company; thence South 16 degrees, 0 minutes West 85.98 feet, more or less to a point; thence South 70 degrees, 6 minutes West, 4.83 feet, more or less, to land now or late of Charles H. Hahn; thence North 41 degrees, 15 minutes West 177.93 feet to Spring Street; thence North 48 degrees, 45 minutes East 18 feet to a point, the place of beginning.

BOUNDED on the North by Spring Street and land of Joseph F. Kiss; on the East by other land of Joseph F. Kiss and land now or late of Myron Zahoroiko; on the South by a vacated road and the Lehigh Coal and Navigation Company; and on the West by land now or late of Charles H. Hahn.

PARCEL NO. 3

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Borough of West Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the Southeasterly property line of Spring Street in line of other lot of Joseph Kiss; thence along other lot of Joseph Kiss, South 41 degrees, 15 minutes East 177.93 feet to an iron pin in the Northerly property line of a private alley; thence along the Northerly property line of a private alley, South 70 degrees, 6 minutes West 107.37 feet to a stake in line of land now or late of Theodore Fotty, et ux.; thence along other lot now or late of Theodore Fotty, et ux, North 41 degrees, 15 minutes West 138.84 feet to a stake in the Southeasterly property line of Spring Street; thence along the Southeasterly property line of Spring Street, North 48 degrees, 45 minutes East 100 feet to the point and place of beginning.

THE above described premises being known as 118 Spring Street, Easton, Pennsylvania.

Tax Parcel #L9SW3C-2-1.

TITLE TO SAID PREMISES IS VESTED IN Thomas J. Raub and Monica J. Raub, his wife by Deed from Todd A. Lunden and Michele L. Lunden, his wife dated 8/20/1999 and recorded 8/24/1999 in

Record Book Volume 1999-1, Page 129242.

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

SEIZED AND TAKEN into execution of the writ as the property of Thomas J. Raub and Monica J. Raub.

MARTHA E. VON ROSENSTIEL,
ESQUIRE

No. 25
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
1996-C-03125

ALL THAT CERTAIN lot or tract of land situate in the Township of Lehigh, County of Northampton and Commonwealth of Pennsylvania, designated as Lot #2 on the Subdivision Plan of Elsie P. Miller Section No. 3, recorded in Plan Book Volume 84, Page 15, in the Office of the Recorder of Deeds in and for the County of Northampton, more particularly described as follows, to wit:

BEGINNING at a point of intersection of the center of Cedar Drive T-511 and Apricot Drive T-544, thence along the center of Cedar Drive N 73° 09' 00" W 202.80 ft. to a point; thence S 16° 51' 00" W 25.00 ft. to a concrete monument and place of Beginning, thence along the Southerly side of Cedar Drive at 25.00 ft. south of center N 73° 09' 00" W 167.43 ft. to a 3/4" steel marker set at the Northeasterly corner of Lot #1 of the Elsie P. Miller Subdivision=Section No. 3, thence along said Lot #1 and lands of Elsie P. Miller S 16° 51' 00" W 260.17 ft. to a 3/4" steel marker set at the Southeasterly corner of said Lot #1; thence along lands of Elsie P. Miller S 73° 09' 00" E 167.43 ft. to a 3/4"

steel marker; thence along lands of same N 16° 51' 00" E 260.17 ft. to the place of Beginning. CONTAINING 1.000 Acre as surveyed by Larry A. Kemmerer, P.E., January 24, 1984.

BEING THE SAME PREMISES WHICH Susan M. Beers, single woman, by Deed dated June 23, 1986 intended to be recorded forthwith, granted and conveyed unto Susan M. Beers, single woman, and Harold H. Bushkirk, Jr., single man, the within Mortgagors, their heirs and assigns.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: H4-26-2D.

BEING KNOWN AS 3533 Cedar Drive, Walnutport, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Harold H. Buskirk, Jr. and Susan M. Beers a/k/a Susan M. Buskirk.

THOMAS A. CAPEHART,
ESQUIRE

No. 26
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-001114

ALL THAT CERTAIN lot or tract of land situated in the Township of Lehigh, County of Northampton and State of Pennsylvania designated as Lot 5 on plan of Hedge-Row Manor, more particularly described as follows, to wit:

BEGINNING at a railroad spike located in the centerline intersection of Township Road T-532 (being 50.00 feet wide) and Township Road T-534 (Long Lane) Being 60.00 feet wide); thence along the centerline of Township Road T-534 (Long Lane) South 43 degrees 53 minutes 08 seconds East 158.07 feet to a

railroad spike; thence South 14 degrees 21 minutes 04 seconds West 60.86 feet to an iron pipe the true point or place of beginning; thence along the Westerly property line of Township Road T-534 South 43 degrees 53 minutes 08 seconds East 227.84 feet to an iron pipe; thence South 11 degrees 49 minutes 42 seconds West 353.86 feet to an iron pipe; thence North 70 thence North 70 degrees 42 minutes 14 seconds West 102.22 feet to an iron pipe; thence along the lands of George Mattes North 08 degrees 38 minutes 56 seconds East 330.00 feet to an iron pipe; thence North 14 degrees 21 minutes 04 seconds East 155.49 feet to the true point or place of beginning.

CONTAINING 1.067 acres.

TITLE TO SAID PREMISES IS VESTED IN Sandra E. Csikos by reason of the following:

BEING THE SAME premises which Sandra E. Salt n/b/m Sandra E. Csikos and Erik J. Csikos, her husband by Deed dated 10/27/1998 and recorded on 10/31/1998 in the County of Northampton in Volume 1998-1, Page 147074, conveyed unto Erik J. Csikos and Sandra E. Csikos, his wife.

AND ALSO BEING THE SAME premises which Erik J. Csikos and Sandra E. Csikos, his wife by Deed dated 8/11/2001 and recorded on 8/30/2001 in the County of Northampton in Volume 2001-1, Page 176749, conveyed unto Sandra E. Csikos.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: J2SE3-1-1.

BEING KNOWN AS 587 Long Lane Road, Walnutport, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Erik J. Csikos and Sandra E. Csikos.

FRANK FEDERMAN, ESQUIRE

No. 28
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2002-000127

ALL THAT CERTAIN messuage, tenement and lot or piece of land situate in the City of Bethlehem, Commonwealth of Pennsylvania, being Lot No. 9, Block 2400, according to Plan entitled Map of the United States Housing Corporation of Pennsylvania, Project 24, Pembroke Village, Bethlehem, Pennsylvania, Section One, dated May 1, 1920, recorded in the Office for the Recording of Deeds in and for Northampton County in Map Book 9, Page 1, and known as 830 Washington Avenue according to present city numbering, bounded and described as follows:

BEGINNING at a point in the Southerly side of Washington Avenue, said point being in the division line of Lots Nos. 8 and 9; thence along the Southerly line of Washington Avenue in an Easterly direction 39.22 feet to a point, the intersection of Washington Avenue and a 20 foot wide alley, and extending of that same width of 39.22 feet between parallel lines at right angles to said Washington Avenue in a Southerly direction 92.50 feet, more or less, to a 15 foot wide alley.

ALSO Being Known as Northampton County Parcel Identifier No. N6SE3B-23-9.

BEING the same premises which Richard P. Quier, Jr., by Deed dated July 30, 1999 and recorded in the Office of the Recorder of

Deeds of Northampton County on August 5, 1999, in Deed Book 1999-1, Page 118703, granted and conveyed unto James E. Ford and Tara Ford.

BEING KNOWN AS 830 Washington Avenue, Bethlehem, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of James E. Ford and Tara Ford.

KRISTINE M. ANTHOU, ESQUIRE

No. 29
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-007095

ALL THAT CERTAIN lot or parcel of ground with messuage or tenement thereon erected, situate along the easterly side of Ironstone Road North of Rambeau Road and being Lot No. 5 Block "P" Section "B," Oakland Hills, Moser Tract No. 1, in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Leonard M. Fraivillig Company, Engineers, Bethlehem, Pennsylvania, as follows, to wit:

BEGINNING at a point on the easterly side of Ironstone Road, distant four hundred twenty-one and forty-seven one-hundredths feet (421.47), northwardly, along the easterly side of Ironstone Road from the point where the easterly side of Ironstone Road extended southwardly, intersects the northerly side of Rambeau Road, extended westwardly; thence extending North two degrees seventeen minutes thirty seconds West (N. 2° 17' 30" W.)

along the easterly side of Ironstone Road, a distance of one hundred feet (100.00) to a point in line of Lot No. 6, Block "P", Section "B", Oakland Hills; thence extending North eighty-seven degrees forty-two minutes thirty seconds East (N. 87° 42' 30" E.) along the division line between Lots 5 and 6, Block "P", a distance of one hundred fifty feet (150.00') to a point in line of land now or late of Anthony Colasante, thence extending South two degrees seventeen minutes thirty seconds East (S. 2° 17' 30" E.) along land now or late of Anthony Colasante, a distance of one hundred feet (100.00) to a point in line of Lot 4, Block "P", Section "B", Oakland Hills; thence extending South eighty-seven degrees forty-two minutes thirty seconds West (S. 87° 42' 30" W.) along the division line between Lots 4 and 5, Block "P", a distance of one hundred fifty feet (150.00') to the point on the easterly side of Ironstone Road, the point, the place of beginning.

Northampton County Tax parcel number: M7NW3-4-3.

BEING KNOWN AS 3632 Ironstone Road, Bethlehem, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Ralf Thorsen and Frances Thorsen.

DAWN M. SCHMIDT, ESQUIRE

No. 30
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
1999-ML-07798

ALL THAT CERTAIN message, tenement and parcel of land now known as 49 South Mulberry Street,

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

BEGINNING at a point, said point being the southeast corner of Parcel No. 1 and thence extending in width along parcel No. 1 northwardly twelve and one half (12-1/2) feet and extending in depth preserving the same width eastwardly along a ten (10) feet wide alley fifty-two feet seven (52' 7") inches more or less, to Mulberry Street.

BOUNDED on the North by property now or late of Susan Meyers, on the east by Mulberry Street, on the South by a ten (10') feet wide alley and on the west by other property now or late of Marion E. Klenach A/K/A Marion Emily Elizabeth Klenach.

Northampton County Tax parcel number: L09SE1B-26-2.

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 Mario Russo.

DAWN M. SCHMIDT, ESQUIRE

No. 32
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-002034

ALL THAT CERTAIN message or tenement and tract or piece of land situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, known as 59 West Ettwein Street, bounded and described as follows, to wit:

BEGINNING at a point in the South building line of Ettwein Street being seventy-nine and five-tenths feet East of the Southeast corner of

the intersection of Ettwein Street and Masslich Street; thence eastwardly for a distance of twenty-two and seventy-five hundredths (22.75) feet, more or less, to a point exactly in line with the center partition wall separating the premises hereby conveyed from the premises adjoining on the East, property now or late of Raymond Jacob Wiener and Ruth Caroline Wiener; thence southwardly of that same width between parallel lines at right angles to Ettwein Street and through the center of the aforesaid partition wall for a distance of one hundred (100) feet. CONTAINING 2,275 square feet, more or less.

The above described premises is commonly known and designated as 59 West Ettwein Street, Bethlehem, Pennsylvania, according to present city numbering.

Northampton County Tax parcel number: P6NE1A-3-4.

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 Washington Mutual Bank FA and Donald Boyer.

DAWN M. SCHMIDT, ESQUIRE

No. 33
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
1999-ML-07803

TRACT NO. 2

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

BEGINNING at a point on the north side of Ferry Street between Warren and Eleventh Streets, which point is the southeast corner of lot conveyed to Edgar F. Smith by deed

dated February 2, 1944 and recorded at Easton, Pennsylvania, in Deed Book C, Volume No. 75, Page 244, and which point is at the intersection of the north side of Ferry Street and the projection of the middle of the partition wall between residence known as 1041 Ferry Street conveyed to Edgar F. Smith above recited and the residence known as 1039 Ferry Street, conveyed to Howard Stangle and Mamie Stangle, his wife, by deed dated February 14, 1944 and recorded at Easton, Pennsylvania, in Deed Book B, Volume No. 75, Page 233; thence along the north side of Ferry Street in an easterly direction twenty feet, more or less, to a point on the north side of Ferry Street where the partition wall between 1037 Ferry Street and 1039 Ferry Street would intersect; thence through the middle of a partition wall between 1037 Ferry Street and 1039 Ferry Street in a generally northerly direction, 94 feet to a point, thence generally west in a line parallel to the north side of Ferry Street 20 feet, more or less, to a point; thence generally south passing through the center of the partition wall between 1039 and 1041 Ferry Street, 94 feet to a point, the place of beginning. Said premises being known as 1039 Ferry Street and being bounded on the south by Ferry Street, on the West by property of Edgar F. Smith known as 1041 Ferry Street; on the east by property known as 1037 Ferry Street and on the North by other property owned by prior grantors.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L9SE1A-28-17.

BEING KNOWN AS 1039 Ferry Street, Easton, Pennsylvania.

THEREON BEING ERECTED a two and one-half story row dwelling

with aluminum siding exterior and shingle roof.

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

DAWN M. SCHMIDT, ESQUIRE

No. 34

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-004760**

ALL THAT CERTAIN house and lot situate on the West side of North Warren Street, in the City of Easton, County of Northampton and State of Pennsylvania, beginning in the middle of a partition wall separating this house from the one immediately adjoining on the south and extending north fifteen feet eight inches, more or less, on the west side of North Warren Street to the middle of a two-feet seven and one-half inch, more or less, wide alley (which said alley is for the joint use for the ingress and egress of the owners or occupiers of this house as well as those of the house and lot immediately adjoining on the north) and extending of that width westwardly ninety-seven feet in depth to a ten-foot wide private alley in the rear intended for the joint use for the ingress and egress of the owners and occupiers of the land immediately adjoining it on the east and west side.

BOUNDED on the north by property now or late of John T. Roberts, on the east by North Warren Street, on the south by property now or late of Charles T. Rice, and on the west by said ten-feet wide private alley, being lot and dwelling house No. 107 North Warren Street.

Northampton County Tax parcel number: L9SE1A-10-6.

BEING KNOWN AS 107 North Warren Street, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Joseph F. Liptak and Gladys Liptak.

DAWN M. SCHMIDT, ESQUIRE

No. 35

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-002278**

All that certain messuage, tenement and lot or piece of land situate in the City of Easton, County of Northampton and State of Pennsylvania, on the South side of Kleinhans Avenue, containing in front on said street twenty-five (25) feet, and extending South of that width one hundred eighteen (118) feet more or less, to Berwick Street.

Bounded on the North by Kleinhans Avenue, East land now or late of William Gies, South by Berwick Street and on the West by land now or late of Adam Brown.

Northampton County Tax parcel number: L9SE3D-22-11.

BEING KNOWN AS 237 West Berwick Street, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Tiger Relocation Company Tammy Mertz.

DAWN M. SCHMIDT, ESQUIRE

No. 36

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2002-003570**

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate in the Borough of South Bethlehem (now the City of Bethle-

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

BEGINNING at a point in the southern line of Broadway where the same intersects with the Eastern line of Bishopthorpe Street, thence along the said southern line of Broadway, North fifty-two degrees fifty-two and one-half minutes East (N. 52° 52-1/2' E) forty-three (43) feet to a point; thence by a line at right angles to said Broadway, South thirty-seven degrees seven and one-half minutes East (S 37° 7-1/2' E) and through the exact center of the partition wall of Houses Nos. 833 and 835 (now known as No. 828 and 830) Broadway, a distance of one hundred twenty (120) feet to a twenty feet wide alley, thence along the same South fifty-two degrees and fifty-two and one-half minutes West (S. 52° 52-1/2' W) twenty-two feet three and five-eighths inches (22' 3-5/8") to the northeastern line of said Bishopthorpe Street North forty-six degrees fifty-five minutes West (N 46° 55' W) one hundred twenty-one feet nine and five-eighths inches (121' 9-5/8") to the place of BEGINNING. Being the southwestern half of a double brick dwelling N. 835 (now known as No. 830 Broadway, Bethlehem, Pennsylvania.

Northampton County Tax parcel number: P6SW3A-2-19.

BEING KNOWN AS 830 Broadway, Bethlehem, Pennsylvania.

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

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

Joseph A. Reing and Joanne Gimpert.

DAWN M. SCHMIDT, ESQUIRE

No. 37

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-001105**

All that certain piece or tract of land located in East Allen Township, Northampton County, Pennsylvania, being known as Lot No. 2 of the Richard Naylor Minor Subdivision, hereafter referred to as the Subdivision, being bounded and described more fully as follows:

Beginning at an iron pin set along the northerly right of way line of Dogwood Road (TR424) said point being the southwesterly corner of Lot No. 2 of the Subdivision, and said point also being along westerly lands N/F Sunny Slope Farms, thence along westerly land N/F Sunny Slope Farms north 10 degrees 06 minutes 09 seconds west 240.00 feet (N 10 degrees 05' 09" W 240.00') to an iron pin set at the northwesterly corner of Lot No. 2 of the subdivision, said point also being a southwesterly corner in the land N/F Lot No. 1 of the subdivision; thence along the land N/F Lot No. 1 of the Subdivision north 77 degrees 15 minutes 00 seconds east 236.55 feet (N 77 degrees 15' 00" E 236.35) to an iron pin set at the northeasterly corner of Lot No. 2 of the Subdivision, said point also being a corner in the lands now or formerly Lot No. 1 of the Subdivision; thence continuing along lands N/F Lot No. 1 of the subdivision south 21 degrees 12 minutes 20 seconds east 202.75 feet (S 21 degrees 12' 20" E 202.75') to an iron pin set at the southeasterly corner of Lot No. 2 of the Subdivision, said point also being along the northerly

right of way line of Dogwood Road; thence along the northerly right of way of Dogwood Road south 68 degrees 47 minutes 40 seconds west 280.00 feet (S 68 degrees 47' 40" W 280.00") to the place of beginning.

Northampton County Map L5 Block 12 Lot 2A.

Being the same premises which Mark John Keshel, Sr. and Deborah Ann Keshel by deed dated 6/13/01 and recorded in the Office of the Recorder of Deeds of Northampton County of 6/15/01, in Deed Book Volume 20011, page 111557, granted and conveyed unto Deborah Ann Keshel.

BEING KNOWN AS 5800 Dogwood Road, Bethlehem, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Deborah Keshel.

PETER E. MELTZER, ESQUIRE

No. 38

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-000004**

ALL THAT CERTAIN Western one-half of a double frame dwelling house and lot of land situate on the South side of Wilkes Barre Street, known as 1038 Wilkes Barre Street in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, containing twenty (20) feet in front on said Wilkes Barre Street and extending Southwardly of that width one hundred forty (140) feet in depth to Hoyt Alley, bounded on the North by Wilkes Barre Street, on the East by property known as 1026 Wilkes Barre

Street owned now or late by Jane Smith, on the South by Hoyt Alley and on the West by property known as 1040 Wilkes Barre Street owned now or late by Frank J. Klein and Louisa A. Klein. The boundary passes through the middle of the partition wall between the property herein referred to and that known as 1036 Wilkes Barre Street.

BEING THE SAME premises which John V. Terraciano and Phyllis J. Makoskey by Deed dated 10/26/1998 and recorded 1/28/1999 in the County of Northampton in Volume 1999-1, Page 011487, conveyed unto John V. Terraciano, in fee.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: M9NE1A-1-13.

BEING KNOWN AS 1038 West Wilkes Barre Street, Easton, Pennsylvania.

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

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

FRANK FEDERMAN, ESQUIRE

No. 39

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-002859**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Hanover, County of Northampton and Commonwealth of Pennsylvania being known as Lot 3 of the Edward Ruland Subdivision as recorded in Map Book Volume 85, Page 53, in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania and being further bounded and described as follows, to wit:

BEGINNING at an iron pin set on the southerly right-of-way line of Place Road (50 feet wide), said iron pin being the northeast corner of the lands of Lot 2 of the Edward Ruland Subdivision then along said southerly right-of-way line of Place Road South 87 degrees 45 minutes 40 seconds East, 100.00 feet to an iron pin at the northwest corner of the lands of Lot 4 of the Edward Ruland Subdivision; thence along said lands of Lot 4 of the Edward Ruland Subdivision South 02 degrees 14 minutes 20 seconds West, 120.00 feet to an iron pin on line of the lands of Lot 5 of the Edward Ruland Subdivision; thence along said lands of Lot 5 North 87 degrees 45 minutes 40 seconds West, 100.00 feet to an iron pin at the southeast corner of the lands of Lot 2 of the Edward Ruland Subdivision; thence along said lands of Lot 2 North 03 degrees 14 minutes 20 seconds East, 120.00 feet to an iron pin, the place of beginning.

CONTAINING 12,000.00 square feet or 0.275 acre.

Having a dwelling erected thereon known as 1139 Place Road, Bethlehem, PA.

BEING Northampton County Tax Parcel #M6NW4 Block 2 Lot 1C.

BEING KNOWN AS: 1139 Place Road, Bethlehem (Hanover Township), PA 18017.

PROPERTY ID NO.: M6NW4-2-1C.

TITLE TO SAID PREMISES IS VESTED IN Raymond K. Melhem and Tania L. Melhem, husband and wife, parties, as tenants by the entirety by deed from Michael Laudone and Karen Laudone, husband and wife, parties dated 10/15/02 recorded 10/18/02 in Deed Book 2002-1 Page 286466.

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

SEIZED AND TAKEN into execution of the writ as the property of Raymond K. Melhem and Tania L. Melhem.

MARK J. UDREN, ESQUIRE

No. 40
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-002754

ALL THAT CERTAIN messuage, tenement and lot of land situated in the City of Easton, County of Northampton and State of Pennsylvania, being commonly known as No. 17 South Eleventh Street, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Western building line of South Eleventh Street one hundred ninety-seven and no hundredths (197.00) feet South of the Southern building line of Northampton Street and in the South line of Premises No. 15 South Eleventh Street; thence along the Western building line of South Eleventh Street South six (6) degrees no (00) minutes East twenty-three (23.00) feet to the North side of Pine Street; thence along the North side of Pine Street South eighty-four (84) degrees no (00) minutes West fifty-two (52.00) feet to the East line of Premises No. 1108 Northampton Street; thence by that line North six (6) degrees no (00) minutes West twenty-three (23.00) feet by that line and through the center of a party wall North eighty-four (84) degrees no (00) minutes East fifty-two (52.00) feet to the point and place of beginning.

BEING KNOWN AS: 17 South Eleventh Street, Easton, PA 18042.

PROPERTY ID NO.: L9SE1A.22-14.

TITLE TO SAID PREMISES IS VESTED IN Richard S. Drescher by deed from Anne Louise Drescher dated 7/21/87 recorded 8/26/87 in Deed Book 732 Page 1147.

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

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

MARK J. UDREN, ESQUIRE

No. 41
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-002517

TRACT NO. 1:

ALL THAT CERTAIN lot or piece of ground marked and designated as Lot Number Four (4) in Block Number Eighty-nine (89), on a certain revised map or plan of Miller Heights, (with a message or tenement known as No. 207 Second Street on said lot erected) which said map or plan is duly recorded in the Office for the Recording of Deeds etc., in and for the County of Northampton and State of Pennsylvania in Map Book No. 8, Page 21, and described according to said map or plan, as also according to certain other maps or plans of said Miller Heights, which are duly recorded in the aforesaid Office in Map Book No. 6, Page 36, and Map Book No. 7, Page 46, respectively, as follows to wit:

BEGINNING at a point on the Easterly side or line of the said Second Street at the distance of seventy-five feet Northwardly from the Northerly side of line of Hamilton Heights, Township of Bethlehem, County of Northampton and State of Pennsylvania, thence extending

Northwardly in and along the said Easterly side or line of the said Second Street, in front or breadth, twenty-five feet and extending of that width in length or depth Eastwardly between parallel lines at right angles to the said Second Street, the Southerly line thereof through the middle of the party wall between the house erected on said Lot No. 4 and the house erected on Lot No. 3, in said block, one hundred and ten feet to the Westerly side or line of a certain twenty feet wide street or alley called Cedar Street.

BOUNDED on the North by Lot No. 5, Block 89, according to said map or plan, on the South by Lot No. 3, Block 89, according to said map or plan, on the East by the said Cedar Street, and on the West by the said Second Street.

TRACT NO. 2:

ALL THAT CERTAIN lot or piece of ground situate along Second Street between Hamilton Street and Linden Street all in Bethlehem Township, Northampton County, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rail monument in the center line of Second Street, fifty feet (50') wide and the Southern Street line of Hamilton Street, fifty feet (50') wide, along said center line of Second Street in a Northwardly direction a distance of one hundred fifty feet (150') to a point, thence at right angles to said Second Street a distance of twenty-five feet (25') to a cross out on a concrete wall marking the division line between lots 4 and 5; thence (1) in the same Eastwardly direction along this division line a distance of one hundred ten feet (110') to an iron pipe marking the Westerly side or line of a certain twenty feet (20') wide Cedar Street or alley, thence

(2) in a Northerly direction along a concrete curb line a distance of twenty-five feet (25') to a PK nail in the concrete curb, marking the division line between Lots 5 and 6 which is the beginning of the remainder of the property of the Bethlehem Area School District; thence (3) in a Westwardly direction along said division line a distance of one hundred ten feet (110') to a spike in the Macadam playground, marking the Northwest corner of Lot #5; thence (4) along the Eastern side of Second Street fifty feet (50') wide in a Southerly direction a distance of twenty-five feet (25') to a cross out on top of a concrete wall and the place of beginning.

CONTAINING two thousand seven hundred fifty (2,750) square feet.

ALL of which is more fully shown in the map or plan entitled "Plan Showing Land to be Acquired by John Svanda Jr. from Bethlehem Area School District—Scale, 1"= 40' dated December 23, 1974.

Tax Parcel #N7NW3-44-7.

Being known as: 1908 2nd Street, Bethlehem, PA 18020.

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Stephen Svanda by Deed from Rose Ann H. Svanda dated 7/31/1998 and recorded 8/14/1998, in Volume 1998-1, Page 108265.

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

SEIZED AND TAKEN into execution of the writ as the property of Stephen J. Svanda a/k/a Stephen Svanda.

TERRENCE J. McCABE,
ESQUIRE

No. 42
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2002-008093

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

BEGINNING at a stake at the side of the road leading from Jacobsburg to Wind Gap, thence along said road North eleven and one-quarter (11 1/4) degrees East, one hundred (100') feet to a stake, thence by land now or late of William Lieberman North eighty-three and three-quarters (83 3/4) degrees West, two hundred (200') feet to a stake, thence by the same South, eleven and one-quarter (11 1/4) degrees West, one hundred (100') feet to a stake, thence by land now or late of South Easton Water Company South eighty-three and three-quarters (83 3/4) degrees East, two hundred (200') feet to the place of BEGINNING.

HAVING THEREON ERECTED A DWELLING KNOWN AS 945 Jacobsburg Road, Wind Gap, Pennsylvania 18091.

PARCEL: G7-15-7.

BEING THE SAME PREMISES WHICH Kenneth J. Kemper and Shirley A. Kemper, his wife, by deed dated 2/18/98 and recorded in Deed Book 1998-1 Page 027578 granted and conveyed unto Kenneth J. Kemper.

THEREON BEING ERECTED a ranch style brick dwelling with shingle roof; detached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Kenneth J. Kemper.

LEON P. HALLER, ESQUIRE

No. 43
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-007174

ALL THAT CERTAIN lot or piece of land situate on the South side of Forest Street (formerly Cedar Street) in the Borough of Wilson, County of Northampton and Commonwealth of Pennsylvania, and described according to a Plan of Lots of Young and Kemmerer as follows, to wit:

BEGINNING at a point in the South building line of Forest Street (formerly Cedar Street) at a distance Eastward from the Southeast corner of 24th Street (formerly Kemmerer Street) and Forest Street (formerly Cedar Street) of 30 feet; thence extending Eastwardly along said Forest Street a distance of 19 feet, more or less, to a point and extending Southwardly of that same width between parallel lines in depth 120 feet to a 10 feet wide alley.

BOUNDED on the North by said Forest Street; on the East by land now or late of Hayward E. Daws and Sophie Daws; on the South by said 10 feet wide alley; and on the West by lands now or late of Sarah Vought.

ALSO BEING KNOWN AS NORTHAMPTON COUNTY PARCEL IDENTIFIER NO. L9SW4C-4-2.

SUBJECT to covenants, restrictions, easements of record and taxes for the current year.

BEING the same premises which Richard J. Heller and Shara J. Heller, by Deed dated December 18, 1998 and recorded in the Office of the Recorder of Deeds of Northampton County on December 21, 1998, in Deed Book 1998-1, Page 177142, granted and conveyed unto Jarrett Randy Beck and Michelle L. Zeigafuse.

BEING KNOWN AS 2342 Forest Street, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Jarret Randy Beck and Michelle L. Zeigafuse.

KRISTINE M. ANTHOU, ESQUIRE

No. 44
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-008364

ALL THAT CERTAIN messuage, tenement and lot or piece of land situated in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, designated on the plan of lots laid out on the Ott Farm by Peter Brady for Charles Seitz and Frederick Seitz, in December, A.D. 1891 and recorded in the Office for the Recording of Deeds at Easton, PA., in and for said County of Northampton, in Book of Maps No. 1, Page 24, etc., as Lot No. 32, Block 14, the building thereon erected being the Southern half of a double stucco dwelling house, known as No. 707 Seitz Avenue, bounded and described as follows, to wit:

SITUATE on the West side of Seitz Avenue and containing in front on said Seitz Avenue twenty (20) feet, more or less and extending of that width in depth in a Westerly direction one hundred and forty (140) feet, more or less, to Storm Street.

BOUNDED on the North by Lot No. 31, known as No. 705 Seitz Avenue on the East by Seitz Avenue, on the South by Lot No. 33 and on the West by Storm Street.

TITLE TO SAID PREMISES IS VESTED IN Terry L. Coleman and Kathleen M. Coleman, his wife by Deed from John L. Coleman, Executor under the Last Will and Testament of Anna E. Barclay, late dated 10/28/1992 and recorded 11/3/1992, in Volume 879, Page 68.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: M9NE2A-11-3.

BEING KNOWN AS 707 Seitz Avenue, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Terry L. Coleman and Kathleen M. Coleman.

FRANK FEDERMAN, ESQUIRE

No. 45

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-003123**

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

BEGINNING at a point on the West side of Center Street, distant forty (40) feet North of the Northwest corner of Center and Fairview Streets; thence Northwardly along the West side of Center Street a distance of twenty (20) feet to a point, said point being exactly in line with the center of the partition wall separating the premises hereby conveyed from the premises adjoining on the North, now or late of Bernard Fella, originally conveyed by John D. Kercher, and wife, to John T. Lambert by deed recorded in Northampton County Deed Book B, Volume 64, page 161; thence

through the aforesaid partition wall a distance of one hundred ten (110) feet to other lands late of John D. Kercher conveyed to Earl H. Smith and Lila B. Smith by deed dated January 7, 1954, and recorded on January 8, 1954; thence along the eastern line of said Earl H. Smith and wife in a Southerly direction and seventy (70) feet Eastwardly from the East side of School Street and parallel with the East side of School Street a distance of twenty (20) feet to a point in line of lands now or late of Richard G. Breisch; thence in an Easterly direction along lands of Richard G. Breisch one hundred ten (110) feet to a point on the West side of Center Street, the place of beginning. Being known and designated as 1005 Center Street.

BEING THE SAME PREMISES which David Stear and Joy Stear, husband and wife, by Deed dated August 18, 1999 and recorded in the Recorder of Deeds of Northampton County on August 20, 1999 in Deed Book Volume 1999-1, Page 128152, granted and conveyed unto Anthony Massey and Patricia Massey, husband and wife.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: N6SE4C-14-5.

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 Anthony Massey and Patricia Massey.

KRISTINE M. ANTHOU, ESQUIRE

No. 46

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-003089**

ALL THAT CERTAIN parcel, piece or tract 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 point on the south side of Lehigh Avenue and the dividing line or partition wall between the double dwelling situate on the described lot; thence in a southerly direction through said partition wall a distance of one hundred twenty (120') feet to a corner on the north side of a public alley; thence in a westerly direction a distance of twenty (20') feet to a corner on the north side of said public alley; thence in a northerly direction a distance of one hundred twenty (120') feet to a corner on the aforesaid Lehigh Avenue; thence in an easterly direction a distance of twenty (20') feet to the place of BEGINNING.

HAVING THEREON ERECTED A DWELLING KNOWN AS 129 Lehigh Avenue, Wind Gap, Pennsylvania 18091.

PARCEL: E8SW4B-9-6.

BEING THE SAME PREMISES WHICH James A. Argenziano and Sharon L. Argenziano, his wife, by deed dated 6/28/94 and recorded 7/1/94 in Deed Book 1994-8 Page 046600 granted and conveyed unto Diane Pacovich.

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 Diane Pacovich and The United States of America.

LEON P. HALLER, ESQUIRE

No. 47

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
1998-C-03236**

PARCEL NUMBER ONE:

ALL THAT CERTAIN lot or piece of land, with improvements thereon

erected, situate on the north side of East Fourth Street, in the Borough of South Bethlehem, (now City of Bethlehem), Northampton County, Pennsylvania, designated as Lot No. 13, on map dated December 23, 1916, entitled "Saucon Land and Improvement Company, South Bethlehem, PA, U.S.A., Plan showing Company Property and Houses between East Fourth Street and N.P.R.R.", being Plan No. L-1-1/2 by C.E. Lehr, recorded in the Office for the Recording of Deeds in and for Northampton County, Pennsylvania, on March 15, 1917, in Map Book 6, page 45. Containing in front on East Fourth Street forty-five (45) feet and extending northwardly of the same width between parallel lines at right angles to East Fourth Street one hundred fourteen and fifty-eight one-hundredths (114.58) feet to the southerly side of East Mechanic Street.

PARCEL NUMBERTWO:

ALL THAT CERTAIN westerly fifteen (15) feet of Lot No. 12 situate on the northerly side of East Fourth Street in the City of Bethlehem, as shown on Map dated December 23, 1916, entitled "Saucon Land Improvement Company, South Bethlehem, PA, U.S.A., Plan showing Company Property and Houses between East Fourth Street and N.P.R.R.", being Plan No. L-1-1/2 by C.E. Lehr, recorded in the Office for the Recording of Deeds in and for Northampton County, Pennsylvania, on March 15, 1917, in Map Book 6, page 45. Containing in front on East Fourth Street fifteen (15) feet and extending northwardly of that same width between parallel lines at right angles to East Fourth Street one hundred fourteen and

fifty-eight hundredths (114.58) feet to the southerly line of East Mechanic Street.

BOUNDED ON the East by the remaining seventeen (17) feet of Lot No. 12, on the South by East Fourth Street, on the West by Lot No. 13, and on the North by East Mechanic Street.

BEING KNOWN AS 1255 East 4th Street, Bethlehem, PA 18015.

PARCEL #P6SE2B-8-4.

BEING THE SAME PREMISES which Mario L. Moreira and Amalia Moreira, husband and wife, by Indenture dated June 23, 1988 and recorded June 30, 1988 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 750, Page 817, granted and conveyed unto Luz Nelida Colon, married and Florencio M. Haro, married and Lucila Loayza, unmarried, as tenants in common.

THEREON BEING ERECTED a two story apartment dwelling with aluminum siding exterior and slate roof.

SEIZED AND TAKEN into execution of the writ as the property of Luz Nelida Colon, Florencio M. Haro and Lucila Loayza.

GREGORY JAVARDIAN, ESQUIRE

No. 48

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-001762**

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

BEGINNING at an iron pipe on the South of the public highway leading from the Edelmans-Ackermanville Highway to the Belfast-Wind

Gap Highway; thence along the South side of aforementioned highway, South forty-four (44) degrees, East one hundred and twenty-six (126) feet to an iron pipe; thence along property now or late of William F. Karch, the two following courses and distances to wit: South forty-six (46) degrees, West two hundred (200) feet to an iron pipe and North forty-four (44) degrees, West sixty-one and five-tenths (61.5) feet to an iron pipe; thence along property formerly of John Haase, twenty-eight and three-quarters (28-3/4) degrees, East two hundred nine and four-tenths (209.4) feet, to the place of BEGINNING.

CONTAINING 18,750 square feet.

UNDER AND SUBJECT, NEVERTHELESS, to all easements, rights-of-way and restrictions appearing of record in the chain of title.

IT BEING THE SAME PREMISES which Ricky L. Johnson and Rochelle A. Johnson, did by their deed dated November 20, 2001, and recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pennsylvania, in Record Book Volumes 2001-1 at Page 257000, granted and conveyed unto Ricky L. Johnson.

BEING NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: H8-10-6.

BEING KNOWN AS 600 Belfast Road, Nazareth, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Ricky L. Johnson, Sr.

DAVID J. JORDAN, JR.,
ESQUIRE

No. 50
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-001588

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

BEGINNING at a point on the West property line of South Spruce Street, said point being located a distance of 185.62 feet North of the intersection of the West property line of South Spruce Street with the North property line of Belvidere Street; thence along the West property line of South Spruce Street, South a distance of 14.32 feet to a point; thence through the common wall of a dwelling to the South, West a distance of 165.00 feet to a corner marked by an iron pin; thence along the east line of a private 10 foot alley, North a distance of 14.48 feet to a corner marked by an iron pipe; thence along the line of the grantor herein the following five courses and distances: (1) East, a distance of 95.80 feet to a tack on the West face of an enclosed porch; (2) North a distance of 2.34 feet to a tack on the West face of an enclosed porch; thence through the common wall of a dwelling to the North, (3) North 89 degrees 43 minutes 30 seconds East a distance of 21.07 feet and (4) South 45 degrees 16 minutes 30 seconds East a distance of 4.00 feet and (5) North 89 degrees 43 minutes 30 seconds East a distance of 45.30 feet to a point; the place of beginning.

TOGETHER with a right-of-way ten feet in width along the northern boundary line of premises of Ethel S. Hearn, former grantor, extend-

ing of that width westwardly from Spruce Street to an into another alleyway, also being ten feet in width, immediately West of the premises of grantor and the premises hereby conveyed; grantees to have free and common use, right, liberty and privilege, in common with grantor, to traverse said rights of way and free ingress, egress and regress to and for grantees, their heirs and assigns, their tenants and undertenants or possessors of the premises hereby conveyed for use as a footway and/or a driveway.

BEING the same premises which Sherwood Morris and Geraldine Morris, husband and wife, by Deed dated May 2, 2001 and recorded in the Northampton County Recorder of Deeds Office on May 3, 2001 in Deed Book Volume 2001-1 Page 075045, granted and conveyed unto Rebecca L. Storm.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: J7SE3A-3-6A.

BEING KNOWN AS 44 South Spruce Street, Nazareth, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Rebecca L. Storm.

JOSEPH REJENT, ESQUIRE

No. 51
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-003578

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

BEGINNING at a point in the Northern right-of-way line of West Nesquehoning Street, said point being the extension of the centerline of the party wall between 223 and 225 West Nesquehoning Street and the Northern right-of-way line of said West Nesquehoning Street; thence Northerly passing through the centerline of said party wall North 08 degrees 00 minutes 00 seconds West 125.00 feet to a point in the Southern right-of-way line of Holt Street; thence Easterly along the Southern right-of-way line of said Holt Street North 82 degrees 00 minutes 00 seconds East 17.40 feet to a point; thence Southerly along lands South 08 degrees 00 minutes 00 seconds East 125.00 feet to a point in the Northern right-of-way line of said West Nesquehoning Street; thence Westerly along the Northern right-of-way line of said West Nesquehoning Street South 82 degrees 00 minutes 00 seconds West 17.40 feet to a point, the place of Beginning.

CONTAINING 2175.00 square feet or 0.0499 acres of land.

ALSO BEING KNOWN AS Northampton County Parcel Identifier No. L9SE3D-4-6A.

BEING the same premises which Mario Brasci and Helena I. Brasci, husband and wife, by Deed dated March 28, 2001 and recorded in the Northampton County Recorder of Deeds Office on April 6, 2001 in Deed Book 2001-1 page 055370, granted and conveyed unto Henry Howell.

BEING KNOWN AS 223 West Nesquehoning Street, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Henry Howell.

JOSEPH REJENT, ESQUIRE

No. 52

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION

CV-2004-001956

ALL THAT CERTAIN message, tenement and piece of land known and designated as No. 121 South Tenth Street, in the City of Easton, County of Northampton, and State of Pennsylvania bounded and described as follows:

BEGINNING at a point in the West property line of South Tenth Street in line of No. 123 South Tenth Street, said point being distant 96.10 feet Northwardly from the intersection of the North property line of Spruce Street with the West property line of South Tenth Street; thence along No. 123 South Tenth Street and passing partly thru the middle of a 3 feet wide alleyway, North 87 degrees 00 minutes West 80 feet to a point in line of No. 1013 Spruce Street; thence along No. 1013 Spruce Street, North 3 degrees 00 minutes East 14.30 feet to a point in line of No. 119 South Tenth Street; thence along No. 119 South Tenth Street and passing partly thru the middle of a party wall South 87 degrees 00 minutes East 80 feet to a point in the West property line of South Tenth Street; thence along the West property line of South Tenth Street, South 3 degrees 00 minutes West 14.30 feet to the point or place of Beginning.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER NO.: Map L9SE1D, Block 9, Lot 13.

BEING the same premises which Ramon E. Sullivan and Delores G.

Sullivan, his wife, by Deed dated June 27, 1991 and recorded in the Northampton County Recorder of Deeds Office on July 1, 1991 in Deed Book 834, Page 169, granted and conveyed unto Michael S. East.

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

SEIZED AND TAKEN into execution of the writ as the property of Michael S. East.

JOSEPH REJENT, ESQUIRE

No. 54

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-001167**

ALL THAT CERTAIN lot or piece of land with the Eastern half of a double brick dwelling house thereon erected situate in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, known as premises No. 421 Williams Street, bounded and described as follows, to wit:

BEGINNING at the Northwest corner of Williams and Storm Streets, thence extending in a Westwardly direction by the Northern building line of Williams Street a distance of twenty (20) feet, more or less, to a point in the middle of the partition wall dividing premises 421 and 423 Williams Street, thence extending in and through said partition wall in a Northerly direction between parallel lines at right angles to Williams Street to a depth of 140 feet, more or less, to the South side of Rock Street.

BOUNDED on the North by Rock Street, on the East by Storm Street, on the South by Williams Street and on the West by premises No. 423 Williams Street.

BEING known as 421 Williams Street, Easton, Pennsylvania.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: M9NE1B-25-22A.

SEIZED AND TAKEN into execution of the writ as the property of Clayton E. Johnson.

BONNIE DAHL, ESQUIRE

No. 55

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-002001**

ALL THAT CERTAIN one-half of a double house and lot of land situate in the Borough of Glendon, County of Northampton and Commonwealth of Pennsylvania, being Lot No. 106 on the Plan of Lots of the Glendon Iron Company, duly entered of record in the Recorder's Office at Easton, Northampton County, Pennsylvania, in Book of Maps No. 1, Page 59, and being more particularly bounded and described as follows:

BEGINNING at a point in the North side of Crescent Street and in line of the division wall between the premises herein conveyed and the eastern half thereof (being known as No. 104 Crescent Street); thence from said point of beginning northwardly through said division wall one hundred (100') feet, more or less, to the South side of a fifteen (15') feet wide alley; thence westwardly along the South side of said alley fifty (50') feet, more or less, to a point in corner of Lot No. 108; thence southwardly along the division line between Lots No. 106 and 108 one hundred (100') feet to the North side of Crescent Street; thence eastwardly along the North side of Crescent Street fifty (50') feet to the point, the place of Beginning.

These premises are also commonly known as No. 106 Crescent Street.

BEING KNOWN AS: 106 Crescent Street, Easton (Glenolden Borough), PA 18042.

PROPERTY ID NO.: M9NEID-8-5.

TITLE TO SAID PREMISES IS VESTED IN Michael E. Mazzie and Helen A. Mazzie, his wife by Deed from Richard J. Hessler and Betty J. Hessler, his wife dated 10/31/86 recorded 10/31/86 in Deed Book 712 Page 1051.

SEIZED AND TAKEN into execution of the writ as the property of Michael E. Mazzie and Helen A. Mazzie.

MARK J. UDREN, ESQUIRE

**No. 56
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-007192**

All the right, title, interest and claim of the Estate of Ian Shriver, Deceased, of, in and to

ALL THAT CERTAIN lot or piece of land with improvements thereon erected, known as 1009 Lincoln Street, situate on the North side of said Lincoln Street, in the City of Easton, County of Northampton, and State of Pennsylvania, being Lot No. 50 on Plan of James McKeen, containing in front on said Lincoln Street forty feet and extending of that width in depth Northwardly one hundred forty feet to a twenty foot wide alley.

BOUNDED on the North by said alley, on the East of Lot No. 49, on the West by Lot No. 51 of said plan, and on the South by Lincoln Street.

BEING known as Northampton County Uniform Parcel Identifier Number M9NE1A-9-2.

BEING the same premises which Ian K. Shriver and Shawna S. Shriver, by their deed dated March 14, 2002 and recorded March 20,

2002 in the Office of the Northampton County Recorder of Deeds in Deed Book Volume 20021, Page 74429, granted and conveyed unto Ian Shriver. Ian Shriver died on May 14, 2003.

Judgment was recovered in the Court of Common Pleas of NORTHAMPTON, Civil Action, as of No. C0048CV20030071, seized and taken in execution as the property of ESTATE OF IAN SHRIVER, DECEASED JOHN W. SHRIVER, EXECUTOR at the suit of NATIONAL CITY MORTGAGE COMPANY.

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

SEIZED AND TAKEN into execution of the writ as the property of the Estate of Ian Shriver, deceased and John W. Shriver, Executor.

LORI A. GIBSON, ESQUIRE

**No. 57
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-001086**

ALL THAT CERTAIN lot of land, with improvements thereon erected, known as 43 South 11th Street, in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

CONTAINING in front on the West side of South 11th Street, 14 feet 8 inches and of that width in depth Westwardly 90 feet.

BOUNDED on the North by land now or late of Paul Arndt, et ux, known as 41 South 11th Street, East by South 11th Street, South by land now or late of Stella L. Williams and Paul Enok, Jr., known as 45 South 11th Street and on the West by 1113 Perry Street, Easton, PA.

TITLE TO SAID PREMISES IS VESTED IN Brenda J. Richetta, in-

dividually by Deed from Anthony J. Richetta and Brenda J. Richetta, as joint tenants with the right of survivorship dated 10/9/1996 and recorded 10/10/1996, in Volume 1996-1, Page 107683.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L9SEIA-27-17.

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 Brenda J. Richetta.

FRANK FEDERMAN, ESQUIRE

No. 58

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2002-005213**

ALL THAT CERTAIN message, tenement and parcel of land situate in the Township of Bethlehem, Northampton County, Pennsylvania, known as Lot No. 34 on Final Plan, Section 7, Green Pond Crest, recorded in Northampton County Plan Book 25, Page 30, being more particularly bounded and described as follows:

BEGINNING at a point in the Southerly line of Wellington Drive, said point being the dividing line between Lot No. 35 and No. 34; thence along said dividing line South 5 degrees 25 minutes West, a distance of 170.45 feet to a point, said point being the dividing line between Lot No. 34 and land now or late of Birnbaum; thence along said dividing line North 84 degrees 40 minutes West, a distance of 130 feet to a point, said point being the dividing line between Lot No. 33 and No. 34; thence along said dividing line North 5 degrees 25 minutes East, a distance of 170.64 feet to a point, said point being the Southerly line of Wellington Drive; thence along

same South 84 degrees 35 minutes East, a distance of 130 feet to the point, the place of beginning.

CONTAINING 0.5089 acres of land.

BEING known as 4180 Wellington Drive, Bethlehem, PA.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: Map M7NE1, Block 2, Lot 17.

BEING the same premises which Herbert J. Toy, Jr. and Mary A. Toy, husband and wife, by their Deed dated May 15, 1992, and recorded May 19, 1992, in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania in Deed Book Volume 863, Page 141, granted and conveyed unto Herbert J. Toy, III and Maureen S. Toy, husband and wife.

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

SEIZED AND TAKEN into execution of the writ as the property of Herbert J. Toy, III and Maureen S. Toy and The United States of America.

SCOTT A. DIETTERICK,
ESQUIRE

No. 59

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-002643**

ALL THAT CERTAIN lot or piece of land, located in the Borough of Wilson, County of Northampton and State of Pennsylvania and being the Western half of Lot No. 1 on Map or Plan of Lots of Shimer and Hinline, said Plan being on file in the Office for the Recording of Deeds in and for Northampton County at Easton, reference being thereunto had appears, bounded and described as follows, to wit:

SITUATED at the Southeast corner of Forrest Street at its intersection with Twenty-Third Street, having a frontage of sixteen and twenty-eight one-hundredths (16.28) feet on Forrest Street and extending of that width in depth Southwardly eighty-four and eighty one-hundredths (84.80) feet.

BOUNDED on the North by Forrest Street, on the East by the Eastern half of said Lot No. 1 and property known as No. 2232 Forrest Street, on the South by land now or late of Evan Knecht and on the West by Twenty-Third Street.

SAID premises being known as No. 2234 Forrest Street, the Eastern line of which passes through the center of the middle partition wall of No. 2232 and No. 2234 Forrest Street.

TITLE TO SAID PREMISES IS VESTED IN Toren M. Hoffmire by Deed from William Cramer, dated 4/30/2002 and recorded 5/1/2002 in Volume 2002-1, Page 113401.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L9SW4C-5-1.

BEING KNOWN AS 2234 Forrest Street, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Toren M. Hoffmire.

FRANK FEDERMAN, ESQUIRE

No. 61
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-005740

TRACT NUMBER ONE:

ALL THOSE two certain lots and pieces of land situate in the Township of Bethlehem, County of North-

ampton and State of Pennsylvania, designated as Lots Nos. 11 and 12, Block 8, on the plan of lots of Prospect Heights; which said plan is recorded in the Office of the Recorder of Deeds, in and for the County of Northampton, Pennsylvania, in Map Book No. 3, page 16, etc., said Lots Nos. 11 and 12, Block 8, being bounded on the North by Lot No. 10 of said block, on the east by Beech Street, on the south by Lot No. 13, of said Block, and on the west by Seventh Street.

TRACT NUMBER TWO:

ALL THOSE two lots and pieces of land situate in the Township of Bethlehem, County of Northampton and State of Pennsylvania, designated as Lots Nos. 13 and 14, Block 8, on plan of lots of Prospect Heights, which said plan is recorded in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, in Map Book No. 3, page 16.

SAID lots being located on the east side of Seventh Street, bounded and described as follows: each lot containing in front on said Seventh Street, twenty-five (25) feet or a total frontage of fifty feet (50'); thence extending eastwardly of that same width in depth one hundred and ten (110') to Beech Street.

BOUNDED on the north by Lot No. 12 of said Block 8, on the east Beech Street, on the south by Lot No. 15 of said Block 8, and on the west by said Seventh Street.

TITLE TO SAID PREMISES IS VESTED IN Jessica L. Kitzmiller, unmarried by Deed from Thomas E. Wolley and Janice M. Wolley, husband and wife dated 6/27/2002 and recorded 7/30/2002 in Volume 2002-1 Page 172532.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: N7NE4-42-13.

BEING KNOWN AS 1834 Seventh Street, Bethlehem, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Jessica L. Kitzmiller.

FRANK FEDERMAN, ESQUIRE

No. 62
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-000973

ALL THAT CERTAIN messuage or tenement and lot or piece of ground situate on the eastern side of Newport Avenue in the Fourth 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 eastern line of Newport Avenue, said point being South thirty-seven (37) degrees twenty-nine (29) minutes East for a distance of one hundred sixty-two and eighteen one-hundredths (162.18) feet from the southeastern corner of 17th Street and Newport Avenue; thence along the line and through the center of the party wall between houses No. 1671 and 1673 North fifty-two (52) degrees thirty-seven (37) minutes East for a distance of one hundred one and fifty-nine one-hundredths (101.59) feet to a stake; thence along the line of property known as No. 1672 Railroad Street North thirty-six (36) degrees twenty-one (21) minutes West for a distance of fourteen and nine-tenths (14.9) feet to a point; thence along the line of property now or late of Peter Solian South fifty-four (54) degrees fifteen (15)

minutes West for a distance of one hundred one and nine-tenths (101.9) feet to a point on the eastern line of Newport Avenue; thence along said line South thirty-seven (37) degrees twenty-nine (29) minutes East for a distance of eighteen and thirty one-hundredths (18.30) feet to the place of beginning.

HAVING THEREON ERECTED a dwelling known as 1673 Newport Avenue, Northampton, Pennsylvania 18067.

PARCEL: L4SW4C-14-15.

BEING THE SAME PREMISES WHICH Rita A. Person by deed dated 5/10/95 and recorded in Deed Book 1995-1 Page 040567 granted and conveyed unto Anthony J. Vassallo.

THEREON BEING ERECTED an end of row dwelling with aluminum siding exterior.

SEIZED AND TAKEN into execution of the writ as the property of Anthony J. Vassallo.

LEON P. HALLER, ESQUIRE

No. 63
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-000988

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the Northeasterly side of Community Drive, Pennsylvania Route 946, in the Township of Moore, County of Northampton, Commonwealth of Pennsylvania and being No. 1 on a subdivision plan titled FINAL MINOR SUBDIVISION FOR GLADYS BENSING as prepared by Kenneth R. Hahn PLS on drawing No. 96-68 dated and last revised February 14, 1997, bounded and described as follows:

BEGINNING at a point on the Northeasterly right of way line of Community Drive, Pa. Route 946,

said point also marking the South-easterly property corner of lands of now or formerly Salem United Church of Christ of Moorestown; THENCE extending along the Easterly property line of now or formerly aforesaid Salem United Church lands, North 5 degrees 34 minutes 00 seconds East, 175.30 feet to a concrete monument found; THENCE extending along the Southerly property line of now or formerly Joanne Lahr and Jeffrey Werner, the following two (2) courses and distances: (1) South 73 degrees 41 minutes 38 seconds East, 215.87 feet to a concrete monument found; (2) South 73 degrees 43 minutes 02 seconds East, 236.05 feet to an iron pipe found; THENCE extending along the Westerly property lines of Lots 3 and 2 of this subdivision the following two (2) courses and distances: (1) South 16 degrees 18 minutes 22 seconds West, 349.34 feet to an iron pin to be set at the corner of Lot No. 2; (2) Extending along the Westerly property line of Lot No. 2, South 50 degrees 46 minutes 00 seconds West, 91.28 feet to a point on the Easterly right of way line of Community Drive, Pa. Rte 946; THENCE extending along the Northeasterly right of way line of Community Drive, Pa. Rte 946; North 39 degrees 14 minutes 00 seconds West, 445.85 feet to the place of beginning.

CONTAINING 132,487.3693 square feet, 3.0415 acres.

SUBJECT to restrictions, easements, covenants, rights of way and agreements, as shown on this subdivision plan and all previous documents, deeds and plans of record.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER NO.: Map H6, Block 12, Lot 3.

BEING THE SAME PREMISES which Gladys M. Bensing, widow, by her Deed dated January 29, 1998 and recorded in the Office for the Recorder of Deeds in and for Northampton County in Book 19981, Page 10783, granted and conveyed unto Robert E. Kline, Jr. and Alicia L. Kline, husband and wife.

BEING KNOWN AS 2186 Community Drive, Bath, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Robert E. Kline, Jr., Alicia L. Kline and Kline's Lawn and Recreational, Inc.

GEORGE J. SHOOP, ESQUIRE

No. 64

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-002747**

ALL THOSE CERTAIN messuages or tenements and three tracts of land situate in the Borough of Tatamy, County of Northampton, State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at an iron pin 3 feet north 29-1/2 degrees West from the Northeast corner of a store building, it being a building line on the West side of Front Street in said Borough; thence along other lands late of Martin Werkheiser, formerly of Joseph H. Butz Estate South 60-1/2 degrees West 70 feet to a point; thence by the same South 29-1/2 degrees East 30 feet to a point; thence by the same North 60-1/2 degrees East 70 feet to an iron pin on said building line; thence along said building line and along the front of said store building North 29-1/2

degrees West 30 feet to the place of Beginning. Containing 2100 square feet.

TRACT NO. 2:

BEGINNING at and iron pin in the Western line of Tract No. 1, said iron pin being 4 feet from the Southwest corner of the store building and 15 inches from the new addition in the rear of said store building; thence along lands of Joseph H. Butz Estate, South 60 degrees 15 minutes West 5 feet 6 inches to a point; thence along the same North 29 degrees 45 minutes West and 18 inches from said new addition and parallel therewith 27 feet to a point; thence still along the same North 60 degrees 15 minutes East 5 feet 6 inches to a corner of Tract No. 1; thence along the same South 29 degrees 45 minutes East 27 feet to the place of Beginning. Containing 148-1/2 square feet of ground, being a strip of land 5 feet 6 inches in width by 27 feet long, running along the rear of Tract No. 1.

TRACT NO. 3:

BEGINNING at a point in line of land late of Joseph H. Butz and school lot now or late of G. Frank Messinger; thence along hotel lot of Joseph H. Butz, North 18-1/2 degrees West 7.77 perches to a post; thence along the same North 62-1/4 degrees East 3.8 perches to a post on the West side of Front Street; thence crossing said Front Street, and along the aforesaid hotel lot North 1-1/2 degrees West 2.9 perches to a post on the East side of said Front Street; thence along the East side of the same and along lands of E. and N.R.R. Co. South 29 degrees East 14 perches to a point in line of said school lot, now or late of G. F. Messinger; thence along said school lot West 7.7

perches to the place of Beginning. Containing 59.6 perches of land.

EXCEPTING AND RESERVING, however, out of Tract No. 3, the above described Tract No. 1.

The above recited parcels being more particularly and accurately described according to a survey prepared by George J. Collura, Registered Surveyor, dated February 3, 1986, as follows, together with the easement granted from Delbert R. Fehnel and Judith J. Fehnel, his wife, on the 7th date of September, 1995 to Ronnie L. LaBar and Lynn E. LaBar, his wife and recorded in Record Book Volume 1995-1, Page 088581:

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

BEGINNING at a point in or near the centerline of Bushkill Street, a corner also of land now or late of John C. Walters and Eva E. Walters, said point being 15 feet eastwardly from the westerly curb of said Bushkill Street; thence in and along said Bushkill Street South 32 Degrees 26 Minutes 00 seconds East 212.45 Feet to a point near the westerly edge of Bushkill Street; thence along land now or late of John C. Walters and Eva E. Walters North 89 Degrees 44 Minutes 37 Seconds West 170.77 Feet to an iron pin, (this last course passes through an iron pin at 25.00 feet); thence along land now or late of John C. Walters and Eva E. Walters (known as the hotel property) the following three courses and distances: (1) North 1 Degree 06 Minutes 00 Seconds West 98.93 Feet to an iron pin; (2) running along the

rear side of the frame store building located on the herein described lot and being parallel to and distant 1.50 feet from said building, North 29 Degrees 45 Minutes 00 Seconds West 40.00 Feet to an iron pin; (3) running parallel to and distant 3.00 feet from the northerly side of said store building, North 60 Degrees 15 Minutes 00 Seconds East 90.50 Feet to the place of Beginning.

IT BEING THE SAME PREMISES which Ronnie L. LaBar and Lynn E. LaBar, his wife, did, by Special Warranty Deed dated August 26, 2002, and recorded in the Office for the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania in Deed Book Volume 2002-1, at Page 225268, grant and convey unto BSB Associates, LLC, a Pennsylvania Domestic Limited Liability Company, its successors and assigns.

Northampton County Uniform Parcel I.D. No. Map: J9SW1D Block: 4 Lot: 3.

BEING KNOWN AS 9-13 Bushkill Street, Tatamy, Pennsylvania.

THEREON BEING ERECTED a two and one-half story commercial building.

SEIZED AND TAKEN into execution of the writ as the property of Tatamy Market and Deli, Inc. and BSB Associates, LLC.

RAYMOND J. DeRAYMOND,
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

Aug. 19, 26; Sept. 2

SEPTEMBER 2004 COURT CALENDAR

MON	TUE	WED	THU	FRI
		1	2 Juvenile	3 Misc. Hearings
6 Labor Day	7 Juvenile	8 Status	9 Juvenile Arrestment	10 Misc. Hearings
13 Juvenile Criminal	14 Criminal	15 Civil Call Criminal	16 Rosh Hashana Juvenile ARD/ Summaries Criminal	17 Rosh Hashana Misc. Hearings
20 Juvenile Civil	21 Civil	22 Civil	23 Juvenile Arrestment Civil	24 O.C. Audit Misc. Hearings
27 Juvenile	28 Status	29 DRS/Asb. Ct.	30 Juvenile DRS Fines & Costs	

**CURTIS ALLEN and CECELIA ALLEN, Plaintiffs v.
MUHLENBERG HOSPITAL CENTER, CAROL HUNTER, M.D.,
and DEBRA HERMANY, D.O., Defendants**

**CURTIS ALLEN and CECELIA ALLEN, Plaintiffs v.
VINCENT D. STRAVINO, M.D., Defendant**

Request for Enforcement of Settlement Agreement.

The Court granted the Motion to Enforce Settlement filed by the Plaintiff. The Court found that the Defendant's assertion that an agreement had never been reached between the parties unconvincing. Although the Court declines to accept one or the other party's version of the events as the true one, it found that when an offer is made at the close of business, it would be unfair to permit the offer to be withdrawn before the start of business the next day. Therefore, the Defendant was obliged to have left the offer open for a reasonable amount of time, and Plaintiff's Motion to Enforce Settlement is proper.

In the Court of Common Pleas of Northampton County, Pennsylvania, Civil Division, Nos. C0048CV-1998-009579, C0048CV01999-000301.

Order of Court granting Plaintiffs', Curtis and Cecelia Allen, Motion to Enforce Settlement Agreement.

RICHARD P. ABRAHAM, ESQUIRE, for Plaintiff.

ANGELO L. SCARICAMAZZA, JR., ESQUIRE, for Defendant Muhlenberg Hospital.

GEORGE M. NACE, III, ESQUIRE, for Defendant Stravino.

Order of Court entered on September 2, 2003 by BARATTA, J.

ORDER

AND NOW, this 2nd day of September, 2003, the Motion to Enforce Settlement between the Plaintiffs and Defendant Muhlenberg Hospital filed on behalf of the Plaintiffs, Curtis and Cecelia Allen, is hereby GRANTED. Defendant, Muhlenberg Hospital, is required to make payment in the order of \$12,500.00 to Plaintiffs as per the settlement agreement. Upon receipt of payment, Plaintiffs are directed to mark the action settled, discontinued and ended under both terms and numbers.

STATEMENT OF REASONS

Presently before the Court is Plaintiffs' Motion to Enforce Settlement. Specifically, Plaintiffs contend that a settlement agreement had been reached between themselves and Defendant Muhlenberg Hospital. Plaintiffs assert that the settlement agreement should be enforced and that Muhlenberg Hospital must forward the sum of \$12,500.00 as agreed to between the parties. Counsel for Muhlenberg Hospital asserts that his settlement offer was never accepted and, in fact, rescinded the day after it was made.

Plaintiffs are represented by Richard P. Abraham, Esquire. Defendants, Muhlenberg Hospital, Carol Hunter, M.D., and Debra Hermany, D.O., are represented by Angelo L. Scaricamazza, Jr., Esquire. George Nace, Esquire is counsel for Dr. Stravino.

A hearing was scheduled on Plaintiffs' Motion to Enforce Settlement on July 7, 2003. On that date, counsel requested a conference with the Court. At the conference, Mr. Abraham and Mr. Scaricamazza presented, by way of an offer of proof and in lieu of a testimonial record, their separate recollections of the events regarding this dispute. Mr. Nace, counsel for Dr. Stravino, did not contribute to the record.

The instant matter arises out of a medical malpractice action. Discovery had been completed and this matter was scheduled for trial on October 21, 2002. The week before the scheduled trial date, on October 16, 2003, this matter was also listed for a call of the jury trial.

Apparently, on or about October 1, 2002, Mr. Abraham communicated to Mr. Scaricamazza and Mr. Nace that his clients would settle this matter for \$25,000.00. On October 15, 2002, Mr. Nace informed Mr. Abraham that there would be no offer on behalf of Dr. Stravino. However, at 4:15 p.m. on October 15, 2002, Attorney Scaricamazza called Attorney Abraham to extend an offer of \$12,500.00 to settle the matter. Mr. Abraham inquired as to whether Mr. Scaricamazza could increase the offer to \$15,000.00. Mr. Scaricamazza told him "no."

Mr. Abraham asserts that, after Mr. Scaricamazza refused to increase the offer to \$15,000.00, he informed Mr. Scaricamazza that the offer of \$12,500.00 was acceptable to his clients with an open issue of whether or not the settlement would be with a joint tort-feasor release or a general release. Mr. Abraham stated that he then called the Court Administrator's office and left a message that the matter was settled and should be taken off the list.

Mr. Scaricamazza asserts that, after he had informed Mr. Abraham that his clients would not raise the offer to \$15,000.00, Mr. Abraham responded by stating that he believed the offer to settle for \$12,500.00 would be acceptable to his clients, but that Mr. Abraham needed time to review the offer with them before confirming acceptance. Mr. Scaricamazza asserts that no definite acceptance occurred. Mr. Scaricamazza also acknowledges that he did not place a time restriction on the offer, made at or near the close of business on October 15.

The next morning, October 16, 2002, at approximately 8:30 a.m., Mr. Scaricamazza left a message on Mr. Abraham's answering machine that the offer was being withdrawn.

Thereafter, prior to 9:00 a.m., Mr. Scaricamazza telephoned an associate of Mr. Nace's. Mr. Scaricamazza requested that Mr. Nace's associate call the case ready for trial and also, if he was able to find Mr. Abraham, to inform him that the offer was withdrawn. A few minutes later, at 9:00 a.m.

on October 16, 2002, neither Mr. Abraham nor Mr. Scaricamazza appeared at the call of the trial list to confirm that the case was ready for trial.

Mr. Scaricamazza now admits that his original offer, made on the afternoon of October 15, 2002, was a mistake in that he did not receive authority from his clients to extend the offer.

Both Mr. Abraham and Mr. Scaricamazza submitted letter briefs in support of their respective positions. In their letter briefs, each has accused the other of misleading the Court.

I. *Legal Standard*

The enforceability of settlement agreements is governed by principles of contract law. *Mazzella v. Koken*, 559 Pa. 216, 739 A.2d 531 (1999); other citations omitted. To be enforceable a settlement agreement must possess all of the elements of a valid contract. *Id.*

Where an offer does not specify an expiration date or otherwise limit the allowable time for acceptance, the offer is deemed to be outstanding for a reasonable period of time unless the offeree's power of acceptance is terminated. *First Home Savings Bank FSD v. Nernberg*, 436 Pa. Super. 377, 388-89, 648 A.2d 9, 15 (1994).

Where the parties have agreed on the essential terms of a contract, the fact that they intend to formalize their agreement in writing but have not yet done so does not prevent enforcement of such an agreement. *Mazzella v. Koken*, supra, citing *Field v. Golden Triangle Broadcasting Inc.*, 451 Pa. 410, 305 A.2d 689 (1973); *Goldman v. McShain*, 432 Pa. 61, 69, 247 A.2d 455, 459 (1968); other citations omitted. Given the inability of the parties to an oral agreement to reduce such an agreement to writing after several attempts does not necessarily preclude a finding that the oral agreement was enforceable. *Mazzella v. Koken*, supra; see also, *Woodbridge v. Hall*, 366 Pa. 46, 48, 76 A.2d 205, 206 (1950).

Generally, In the case of a disputed oral contract, what was said and done by the parties as well as what was intended by what was said and done by them are questions of fact. See *United Coal v. Hawley Fuel Coal Inc.*, 363 Pa. Super. 106, 525 A.2d 741 (1987).

The issue of whether a plaintiff has accepted a defendant's settlement offer is a question of fact, as opposed to a question of law. *Yaros v. Trustees of the University of Pennsylvania*, 742 A.2d 1118, 1124 (Pa. Super. 1999).

Where there is a conflict of evidence as to whether the parties intended that a particular writing would constitute a complete expression of their agreement, the parties' intent is a question to be resolved by the finder of fact. *Mazzella v. Koken*, supra; *Field v. Golden Triangle Broadcasting Inc.*, supra. Such a decision shall not be overturned but for clear abuse of discretion, an error of law or that the decision is not supported by the evidence. *Id.*

II. Discussion

We are aware that both Mr. Abraham and Mr. Scaricamazza are experienced litigators in the field of medical malpractice and, to the best of our knowledge, respected members of the Pennsylvania Bar Association.

This matter places the Court in an awkward position. Generally, in order to rule on this type of matter, we must make findings of fact that would require the Court to accept the testimony of one party over the other. Here, there is no corroborating evidence to confirm the accuracy of the exchange between counsel on October 15, 2002. We would need to find one attorney's recollection of the events more credible than the other's based upon nothing more than each attorney's good word. Based upon the record in front of us, we have no reason to doubt the sincerity of either counsel.

The record established the following: on October 1, 2002, Plaintiffs' attorney communicated a settlement demand of \$25,000.00. On the afternoon of October 15, 2002, the day before the call of the trial list, Mr. Scaricamazza presented a counteroffer of \$12,500.00 to settle the matter.

Counsel had some discussion in which Attorney Scaricamazza confirmed that the \$12,500.00 offer was firm and nonnegotiable. After that point, Plaintiffs' counsel and defense counsel disagreed as to whether Plaintiffs' counsel accepted the offer or whether Plaintiffs' counsel indicated to defense counsel that he needed to confirm the settlement with his clients.

If we accept Mr. Abraham's recollection of the events, it is clear that the parties reached an enforceable settlement.

However, if we accept Mr. Scaricamazza's recollection, the resolution requires closer scrutiny of the record.

Mr. Scaricamazza's recollection is when he conveyed the offer in the late afternoon of October 15, 2002, he did not limit the time for acceptance, even though Mr. Abraham informed him that he needed to confirm the settlement with his clients.

Neither attorney appeared for the call of the list the following morning to confirm that the case was ready for trial. Mr. Scaricamazza indicates that, on the morning of October 16, he was able to contact an associate of Mr. Nace's and requested that Mr. Nace's associate call the matter ready for trial and, if he saw Mr. Abraham, to communicate to Mr. Abraham that Mr. Scaricamazza was withdrawing the offer. However, we must note that Mr. Scaricamazza had made no prior plans to appear before the Court to indicate that this case was ready for trial.

Due to the failure of Mr. Abraham and Mr. Scaricamazza to make arrangements to appear at the list call prior to 8:30 a.m. that morning, we can only conclude that counsel had assumed that this matter was settled or was going to be settled and acted accordingly.

The Court understands that Mr. Scaricamazza's offer was either mistakenly offered or that his client had a change of mind by 8:30 a.m. the next

day. However, it would be unfair to permit the offer to be pulled first thing in the morning, prior to allowing Mr. Abraham a reasonable amount of time to make contact with his clients and then respond to Mr. Scaricamazza.

The law is clear that, where an offer does not specify an expiration date or otherwise limit the allowable time for acceptance, the offer is deemed to be outstanding for a reasonable period of time unless the offeree's power of acceptance is terminated. *First Home Savings Bank FSD v. Nernberg*, supra at 388-89, 648 A.2d at 15.

Our Superior Court dealt with a very similar issue in *Yaros v. Trustees of the University of Pennsylvania*, supra. In *Yaros*, the defendant offered \$750,000.00 in settlement during a ten-minute recess prior to closing arguments. No acceptance was immediately conferred to defendant. The parties went back into the courtroom to present their closing arguments to the jury. At side-bar conference, following the closings, plaintiff's attorney accepted the defendant's offer on the record. When making his record, plaintiff's attorney acknowledged, "I don't know if it's still there, judge." During side-bar, defense counsel informed the court that the offer was no longer open. Trial was recessed until the next day prior to releasing the jury for deliberations. The next day, the plaintiff's attorney moved to enforce settlement. The court denied the motion pending an evidentiary hearing and released the jury to begin deliberations. The jury came back with a defense verdict.

The *Yaros* court then held an evidentiary hearing on plaintiff's motion to enforce the settlement. Ultimately, the trial court determined that plaintiff did accept the settlement offer within a reasonable time and that, under the circumstances, the offer had not lapsed. The Superior Court affirmed the trial court's finding.

If we are to accept Mr. Scaricamazza's recollection of the events, Mr. Abraham was not given a reasonable period of time to confirm his clients' acceptance of the open, unrestricted offer to settle made by Defendants.

We also note our concern with the interest of public policy and judicial economy. It would be unfair to permit parties to extend open offers to settle, which can be rescinded prior to the expiration of minimally reasonable period of time to be acted upon. To do otherwise would discourage and further complicate the process of settlement and settlement negotiations.

Conclusion

Under either factual scenario, we find that Plaintiffs' Petition to Enforce Settlement must be granted.

If we accept Mr. Abraham's recollection, it is clear that an enforceable settlement was reached.

If we accept Mr. Scaricamazza's recollection, we find that at the close of business on October 15, 2002, Mr. Scaricamazza presented an open of-

fer to Mr. Abraham without any time restrictions. At that time, Mr. Scaricamazza was informed by Mr. Abraham that he needed to confirm his clients' agreement. Thereafter, Mr. Scaricamazza acted in a manner consistent with having believed that a settlement would be reached. At 8:30 a.m. the next day, Mr. Scaricamazza attempted to rescind the offer before the Plaintiffs had reasonable time to confirm their agreement. Therefore, we find that the rescission of the offer was not effective. An enforceable settlement in the amount of \$12,500.00 was reached between the parties.

For the reasons above stated, the Motion to Enforce Settlement between Plaintiffs and Defendant, Muhlenberg Hospital, in the amount of \$12,500.00 is hereby granted. Defendant, Muhlenberg Hospital, is directed to pay the sum of \$12,500.00 to Plaintiffs. Upon receipt of payment, Plaintiffs are directed to mark the entire action settled, discontinued and ended against all Defendants.