

Northampton County Reporter

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EASTON, PA January 19, 2006

NO. 55

Douglas Mike and Kathleen Seamans-Mike, Plaintiffs v. GAEA Enterprises, Inc., Ecoscape Designs, Inc., Healing Environments, L.L.C., Elizabeth A. McNamara, Ph.D. and Leonard S. Kuchinskas, Defendants

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INSERT: Yellow: 1. "Secrets of the Code"

2. Annual 'Day on the Slopes' Registration Form
3. Welcome New Members
4. 2006 Calendar of Events

NOTICE TO THE BAR ...

Reminder: Committees are now reorganizing for the new year. Send in your Committee Preference forms even if you were on the committee in previous years. If you need another copy please call the NCBA office at (610) 258-6333.

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Northampton County Reporter

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

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Robert C. Brown, Jr., Esquire

Editor

NOTICES TO NCBA MEMBERS—BAR NEWS

☞ INCLUDED IN THIS ISSUE:

- **Lunch Lecture: “Secrets of the Code”**—February 22, 2006 presented by Hon. Mark I. Bernstein; registration form inside
- **NCBA** Calendar of Events, PBI Seminars and Committee Meeting schedule
- **“Annual Day on the Slopes”**—February 3, 2006—Registration form
- **New Members of the NCBA**

☞ MEETING SPACE—Northampton County Bar Association facilities are used on a regular basis for depositions, client meetings, arbitrations and seminars. Rooms are available for full day and half day rentals. For information or to reserve a room please call the Northampton County Bar Association Office at (610) 258-6333.

**☞ “In the truest sense, freedom cannot be bestowed; it must be achieved.”—
Franklin D. Roosevelt**

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**BLAIR, HARRY C. J.,** dec'd.

Late of the Borough of Bangor, Northampton County, PA
Co-Executors: Richard J. Shiroff, Esquire, and Marion M. (Sue) Blair, 724 Lehigh Street, Easton, PA 18042
Attorney: Richard J. Shiroff, Esquire, 724 Lehigh Street, Easton, PA 18042

DIEFENDERFER, RUTH E., dec'd.

Late of 6292 Hanoverville Road, East Allen Township, Northampton County, PA
Co-Executors: Francis B. Almer, 2908 Jacksonville Road, Bethlehem, PA 18017 and Donald W. Silfee, 6101 Hanoverville Road, Bethlehem, PA 18017

Attorney: Eric R. Shimer, Esquire, 1 Bethlehem Plz., Ste. 830, Bethlehem, PA 18018

FEHR, RUSSELL C., JR., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: Richard D. Fehr, 2712 Wagon Wheel Drive, Easton, PA 18040

Attorney: Gary Neil Asteak, Esquire, 726 Walnut Street, Easton, PA 18042

FUDERER, ANTHONY J. a/k/a ANTHONY J. FUDERER, JR., dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Administratrix: Ms. Joan Kingslake, 1616 Jennings Street, Bethlehem, PA 18017
Attorney: Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

HARTZELL, NORMAN a/k/a NORMAN R. HARTZELL, dec'd.

Late of Bushkill Township, Northampton County, PA
Executrix: Pamela Hartzell Snyder c/o Constantine M. Vasiliadis, Esquire, Kolb, Vasiliadis and Florenz, 74 W. Broad Street, Suite 170, Bethlehem, PA 18018-5738
Attorneys: Constantine M. Vasiliadis, Esquire, Kolb, Vasiliadis and Florenz, 74 W. Broad Street, Suite 170, Bethlehem, PA 18018-5738

KELLER, CHARLES W., SR., dec'd.

Late of the Township of Bushkill, Northampton County, PA
Administratrix: Terri L. Bensing c/o John Molnar, Esquire, The Molnar Law Offices, Wind Gap Professional Center, 6697 Sullivan Trail, Wind Gap, PA 18091

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

**LILIUS, MARGARET ANN JES-
SUP**, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Peter Gordon Jes-sup, 488 Dolores Drive, Collegeville, PA 19426

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

LLOYD, EDWIN L., dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Marilyn Christie c/o Robert E. Donatelli, Esquire, 32 N. 6th Street, Allentown, PA 18101

Attorney: Robert E. Donatelli, Esquire, 32 N. 6th Street, Allentown, PA 18101

MITMAN, MATILDA L., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Stanley Majewski 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

RINKER, ALICE S., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Edwin A. Sawyer, 800 Hausman Road, #276, Allentown, PA 18104

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

**SAPONE, FRANCES CATHER-
INE**, dec'd.

Late of the Borough of Stockertown, Northampton County, PA

Executrix: Bernadette Sani c/o Leonard M. Mellon, Esquire, 151 S. 7th Street, Easton, PA 18042

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

WERKHEISER, WARREN F., dec'd.

Late of Forks Township, Northampton County, PA

Co-Executors: W. Neill Werkheiser, 1430 Church Lane, Easton, PA 18040 and Gail N. Roberts, 1600 Church Lane, Easton, PA 18040

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

SECOND PUBLICATION**BACKHUS, MURIEL A.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: John G. Backhus, IV c/o Mary Ann Snell, Esquire, Suite 311, 3400 Bath Pike, Bethlehem, PA 18017

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

DORIA, ERNESTINE F., dec'd.

Late of the Borough of Wilson, Northampton County, PA

Executrix: Jennifer L. Doria c/o Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

Attorney: Theresa Hogan, Esquire, Attorney-at-Law, 340

Spring Garden Street, Easton,
PA 18042

ETTWEIN, ANNA M. a/k/a A.

MILDRED ETTWEIN, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Paul J. Connolly, Sr., 281 Race Street, Bath, PA 18014

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

FREED, ROBERT D., dec'd.

Late of 3040 Newburg Road, Nazareth, Northampton County, PA

Administrator: Gerald M. Freed, 54 East Allen Street, Nazareth, PA 18064

Attorneys: Lee A. Conrad, Esquire, Thomas, Conrad and Conrad, 515 West Linden Street, Allentown, PA 18101

GOLAB, PELAGIA D. a/k/a

POLLY GOLAB, dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Louise D. Rybak c/o John W. Rybak, Esquire, 408 Adams Street, Bethlehem, PA 18105

Attorney: John W. Rybak, Esquire, 408 Adams Street, Bethlehem, PA 18105

HARTMAN, ANNE P., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Christopher P. Hartman c/o Thomas W. Houser, Esquire, 345 Gaffney Hill Road, Easton, PA 18042-9532
Attorney: Thomas W. Houser, Esquire, 345 Gaffney Hill Road, Easton, PA 18042-9532

HUERTAS, MAXIMINA, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Mary Jane Lutton, 2615 Hader Lane, Bethlehem, PA 18015

Attorneys: Michael E. Riskin, Esquire, Riskin and Riskin, 18 E. Market St., P.O. Box 1446, Bethlehem, PA 18016-1446

OTT, JAMES E., dec'd.

Late of the Township of Plainfield, Northampton County, PA

Executor: Bruce Ott 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

ROTH, LOIS A., dec'd.

Late of Moore Township, Northampton County, PA

Co-Administrators: Sandra Eva Moyer and Wayne A. Roth, 2679 Windswept Lane, Bath, PA 18014

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

SMITH, MARJORIE H., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Co-Executors: Donald R. Smith and Larry W. Smith c/o Littner, Deschler & Littner, 512 N. New Street, P.O. Box 1407, Bethlehem, PA 18016-1407

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

WILSON, KENNETH S., dec'd.

Late of Bethlehem Township, Northampton County, PA
 Executrix: Annette M. Wilson c/o Thomas P. Stitt, Esquire, 576 Nazareth Pike (RT 191), Nazareth, PA 18064-8400

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

WINTER, HERMAN H. a/k/a

HERMAN H. WINTER, SR., dec'd.

Late of East Allen Township, Northampton County, PA
 Executrix: Rosetta Winter c/o James L. Reich, Esquire, Karess, Reich & Furst, PC, 215 N. 9th Street, Allentown, PA 18102

Attorneys: James L. Reich, Esquire, Karess, Reich & Furst, PC, 215 N. 9th Street, Allentown, PA 18102

THIRD PUBLICATION**BOEHMER, ROBERT T.**, dec'd.

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

Co-Executrices: Kathleen E. Howard a/k/a Kathleen O'Neill Leary and Eileen A. Zacharda 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

DORSHIMER, MARLA LOU,

dec'd.

Late of the Township of Bushkill, Northampton County, PA
 Executor: David A. Dorshimer c/o Gregory R. Reed, Esquire,

Attorney-at-Law, 141 South Broad Street, P.O. Box 299, Nazareth, PA 18064-0299

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

FASSL, LORRAINE M., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Craig J. Fassel c/o Gregory R. Reed, Esquire, Attorney-at-Law, 141 South Broad Street, P.O. Box 299, Nazareth, PA 18064-0299

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

KOSMAN, PHYLLIS A., dec'd.

Late of the Borough of North Catasauqua, Northampton County, PA

Administrator C.T.A.: Cordell Strohl, 1135 East James Street, Lehighton, PA 18235
 Attorneys: James A. Wimmer, Esquire, Philip & Wimmer, 419 Delaware Avenue, P.O. Box 157, Palmerton, PA 18071

KRAVECZ, IRENE H., dec'd.

Late of Forks Township, Northampton County, PA

Executor: Norman A. Peil, Jr., P.O. Box 20770, Lehigh Valley, PA 18002-0770

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

LANE, JANE M., dec'd.

Late of the Borough of Portland, Northampton County, PA

Co-Executors: William E. Lane and David M. Lane 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

McHUGH, WILLIAM A., dec'd.

Late of the Township of Forks, Northampton County, PA
Executor: Joel M. Scheer, Esquire, Fishbone & Scheer, 940 West Lafayette Street, Easton, PA 18042

Attorneys: Joel M. Scheer, Esquire, Fishbone & Scheer, 940 West Lafayette Street, Easton, PA 18042

MILLER, IDA, dec'd.

Late of the Borough of Wilson, Northampton County, PA
Administrator: Sidney Golden, 828 Balata St., Easton, PA 18042

Attorneys: Gary M. Miller, Esquire, Miller & Davison, 210 E. Broad Street, Bethlehem, PA 18018

MITCH, ELSIE, dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Joan M. Honer, 2577 Easton Road, Hellertown, PA 18055

PALOS, HELEN E., dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executrix: Susan E. Bennetch 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

SAUERZOPF, SOPHIE, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Co-Executors: Donna Hontz, 3407 Drighton Court, Bethlehem, PA 18020 and Augustave Sauerzopf, 371 Hillview Avenue, Nazareth, PA 18064
Attorneys: Peters, Moritz, Peischl, Zulick & Landes, LLP, 1 South Main Street, Nazareth, PA 18064-2083

SCHULTER, HANS, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Richard J. Endy c/o Wendy A. Nicolosi, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018

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

SEIPLE, MARGARET I., dec'd.

Late of Bath, Northampton County, PA

Executor: Daniel J. Seiple c/o Wendy A. Nicolosi, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018

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

SIEG, RUTH L., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Keystone Nazareth Bank & Trust, Nancy S. Berlin, Vice President-Senior Fiduciary Officer, 76 South Main Street, Nazareth, PA 18064

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

YELLES, LEON A., dec'd.

Late of the Township of East Allen, Northampton County, PA

Executor: Richard A. Yelles c/o Alfred S. Pierce, Esquire, Pierce & Dally, LLP, 124 Belvidere Street, Nazareth, PA 18064

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

YELOVICH, ELIZABETH, dec'd.

Late of the Borough of Freemansburg, Northampton County, PA

Executor: Joseph S. Yelovich c/o Keith D. Cacciatore, Esquire, Suite 302, 2045 Westgate Drive, Bethlehem, PA 18017

Attorney: Keith D. Cacciatore, Esquire, Suite 302, 2045 Westgate Drive, Bethlehem, PA 18017

NOTICES OF INCORPORATION

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

The name of the corporation is:

CATTY PIZZA & RESTAURANT, INC.

The Articles of Incorporation were filed on October 27, 2005.

JAMES G. MURPHY, ESQUIRE
MURPHY & MURPHY, P.C.
106 N. Franklin St.
Suite 2
P.O. Box 97
Pen Argyl, PA 18072

Jan. 19

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988, as amended, by the following corporation:

The name of the corporation is:

HERSAK REALTY, INC.

The Articles of Incorporation were filed on December 8, 2005.

CONSTANTINE M. VASILADIS, ESQUIRE
KOLB, VASILADIS & FLORENZ
74 W. Broad Street
Suite 170
Bethlehem, PA 18018-5738
(610) 865-4611

Jan. 19

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:
STEMIE'S 1818 TAVERN, INC.
Steven B. Molder, Esquire
904 Lehigh Street
Easton, PA 18042

Jan. 19

**NOTICE OF NON-PROFIT
INCORPORATION
CONGREGATION
BETH EL GIBOR**

has incorporated under the provisions of the Pennsylvania Non-Profit Corporation Law of 1988.

DAVID J. ROSSI, ESQUIRE
ZANE, ZANE & ROSSI
38 St. John Street
P.O. Box 96
Schuylkill Haven, PA 17972

Jan. 19

**LIMITED LIABILITY COMPANY
NOTICES**

NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Organization 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:

**BERKHEIMER BUSINESS
SERVICES, L.L.C.**

The Certificate of Organization has been filed on December 7, 2005.

DAVID R. GORDON, ESQUIRE
1883 Jory Road
Pen Argyl, PA 18072

Jan. 19

NOTICE IS HEREBY GIVEN that the Certificate of Organization has been filed with the Department of State of the Commonwealth of Penn-

sylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Organization 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:
FENWAY FOUR, LLC

The Certificate of Organization has been filed on December 20, 2005.

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

Jan. 19

CERTIFICATES OF AUTHORITY

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on November 30, 2005 by **Absolute Mortgage Solutions, LLC d/b/a WPI Mortgage Direct, LLC**, a foreign corporation formed under the laws of Connecticut, where its principal office is located at 111 Founders Plaza, 19th Floor, East Hartford, CT 06108, for a Certificate of Authority to do business in Pennsylvania. The registered office in Pennsylvania will be located at 600 North Second Street, Suite 500, Harrisburg, PA 17101.

Jan. 19

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on October 21, 2005 by **Home Builders Finance, Inc.**, a foreign corporation formed under the laws of Michigan, where its principal office is located at 2035 Hogback Road, Ann Arbor, MI 48105, for a Certificate of Authority to do

business in Pennsylvania. The registered office in Pennsylvania will be located at 600 North Second Street, Suite 500, Harrisburg, PA 17101.

Jan. 19

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN to all persons interested in or who may be affected by **Small Business Annex, Inc.**, a Pennsylvania Corporation, 3010 Powder Mill Circle, Bethlehem, PA, of its intention to dissolve said corporation, and that the Board of Directors is now engaged in winding up and settling the affairs of said corporation so that its existence shall be ended by issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania under the provisions of Title 15, at 15 Pa. C.S.A. §1975(b).

APRIL L. CORDTS, ESQUIRE
391 Nazareth Pike
Bethlehem, PA 18020

Jan. 19

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

JURY TRIAL DEMANDED

EDSON MENA and BETSY ARANA, Individually, and as Parents and Natural Guardians of DESTINY MENA, a Minor,

Plaintiffs

vs.

EDDIE CUPELES, First Defendant; EVA ROMERO, Second Defendant; RICHARD SODKE, Third Defendant,

Defendants

No. C-48-CV-2003-4767

To: Ms. Eva Romero and Eddie Cupeles

The Plaintiffs are Edson Mena and Betsy Arana, Individually, and

as Parents and Natural Guardians of Destiny Mena, a Minor. The Defendants are Eddie Cupeles and Eva Romero, whose last known address is 813 1/2 North 6th Street, Allentown, PA 18102. The suit involves plumbism (lead poisoning) suffered by the Minor Plaintiff as a result of the ingestion of lead-based paint at the Minor Plaintiff's residence, owned by Defendants.

A Motion has been filed to voluntarily dismiss Richard Sodke from this action, which will be heard on February 10, 2006.

NOTICE

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PER-

SONS AT A REDUCED FEE OR NO FEE.

NORTH PENN LEGAL SERVICES, INC.
65 E. Elizabeth Avenue
Suite 903
Bethlehem, PA 18018
(610) 317-8757 (Telephone)

IF YOU CAN AFFORD TO HIRE A LAWYER BUT DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE
155 South Ninth Street
Easton, PA 18042
(610) 258-6333 (Telephone)

EDWARD P. SHAUGHNESSY,
ESQUIRE
I.D. No. 52637
Counsel for Plaintiffs

654 Wolf Avenue
Easton, PA 18042
(610) 258-9955

Jan. 19

LEGAL SECRETARY with 40 years experience seeking employment—full-time, part-time or per diem. Current employer retiring as of 1/31/06. Call (o) (610) 838-7013, (h) (610) 258-8741 or (c) (610) 554-7209.

Jan. 19, 26; Feb. 2

SHERIFF'S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on February 10, 2006 at ten o'clock a.m. in the COUNCIL CHAMBERS, FOURTH FLOOR, of the Northampton County Government Center, within the City of Easton, County of Northampton and State of Pennsylvania, to wit:

PLEASE TAKE NOTICE that the sale price will include only the delinquent taxes certified to the

Sheriff's Office. Any current taxes are the responsibility of the purchaser.

**No. 1
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2004-002433**

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 with 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 (20) 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 Kleckner 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 GARRISON 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.

DANIEL G. SCHMIEG, ESQUIRE

No. 2

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-002497**

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

BEGINNING at a point which is the intersection of the Western right-of-way line of North Third Street and the Northern right-of-way line of Church Street; thence 1) Westerly along the Northern right-of-way line of said Church Street, south 89 degrees 47 minutes 49 seconds West, 97.00 feet to a point and corner of remaining lands now or late of the Redevelopment Authority intended to be dedicated to the City of Easton for Street purposes; thence 2) Northerly along the line of said remaining lands now or late of the Redevelopment Authority intended to be dedicated to the City of Easton for Street purposes, North 00 Degrees 00 Minutes 00 Seconds East, 10.00 feet to a point and corner of the aforementioned remaining lands now or late of the Redevelopment Authority; thence 3) Westerly along the same, South 89

degrees 47 minutes 49 seconds East, 144.64 feet to a point in the Eastern right-of-way line of North Bank Street; thence 4) Northerly along the Eastern right-of-way line of said North Bank Street, North 00 Degrees 00 Minutes 00 Seconds East, 23.58 feet to a point; thence 5) Easterly, North 89 Degrees 52 Minutes 22 Seconds East, 241.64 feet to a point in the Western right-of-way line of the aforementioned North Third Street; thence 6) Southerly along the Western right-of-way line of said North Third Street, South 00 Degrees 00 Minutes 00 Seconds East, 33.26 feet to a point, the place of BEGINNING.

CONTAINING 6629.29 square feet/0.1522 acres of land.

Northampton County Tax Parcel number: L9SE2A-6-2.

BEING KNOWN AS 20 North Third Street, Easton, Pennsylvania.

THEREON BEING ERECTED a three story commercial/residential brick building with flat roof.

SEIZED AND TAKEN into execution of the writ as the property of Andris Danielsons and Joanne S. Moranville.

DAWN M. SCHMIDT, ESQUIRE

No. 3

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-002515**

ALL THAT CERTAIN lot of ground, with the western one-half of a double brick dwelling erected thereon, known as 470 West Berwick Street, situate in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

CONTAINING in front or breadth on the south side of said Berwick Street 19 1/2 feet, more or less, and extending of that width in length

or depth southwardly, between parallel lines (the eastern boundary of which passes through the middle of the partition wall of the said double brick dwelling) 140 feet to the north building line of Wireback Street.

BOUNDED on the North by said Berwick Street, on the East by property of Ralph S. Ritter, known as 468 Berwick Street, on the South by said Wireback Street, and on the West by property of Angelo A. Testa and wife, known as 472 Berwick Street.

Northampton County Tax Parcel number: L9SE4C-27-8.

SEIZED AND TAKEN into execution of the writ as the property of Jann Elizabeth Marsteller.

DAWN M. SCHMIDT, ESQUIRE

No. 4

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-003987**

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

BEGINNING at a point on the East side of North Center Street twenty-five (25) feet North from the northeast corner of North Center and Frankford Streets; thence northwardly along the East side of North Center Street twenty (20) feet and extending of that width eastwardly between parallel lines one hundred ten (110) feet.

BOUNDED on the West by North Center Street, on the South by land now or late of John George, on the East by a ten (10) feet wide private alley and on the North by land now or late of Estella Frey.

BEING known and designated as No. 1024 Center Street, Bethlehem, Pennsylvania according to the present system of City numbering.

Northampton County Tax parcel number: N6SE4C-10-4.

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

SEIZED AND TAKEN into execution of the writ as the property of Joseph M. Ballek.

DAWN M. SCHMIDT, ESQUIRE

No. 6

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-006094**

ALL THAT CERTAIN tract of land situate in Section No. 1, Old Forge Estate, Borough of Bath, Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly property line of Old Forge Estates (45.00 feet wide), said point also marks the northeasterly corner of Lot No. 29; thence (1) along Lot No. 29, South 68 degrees 07 minutes 00 seconds West 114.81 feet to a point; thence (2) along land of Anne T. Pollitt, North 4.66, feet to an iron pipe; thence (3) along the same, North 2 degrees 30 minutes 00 seconds West 14.50 feet to a point; thence (4) along Lot No. 31, North 68 degrees 07 minutes 00 seconds East 108.26 feet to a point; thence (5) along the said westerly property line of Old Forge Drive, South 21 degrees 53 minutes 00 seconds East 18.00 feet to the point or place of beginning.

CONTAINING 2,008 square feet.

BEING ALL AS SHOWN on a plan of Section No. 1, Old Forge Estates, Plan #P-1213, dated April 1972, and last revised on August 18, 1972, as

prepared by Fogarasi & Moyer, Inc., Consulting Civil Engineers, Allentown, PA., and said plan is recorded in the Recorder of Deeds Office of Northampton County in Plan Book Volume 30, page 26.

BEING Northampton County Tax Parcel # K6NW4B Block 4 Lot 14.

ALSO BEING THE SAME PREMISES which Madeline L. Kromer and David E. Kromer, husband and wife, did by deed dated 3/4/83 and recorded 3/11/83 at Deed Book Volume 647, page 373, in Northampton County Recorder of Deeds Office, granted and conveyed unto Frank E. Jany and Michele L. Jany, husband and wife, in fee.

Being Parcel # K6NW4B-4-14-0503.

TITLE TO SAID PREMISES IS VESTED IN Jane E. Hunsicker, unmarried, by Deed from Frank E. Jany and Michele L. Jany, husband and wife, dated 10-30-96, recorded 10-31-96 in Deed Book 1996-1, page 115158.

BEING KNOWN AS 222 Old Forge Drive, Bath, Pennsylvania.

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 Jane E. Hunsicker.

DANIEL G. SCHMIEG, ESQUIRE

No. 7

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-006033**

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate in the City of Bethlehem, in the County of Northampton and State of Pennsylvania, located on the West side of Atlantic Street (formerly Oak Street), and containing in front or

breadth on said street 20 feet and extending Westward of that breadth, between parallel lines at right angles with said Atlantic Street, a distance of 237 feet 8 inches on the North line thereof and 220 feet, more or less, on the South line, said line passing through the middle of a party wall to Buchanan Street (formerly known as Popular Street).

BOUNDED as follows: One the North by property No. 628, according to the present system of City numbering (formerly No. 620), Atlantic Street and on the rear by No. 629 Buchanan Street; on the East by Atlantic Street; on the South by property No. 632, according to the present system of City numbering (formerly No. 624) Atlantic Street, and No. 635 Buchanan Street; on the West by Buchanan Street.

SAME BEING KNOWN AS No. 630, according to the present system of City numbering (formerly No. 622), Atlantic Street and on the rear as No. 631 Buchanan Street, Bethlehem, PA.

KNOWN as Northampton County Tax Parcel: P6SE2D-10-6.

BEING the same premises which RUSSELL H. BROWNE, EXECUTOR OF THE ESTATE OF MARGARET M. ROSEMAN A/K/A MARGARET ROSEMAN, DECEASED, by Indenture bearing date MARCH 28, 2002 and recorded APRIL 17, 2002 in the Office of the Recorder of Deeds, in and for the County of NORTHAMPTON in VOLUME 2002-1 page 98604 etc., granted and conveyed unto GEORGE MISKO and JOHN M. O'MAHOONEY, in fee.

TITLE TO SAID PREMISES IS VESTED IN Karen T. Facenda, by Deed from George Misko and John M. O'Mahoney, also known as, John O'Mahoney, dated 9-17-04

recorded 10-12-04 in Deed Book 2004-1, page 394666.

BEING KNOWN AS 630 Atlantic Street, Bethlehem, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Karen T. Facenda.

DANIEL G. SCHMIEG, ESQUIRE

No. 8

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-002586**

PARCEL #1

ALL THOSE TWO certain lots or pieces of land situate lying and being in the City of Bethlehem, County of Northampton and State of Pennsylvania, designated as Lots Nos. 38 and 39 according to a certain map of Brinker Terrace located in Northampton Heights, formerly Lower Saucon Township duly entered of record January, 1914. The said lots being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the southerly line of Sixth Street at a distance of eighty feet east from the easterly line of Brinker Avenue, THENCE extending eastwardly along said southerly line of Sixth Street a distance of forty (40) feet to a point, and of that same width of forty feet extending southwardly between parallel lines a distance of one hundred (100) feet to a northern line of a certain fifteen foot wide alley.

BOUNDED on the north by Sixth Street, on the east by Lot 40 according to said plan, on the south by the fifteen foot wide alley aforementioned and on the west by Lot 37 according to the plan aforesaid.

PARCEL #2

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

BEGINNING at the southwest corner of Sixth Street and Lot No. 41, THENCE extending along the south side of said Sixth Street, westwardly twenty (20) feet and of that same width between parallel lines, extending southwardly one hundred feet (100) to a fifteen (15) feet wide alley; being lot commonly designated as Lot No. 40, on Sixth Street, according to map of Brinker Terrace, laid out by Frank H. Ville, C.E., January, 1914.

BOUNDED on the north by Sixth Street, east by Lot No. 41, south by a fifteen feet wide alley, and west by Lot No. 30, all according to said map of Brinker Terrace.

TITLE TO SAID PREMISES IS VESTED IN Roberto Acevedo and Haydee Acevedo, husband and wife, and Obdulia Ortiz by Deed from Thomas Bonilla and Maria Bonilla, husband and wife, and Hector Harraza, dated 12-15-95, recorded 12-26-95 in Deed Book 1995-1. Page 123390.

Premises being: 1512 EAST SIXTH STREET, BETHLEHEM, PA 18015.

Tax Parcel No. P7SW1A-19-2.

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

SEIZED AND TAKEN into execution of the writ as the property of Roberto Acevedo a/k/a Roberto A. Acevedo a/k/a Roberto Acevedo, Sr. and Haydee Acevedo and Obdulia Ortiz.

DANIEL G. SCHMIEG, ESQUIRE

No. 9
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-005649

ALL THAT CERTAIN message or tenement and tract or piece of ground situate on the south side of Fir Street in the Borough of Hellertown, Northampton County, Pennsylvania, known as No. 21 1/2 Hess Avenue, Hellertown, Pa., bounded and described as follows:

BEGINNING at a point where the south line of Fir Street intersects the western line of Herbert Alley or Street, THENCE extending westwardly along the south line of said Fir Street a distance of twenty and sixty-nine hundredths (20.69) feet to a point; THENCE extending in a southerly direction a distance of forty-five and sixty-six hundredths (45.66) feet, more or less, to a point; THENCE extending eastwardly along lands now or late of Katheryn Cordas a distance of twenty and fifty-five hundredths (20.55) feet, more or less, to a point in the west side of Herbert Alley or Street; THENCE extending northwardly along the west side of Herbert Alley or Street a distance of forty-five and sixty-six hundredths (45.66) feet, more or less, to a point the place of beginning.

BOUNDED on the north by Fir Street, on the east by Herbert Alley or Street, on the south by lands now or late of Katheryn Cordas, and on the west by lands now or late of Stephen Basko.

Vesting Information:

Vested by: Special Warranty Deed dated 9/27/86, given by K & R Associates to Maxine A. Kovacs recorded 9/29/86 in Book: Vol. 710 Page 326.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: Q7NW2D-7-20.

BEING KNOWN AS 21 1/2 Hess Avenue, Hellertown, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of the estate of Maxine A. Kovacs, Terry W. Stanlein, executor and devisee of the estate of Maxine A. Kovacs.

DANIEL G. SCHMIEG, ESQUIRE

No. 11
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-007548

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

BEGINNING at a stake in the intersection of the West building line of Vernon Street (formerly Willow Street) and the South building line of Ninth Street, thence in the South building line of Ninth Street North eighty-six degrees twenty minutes (86° 20') West a distance of one hundred and twelve and thirty-nine one-hundredths (112.39) feet to a point in the East Building line of Wynadotte Street, thence in the East Building line of Wyandotte Street South twenty-nine degrees eight minutes (29° 8') West a distance of fifteen and fifty-six one-hundredths (15.56) feet to a point, said building line being parallel and distant four (4) feet at right angles from the East curb line of Wyandotte Street, thence along property now or late of Mary E. Kauffman (Widow), South sixty-one degrees twenty minutes (61° 20') East and passing through the middle of the

center partition wall of a double brick house being Nos. 901 and 903 Wyandotte Street, a distance of one hundred and thirty-one and thirty-nine one-hundredths (131.39) feet to a stake in the West building line of Vernon Street (formerly Willow Street), thence in the West building line of Vernon Street (formerly Willow Street) North three degrees forty minutes (3° 40') East a distance of sixty-nine, and fifty-eight one-hundredths (69.58) feet to the place of Beginning.

ALSO known as Northampton County Parcel Identifier Map: P6SW3B Block: 21 Lot: 13.

TITLE TO SAID PREMISES IS VESTED IN Sasha Wise by reason of the following:

BEING the same premises which Anna Fistner Murphy, a/k/a Anna L. Murphy, widow, by Thomas P. Murphy, Attorney-in-fact by Deed dated 6/4/1999 and recorded 10/14/1999 in the county of Northampton in Record Book Volume 1999-1 Page 155309 conveyed unto Joseph F. Bayda and Sasha Wise, as joint tenants with right of survivorship.

AND THE SAID Joseph F. Bayda departed this life on the 24th day of March A.D., 2001 whereby title to subject premises became vested in Sasha Wise by right of survivorship.

Premises being: 901 WYANDOTTE STREET, BETHLEHEM, PA 18015.

Tax Parcel No. P6SW3B-21-13.

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 Sasha Wise.

DANIEL G. SCHMIEG, ESQUIRE

No. 13

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2005-005710

ALL THAT CERTAIN message, tenement and lot or piece of land situated on the South side of the public road running Northwest from the Bushkill Bridge at the North end of Third (late Pomfret) Street and known as College Avenue, in said City of Easton, County of Northampton and State of Pennsylvania, and bounded and described as follows:

BOUNDED on the North by the said public road; on the East by a lot of land late the property of Henry Keller, now deceased; and on the South by land belonging to Harold Hallman and Helen Hallman, his wife, and on the West by land belonging to Harry Schleicher and Naomi Schleicher, his wife. Containing in front on said public road by a line commencing at a stone and running Northeast sixty-six and one-half (66 1/2) degrees thirty-two (32) feet to a stone; thence Southeast one-half (1/2) degree seventy-four (74) feet to a post; thence Southwest eighty-nine and one-half (89 1/2) degrees thirty (30) feet to a post; thence Northwest one-half (1/2) degree sixty (60) feet to the place of beginning.

IT BEING THE SAME PREMISES which Dennis R. Kelly a/k/a Dennis R. Kelly, Jr. and Sheila J. Kelly, husband and wife, by their Deed dated the 11th day of September 1998, and recorded in the Office for the Recording of Deeds in and for the County of Northampton at Easton, Pennsylvania, in Deed Book Volume 1998-1, Page 125001, did grant and convey unto Dennis R. Kelly a/k/a Dennis R. Kelly, Jr. and Sheila J. Kelly, husband and wife.

PARCEL No. L9NE3B-8-26.
BEING KNOWN AS 160 College
Avenue, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execu-
tion of the writ as the property of
Dennis R. Kelley a/k/a Dennis R.
Kelly, Jr. and Sheila J. Kelly.

JOSEPH REJENT, ESQUIRE

No. 14
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-005798

ALL THAT CERTAIN massuage,
tement and tract or piece of land
situat in the Township of East Allen,
County of Northampton and State
of Pennsylvania, bounded and de-
scribed, as follows, to wit:

BEGINNING at a bolt at the edge
of Pa. State Highway #329 (incor-
rectly shown as #239 in prior deed),
formerly #145; thence in and along
said highway South 88 degrees, 52
minutes East one hundred forty-two
and eight hundredths (142.08) feet
to a point along said highway;
THENCE in and along a private
driveway, hereinafter more fully
described; South 1 degree 26 min-
utes East seventy-five and twenty-
seven hundredths (75.27) feet to a
point; THENCE along land of now
or late Stephen Trinkle, North 86
degrees 15 minutes West one hun-
dred forty-nine (149.00) feet to a
stone at the westerly edge of a pri-
vate driveway; Thence in and along
the same, North 3 degrees 45 min-
utes East sixty-eight and twenty-five
hundredths (68.25) feet to the place
of beginning.

ALSO BEING KNOWN AS
NORTHAMPTON COUNTY UNI-
FORM PARCEL IDENTIFIER: MAP

L5, BLOCK 6, LOT 28. TAX PAR-
CEL #: L5-6-2B.

BEING KNOWN AS 4966/4968
Nor Bath Boulevard, Northampton,
Pennsylvania.

THEREON BEING ERECTED a
two and one-half story single dwell-
ing w/attached one-car garage, alu-
minum siding exterior and shingle
roof.

SEIZED AND TAKEN into execu-
tion of the writ as the property of
Robert A. Killett.

JOSEPH A. GOLDBECK, JR.,
ESQUIRE

No. 15
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-006565

ALL THAT CERTAIN tract or par-
cel of land situate in the Township
of Bushkill, County of Northampton
and State of Pennsylvania, known
and designated as Lot No. 10-2,
Phase V, of subdivision of land of
Englewood Development Corpora-
tion as recorded in the office of the
Recorder of Deeds in and for North-
ampton County at Easton, Pennsyl-
vania, in Map Book Volume 89, Page
223 (erroneously recited as Map
Book Volume 87, Page 94, in prior
deed) and being bounded and de-
scribed as follows, to wit:

BEGINNING at a point marking
the southeast corner of Lot No. 4 of
the Colonies-Phase Five; thence
along a curve with a radius of sixty
(60) feet, traveling to the left on a
chord bearing and distance of South
fifty-eight (58) degrees fifty-three
(53) minutes fifty-three (53) seconds
East seventy-six and fifty-three one-
hundredths (76.53) feet to a point;
thence along No. Lot 10-1 of the
Colonies-Phase Five South eight (8)
degrees thirty-one (31) minutes four-
teen (14) seconds East fifty (50) feet

to a point; thence along same South nine (9) degrees twenty (20) minutes fifteen (15) seconds West four hundred fifteen and ninety-one one-hundredths (415.91) feet to a point; thence along Lot No. 5 of the Colonies-Phase Three North eighty-three (83) degrees twenty-three (23) minutes fifty-eight (58) seconds West two hundred sixty (260) feet to a point; thence along Lot No. 2 of the Colonies-Phase Four North forty-one (41) degrees twenty-seven (27) minutes fifty-three (53) seconds West three hundred seventy-two and ninety-four one-hundredths (372.94) feet to a found iron pipe; thence along land now or late of Frank Castone North thirteen (13) degrees forty-eight (48) minutes forty-seven (47) seconds East two hundred thirteen and seventy-one one-hundredths (213.71) feet to a point; thence along the aforementioned Lot No. 4 of the Colonies—Phase Five South eighty-seven (87) degrees forty-five (45) minutes fifty-five (55) seconds East four hundred forty-nine and nine one-hundredths (449.09) feet to the place of beginning.

CONTAINING five and one thousand two hundred ninety-four thousandths (5.1294) acres.

UNDER AND SUBJECT, nevertheless, to a twenty (20) foot wide drainage easement as depicted on Drawing No. E-233, bearing latest revision date of September 2, 1987, as prepared by East Penn Engineering Co., Inc.

UNDER AND SUBJECT, nevertheless, to other easements and restrictions of record.

IT BEING THE SAME PREMISES which Robin S. Vandever and Claude S. Vandever, her husband, by their Indenture bearing date the

third day of December, A.D. 1990, for the consideration therein mentioned, granted and conveyed unto the said Michael L. Pacifico and Trina J. Pacifico, and to their heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book Volume 817, Page 555, etc., relation being thereunto had, more fully and at large appears.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP: G7, BLOCK: 5, LOT: 37A.

Being known as 371 Farmhouse Lane, Wind Gap, PA 18091.

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

SEIZED AND TAKEN into execution of the writ as the property of Michael L. Pacifico and Trina J. Pacifico.

ALFRED S. PIERCE, ESQUIRE

No. 16
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-004874

ALL THAT CERTAIN lot or piece of land, with the frame dwelling house thereon erected, known as 110 North Warren Street, situate in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the easterly building line of Warren Street, said point being 60 feet north of the intersection of Warren and Liberty Streets; THENCE extending in front along the east side of Warren Street northwardly 20

feet, more or less, to property now or late of Mrs. Mary Eleanor Croll; THENCE extending eastwardly and preserving the same width 106 feet 6 inches, more or less, to a ten foot wide private alley.

BOUNDED on the north by property now or late of Mrs. Mary Eleanor Croll; on the east by said ten feet wide private alley; on the south by property now or late of William H. Meixell; and on the west by Warren Street.

Vesting Information:

Vested by: Warranty Deed dated 11/17/97, given by Ronald A. Schmidt to Ronald A. Schmidt and Doreen K. Schmidt, his wife as Tenants by the Entireties recorded 11/25/97 in Book: 1997-1 Page 131461.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L9SE1A-11-19.

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

SEIZED AND TAKEN into execution of the writ as the property of Ronald A. Schmidt and Doreen K. Schmidt a/k/a Doreen K. Haschak. DANIEL G. SCHMIEG, ESQUIRE

**No. 17
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-005857**

ALL THAT CERTAIN tract of land situated in a subdivision of land known as Lot 216, Wynnewoode Estates, located in the Borough of Northampton, County of Northampton and Commonwealth of Pennsylvania, as recorded in Map Book 87, Page 384 on December 22, 1987, in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin located on the Southerly legal right-of-way of Coventry Court, said point on the common boundary line of Lot 215 of the same subdivision and the lands herein described; thence South 86 degrees 30 minutes 21 seconds East for a distance of 100.00 feet along the Southerly right-of-way of Coventry Court to an iron pin; thence South 03 degrees 29 minutes 39 seconds West for a distance of 120.00 feet along Lot 217 of the same subdivision to an iron pin; thence North 86 degrees 30 minutes 21 seconds West for a distance of 100.00 feet along Lots 213 and 212 of the same subdivision to an iron pin; thence North 03 degrees 29 minutes 39 seconds East for a distance of 120.00 feet along Lot 215 of the same subdivision to the point of beginning.

SAID properly contains .275 acres (12,000 S. F.) more or less.

TITLE TO SAID PREMISES IS VESTED IN Mitchell R. Huston, individually, by reason of the following:

BEING THE SAME premises which Mitchell R. Huston and Barbara D.L. Huston f/k/a Barbara D.L. Schaff, his wife, by Deed dated 2/24/1992 and recorded 2/28/1992 in the County of Northampton in Deed Book 855 Page 641 conveyed unto Mitchell R. Huston and Barbara D.L. Huston, his wife.

AND THE SAID Mitchell R. Huston and Barbara D.L. Huston were divorced from the bonds of matrimony in Docket #1995-C-3136 on 12/1/1998.

AND ALSO BEING THE SAME premises which Mitchell R. Huston and Barbara D.L. Huston, his wife, by Deed dated 2/22/1999 and recorded 2/26/1999 in the County

of Northampton in Volume 1999-1 Page 26501 conveyed unto Mitchell R. Huston, individually.

Premises being: 578 COVENTRY COURT, NORTHAMPTON, PA 18067.

Tax Parcel No. L4-17-53-0522.

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

SEIZED AND TAKEN into execution of the writ as the property of Mitchell R. Huston.

DANIEL G. SCHMIEG, ESQUIRE

No. 18

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-003458**

All that certain message or tenement and tract 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 point in the centerline of Rose Inn Avenue (T. R. No. 518), said point marking the southeast corner of land now or formerly of Kenneth Shiffert, thence along said land now or formerly of Kenneth Shiffert north twelve (12) degrees fifty-seven (57) minutes five (5) seconds east, two hundred sixty-four and sixty-six one hundredths (264.66') feet to a point; thence along the same north seventy-eight (78) degrees twenty-seven (27) minutes fifty-nine (59) seconds west, one hundred (100) feet to a point; thence along land now or formerly of Albert Abel North twelve (12) degrees fifty-seven (57) minutes five (5) seconds east, five hundred forty and twenty-three one-hundredths (540.23') feet to a point, thence along land now of formerly of Luther Ritter South seventy-six (76) degrees fifty-nine (59)

minutes fifty (50) seconds east, two hundred thirty-nine and six-tenths (239.6') feet to a point, thence along same southeasterly sixty-one and five one-hundredths (61.05) feet to a point, thence along Hillside Farm Acres south sixteen (16) degrees fifty (50) minutes forty-four (44) seconds east, two hundred fifty-eight and sixteen one hundredths (258.16') feet to a point, thence along land now or formerly of Donald Taff south seventeen (17) degrees nine (9) minutes west, five hundred eighty-nine and ninety-five one-hundredths (589.95') feet to a point, thence through the aforementioned Rose Inn Avenue North seventy-eight (78) degrees twenty-seven (27) minutes fifty-nine (59) seconds West, two hundred seventy-four and fifty one-hundredths (274.50') feet to the place of beginning.

Containing six and fifty-one one-hundredths (6.51) acres of land more or less.

TAX PARCEL #: H7-16-4.

BEING KNOWN AS 650A Rose Inn Avenue, Nazareth, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Jeremy Wenner and Frank A. Wenner, Jr.

JOSEPH A. GOLDBECK, JR.,
ESQUIRE

No. 19

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-003994**

ALL THAT CERTAIN lot, message, tenement, tract and piece of land situate in the Borough of Wind Gap, County of Northampton and

State of Pennsylvania bounded and described according to a survey prepared in August 1972 by Gordon E. Wilson, registered land surveyor, as follows, to wit:

BEGINNING at a point at the intersection point of the west curb line of Broadway and the south curb line of proposed Sixth (6th) Street; THENCE along the south curb line of proposed Sixth (6th) Street North 70 degrees 45 minutes West 278.85 feet to an iron pin on the east curb line of Water Street (extended); THENCE along the east curb line of Water Street extended South 21 degrees 15 minutes West 88.48 feet to an iron pin; THENCE along land now of Henry A. Segatti South 76 degrees 50 minutes East 280.19 feet to a point on the west curb line of Broadway; THENCE along the west curb line of Broadway North 22 degrees 29 minutes East 58.80 feet to the place of beginning.

PARCEL NO. (A) F8NW1A-3-1.

PARCEL NO. (B) F8NW1A-3-11.

BEING KNOWN AS 302 South Broadway, Wind Gap, Pennsylvania. THEREON BEING ERECTED A two story single dwelling with asbestos tile exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Eric J. Koke and Rose M. Koke.

JOSEPH A. GOLDBECK, JR.,
ESQUIRE

No. 20

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-006051**

All that certain message and tenement, tract, piece or parcel of land situate in the Borough of Bangor, in the County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a corner of land now or late of Vernon H. Mauger; thence along the East side of North First Street, South fourteen (14) degrees East forty-seven (47) feet to a corner; thence along land of S.A. Teal, North seventy-four (74) degrees fifty-four (54) minutes East one hundred thirty (130) feet to a corner; thence in a northerly direction along Martins Creek, twenty-one (21) degrees fifteen (15) minutes West forty-six (46) and twenty-five one-hundreds (46.25) feet, more or less, to a corner; thence along land of the aforesaid Vernon H. Mauger, South seventy-six (76) degrees West eighty-five (85) feet to a corner; thence South fourteen (14) degrees East one (1) foot to a point; thence South seventy-six (76) degrees West forty (40) feet to the place of Beginning.

CONTAINING SAID DESCRIBED PREMISES ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP E9NE2A, BLOCK 8, LOT 3.

Parcel ID: E9NE2A-8-3-0102.

Being known as: 33-35 North First Street, Bangor, PA 18013.

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

SEIZED AND TAKEN into execution of the writ as the property of Mark K. Wetherhold.

TERRENCE J. McCABE, ESQUIRE

No. 21

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-005866**

ALL THAT CERTAIN tract of land situated in a subdivision of land known as Lot 219, Wynnewoode Estates, located in the Borough of Northampton, County of Northampton and Commonwealth of Pennsyl-

vania, as recorded in Map Book 87 Page 384 on December 22, 1987, in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin located on the southerly legal right-of-way of Coventry Court, said point on the common boundary line of Lot 218 of the same subdivision and the lands herein described; thence along an arc curving to the left having a radius of 175.00 feet and an arc length of 83.80 feet, being subtended by a chord of North 62 degrees 46 minutes 33 seconds, for a distance of 83.00 feet along the southerly right-of-way of Coventry Court to an iron pin; thence South 40 degrees 56 minutes 30 seconds East, for a distance of 119.99 feet along Lot 232 of the same subdivision to an iron pin; thence South 49 degrees 03 minutes 30 seconds West, for a distance of 120.50 feet along Wynnewoode Estates—Phase II to an iron pin; thence North 86 degrees 30 minutes 21 seconds West, for a distance of 30.29 feet along Lot 214 of the same subdivision to an iron pin; thence North 13 degrees 30 minutes 25 seconds West for a distance of 133.48 feet along Lot 218 of the same subdivision to the point of Beginning.

CONTAINING .342 acre (124, 909.42 square feet), more or less.

TOGETHER WITH and subject to covenants, easements, and restrictions of record.

BEING A PART OF THE SAME PREMISES which Horwith Leasing Co., Inc., t/a Northampton Development Center, a Pennsylvania Corporation, by Deed dated December 9, 1988, and recorded in the Office of the Recorder of Deeds in and for

Northampton County, Pennsylvania, in Deed Book Volume 761 Page 320, granted and conveyed unto CMC Development Corporation.

TITLE TO SAID PREMISES IS VESTED IN Geoffrey Bender and Marianne Bender, husband and wife, by Deed from CMC Development Corporation, dated 2-15-89, recorded 2-16-89 in Deed Book 763, page 872.

Premises being: 584 COVENTRY COURT, NORTHAMPTON, PA 18067.

Tax Parcel No. L4-17-56-0522.

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

SEIZED AND TAKEN into execution of the writ as the property of Geoffrey A. Bender a/k/a Geoff Bender and Marianne H. Bender.

DANIEL G. SCHMIEG, ESQUIRE

No. 23

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-008027**

ALL THAT CERTAIN lot or parcel of land, with the improvements thereon erected, situate on the north side of Summit Avenue in the Township of Palmer, County of Northampton, Commonwealth of Pennsylvania, being Lot No. 66 on the plan of Greatview, dated May 1964, prepared by E.T. Sales, Inc., and recorded in the Office for the Recording of Deeds in and for the said County of Northampton, in Plan Book 19, at Page 42, bounded and described as follows:

BEGINNING at a point on the north side of Summit Avenue, said point being North 65° 42.9' East a distance of 463.18 feet from a concrete monument located at the northeast corner of Summit Avenue

and Newton Street; THENCE along the north side of Summit Avenue North 65° 42.5' East a distance of 33.42 feet to a concrete monument; THENCE around a curve to the left with a radius of 125 feet a distance of 79.96 feet to a point; THENCE North 29° 03.5' East a distance of 108.73 feet to the south side of Greatview Avenue; THENCE North 82° 26.5' West a distance of 155 feet to a point; THENCE South 7° 33.5' West a distance of 120 feet to a point; THENCE South 24° 17.5' East a distance of 69.71 feet to the place of beginning. Assmt. #L85EI 165.

THE WITHIN PREMISES are conveyed under and subject to the building covenants and restrictions which shall run with the land and shall bind the grantee, his heirs and assigns.

1. All hedges grown or fences erected on the within premises shall not exceed three and one-half feet in height, nor shall any fence be erected unless the design and place of installation be first approved by said committee consisting of Jack K. Witty and Saul Ziev, or their successors.

2. Grants or rights-of-way to the manufacturers light and heat company and the Metropolitan Edison Company.

BEING THE SAME premises which Claire R. Mayer, widow, granted and conveyed to Peter Stergionis, the mortgagor herein, by her Deed dated March 31, 1995 and recorded March 31, 1995 in Northampton County Deed Book Vol. 1995-1, Page 026888.

TAX PARCEL #: L8SE1-16-5.

BEING KNOWN AS 4021 Summit Avenue, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Peter Stergionis.

JOSEPH A. GOLDBECK, JR.,
ESQUIRE

No. 24

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-005312**

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

BEGINNING at a concrete monument set along the existing 33' right-of-way of Lower South Main Street (S.R. 1015); THENCE

1. Along the aforementioned right-of-way North 07° 45' 00" East 160.00, to a pk nail set in the existing driveway; THENCE

2. Along lands now or formerly of Eugene Zalenka and wife, South 82° 15' 00" East 127.50' to a pk nail set in the existing driveway, said point also falling in the center of a 15' wide unopened alley which was abandoned in a conveyance agreement recorded in Northampton County Miscellaneous Book Volume 131 at Page 81; THENCE

3. Along lands now or formerly of Gladys V. Seiple and Robert C. Seiple South 7° 45' 00" West 160.00', to a concrete monument set in line of lands of Douglas R. Gephardt and Sandra L. Gephardt; THENCE

4. Along lands of Gephardt North 82° 15' 00" West 127.50' to the point of beginning.

CONTAINING 20,400 square feet or .4682 acres.

The above described lot being Lot I being as shown on the lot line adjustment plan entitled "Final Plan Lot Line Adjustment Plan of Lands of Robert C. Seiple, et al" as prepared by East Penn Engineering Co., Ltd., Bangor, Pennsylvania (Drawing No. E-1540, dated July 6, 1998, most recently revised July 22, 1998) and recorded in the Recorder of Deeds Office in and for Northampton County in Plan Book Volume 1998-5 at Page 314.

SUBJECT to a 15' right-of-way along lands now or formerly of Zalenka granted to Gladys V. Seiple and Robert C. Seiple, as recorded in Northampton County Deed Book Volume 1994-6 at Page 53484.

SUBJECT to peripheral drainage and utility easements as indicated on the abovementioned recorded subdivision plan.

SUBJECT to any and all easements, covenants and/or restrictions of record.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER NOS. E9-27-56 AND E9-27-54.

PARCEL E9-27-54 WAS DELETED AND COMBINED WITH E9-27-56.

BEING KNOWN AS: 935 LOWER SOUTH MAIN STREET (WASHINGTON TOWNSHIP), MOUNT BETHEL, PA 18013.

PROPERTY ID NO.: E9-27-56.

TITLE TO SAID PREMISES IS VESTED IN Arelene Ebel aka Arelene M. Ebel by Deed from Dean A. Constable and Krista M. Constable, husband and wife dated 6/30/04 recorded 7/27/04 in Deed Book 2004-1 Page 290141.

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

SEIZED AND TAKEN into execution of the writ as the property of Arlene Ebel a/k/a Arlene M. Ebel.

MARK J. UDREN, ESQUIRE

No. 25

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2002-007373**

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

BEGINNING at a point, said point being in the southerly right of way line of West Nesquehoning Street and being the northeast corner of lot No. 3;

thence 1) easterly along the southerly right of way line of West Nesquehoning Street, north 78 degrees, 40 minutes, 26 seconds east 35 feet to a point and corner of lot number 5;

thence 2) southerly along lot number 5, south 11 degrees, 19 minutes, 34 seconds east 122.95 feet to a point in the northerly right of way line of Cooper Street;

thence 3) westerly along the northerly right of way line of Cooper Street, south 78 degrees, 33 minutes, 42 seconds west, 35.00 feet to a point and corner of lot number 3,

thence 4) northerly along lot number 3, north 11 degrees, 19 minutes, 34 seconds west, 123.02 feet to a point, the place of beginning.

Containing 4303.5 square feet of land.

Being all of lot number 4 as shown on Final Subdivision Plan,

Shiloh Estates, recorded at the Northampton County Recorder of Deeds Office in Plan Book 1996-5, page 267.

BEING THE SAME PREMISES which Shiloh Baptist Church, a non-profit corporation, by Deed dated April 5th, 1997 and intended to be recorded herewith granted and conveyed unto John Curtis Freeman, his heirs and assigns, Mortgagor herein.

MBL: L9SE4C-4-1D.

BEING KNOWN AS 636 West Nesquehoning Street, Easton, Pennsylvania.

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

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

RICHARD M. BECK, ESQUIRE

**No. 26
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-005883**

ALL THAT CERTAIN lot of ground with the improvements thereon erected, situated on the south side of Ferry Street, in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the south of Ferry Street, twenty (20) feet east of Raspberry Street; THENCE extending eastwardly along the said south side of Ferry Street, twenty (20) feet to a point; said point being in middle partition wall of the double frame dwelling known as Nos. 1422-1424 Ferry Street. THENCE extending southwardly at right angles to ten (10) foot wide alley—THENCE westwardly along said alley twenty (20)

feet to a point, THENCE northwardly one hundred sixteen (116) feet to a point, the place of beginning, and now being known as No. 1424 Ferry St., Easton, PA.

TAX PARCEL #: L9SW2C-11-2.

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

SEIZED AND TAKEN into execution of the writ as the property of Kevin D. Kelhart and Courtney L. Kelhart.

JOSEPH A. GOLDBECK, JR.,
ESQUIRE

**No. 27
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-005404**

TRACT NO. 1

ALL THAT CERTAIN messuage, tenement, tract or piece of land at Oberly Terrace, in the City of Bethlehem, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, the east corner of Philip and John Streets; thence extending along the northeast line of Philip Street southeastwardly a distance of forty (40) feet and of that same width between parallel lines at right angles to Philip Street, northeastwardly a distance of one hundred (100) feet to a fifteen (15) feet wide alley.

BOUNDED on the northeast by aforementioned fifteen (15) feet wide alley, on the southeast by Lot No. 276, on the southwest by Philip Street and on the northwest by John Street.

TRACT NO. 2

ALL THAT CERTAIN tract or piece of ground at Oberly Terrace in the City of Bethlehem, County of Northampton and State of Pennsyl-

vania, bounded and described as follows, to wit:

BEGINNING at a point in the northeast line of Philip (formerly Seventh Street) distant forty (40) feet southeast of the exact east corner of Philip and John Streets; thence extending along the said northeast line of Philip Street southeastwardly a distance of twenty (20) feet and of that same width between parallel lines at right angles to Philip Street northeastwardly a distance of one hundred (100) feet to a fifteen (15) feet wide alley

BOUNDED on the northeast by aforementioned fifteen feet wide alley, on the southeast by Lot No. 277, on the southwest by Philip Street and on the northwest by Lot No. 275.

BEING KNOWN AS 607 John Street.

KNOWN AS Northampton County Tax Parcel # P7SW1A-20-9 and PIN #4763-10-3835-5805.

BEING KNOWN AS: 607 JOHN STREET, BETHLEHEM, PA 18015. PROPERTY ID NO.: P7SW1A-20.9.

TITLE TO SAID PREMISES IS VESTED IN Joseph Hegedus, married, as sole owner by Deed from John C. Sweetz, married dated 5/24/05 recorded 6/1/04 in Deed Book 2004-1 Page 207552.

THEREON BEING ERECTED a three story single brick and aluminum sided dwelling with slate roof.

SEIZED AND TAKEN into execution of the writ as the property of Joseph Hegedus.

MARK J. UDREN, ESQUIRE

**No. 28
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-003285**

ALL THAT CERTAIN lot or piece of ground, together with the im-

provements thereon erected, known as 1143 Pine Street, situate in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point distant 80 feet eastward from the East side of Twelfth Street; thence extending Eastward along the North side of Pine Street 20 feet and of the width in depth Northwardly between parallel lines 107 feet.

BOUNDED on the South by Pine Street, on the East by property now or late of Albert Hamman, on the North by property late of Eugene Careso, and on the West by property now or late of Rueben Siegfried.

ALSO known as Northampton County Parcel Identified; L9SEIA 21-9.

KNOWN for street numbering purposes as: 1143 Pine Street, Easton, Pennsylvania 18042.

Tax Parcel # L9 SE 1 A Block 21 Lot 9.

TITLE TO SAID PREMISES IS VESTED IN Scott C. Noone and Elaine M. Noone, husband and wife By Deed from Scott C. Noone, married and Shirley A. Daley, dated 2/16/1999 and recorded 2/23/1993 in Volume 1999-1, Page 24274.

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 Elaine M. Noone and Scott C. Noone.

DAVID B. COMROE, ESQUIRE

**No. 29
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-006646**

ALL THAT CERTAIN lot or parcel of land and the improvements thereon situate in the City of Easton, County of the Northampton, Com-

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

BEGINNING at a point on the west side of North Warren Street, said point being North 6-15' East 83.20 feet from the northwest corner of Northampton and Warren Streets; thence through land of Jack Causa of which this was a part North 83-45' West 24.00 feet to a cross cut in the stone wall; thence along line of land now or late of W.M. Laurer North 6-15' East 57.50 feet to a point; thence along the south side of Church Street South 83-45' east 24 feet to a point; thence along the west side of Warren Street South 6-15' West 57.50 feet to the place of beginning.

Containing 1380 square feet of land.

Also known as Northampton County Uniform Parcel Identifier: MAP L9 SE 1A BLOCK 16 LOT 1A.

BEING the same premises which Milton R. Frutchey, Jr. AKA Milton Russell Frutchey by Deed dated February 1, 1995 and recorded in the Northampton County Recorder of Deeds Office on February 15, 1995 in Deed Book 1995-1 Page 013054 granted and conveyed unto Milton R. Frutchey Jr. AKA Milton Russell Frutchey and Deborah M. Frutchey.

Parcel # L9SE1 A-16-1A.

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

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

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

JOSEPH REJENT, ESQUIRE

No. 30

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-006220**

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

BEGINNING at a point forty (40) feet eastward from the intersection of Twelfth Street and twenty (20) feet wide alley; thence eastward along the south side of Twelfth Street a distance of forty (40) feet to a point; thence from said point: southward through Lot No. 131 one hundred fifty (150) feet to a point on the north side of Cement Alley; thence along the north side of Cement Alley westward forty (40) feet to a point in line of land to be conveyed to Anton Grabarits and Elizabeth Grabarits, his wife; thence northward along the land to be conveyed to Anton Grabarits and Elizabeth Grabarits, to a point on the south side of Twelfth Street, the place of beginning. Being known as No. 450-452 East Twelfth Street.

BEING THE SAME PREMISES which John Cserba and Sophia Cserba, his wife, et al by their Deed dated August 23, 1949 and recorded in the Office of the Recorder of Deeds in and for Northampton County in Deed Book H82, Page 339, granted and conveyed unto John Cserba and Sophia Cserba, husband and wife.

TITLE TO SAID PREMISES IS VESTED IN Cindy L. Maikits and Robert E. Maikits, by Deed from Peter D. Johnstone, Executive Director of the Lehigh County Area Agency on Aging, Plenary Guardian of the Estate of Sophie Jaber,

a/k/a Sophie Cserba, an Incapacitated Person, dated 10-14-94, recorded 10-28-94, in Deed Book 1994-6, page 90335.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: M4NW2B-5-2.

BEING KNOWN AS 452 East 12th Street, Northampton, Pennsylvania.

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 Robert Maikits a/k/a Robert E. Maikits and Cindy Maikits a/k/a Cindy L. Maikits.

DANIEL, G. SCHMIEG, ESQUIRE

No. 32

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2002-005726**

ALL THAT CERTAIN lot or piece of land situate on the South side of Lehigh Street, in the City of Easton, County of Northampton and Commonwealth of Pennsylvania and bounded and described as follows to wit:

BEGINNING at a point on the South side of said Lehigh Street forty-two (42) feet West of the Southwest corner of said Lehigh Street and Peach Street, thence along said South side of said Lehigh Street Westwardly twenty (20) feet to land now or late of John Illick, thence the lot extending Southwardly of that same width in depth one hundred (100) feet to a ten feet wide alley.

BOUNDED on the North by said Lehigh Street and the East by land now or late of Charles H. Frey and on the South by said ten feet wide alley and on the West by land now or late of John Illick.

TITLE TO SAID PREMISES IS VESTED IN Lisa L. Schafer, single by Deed from Loreen A. Meglic and Richard P. Meglic, her husband dated 6/29/2001 and recorded 7/5/2001 in Volume No. 2001/1, Page 127322.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L9SW2C-23-8.

BEING KNOWN AS 1334 Lehigh 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 Lisa L. Schafer.

DANIEL G. SCHMIEG, ESQUIRE

No. 33

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-005307**

ALL THAT CERTAIN lot, tract or parcel of land situate on the western side of Drift Court, Bethlehem Township, Northampton County, Commonwealth of Pennsylvania, being known as Lot 2 as shown on a drawing entitled "Subdivision and Site Development Plan for Highfield Office Condominiums—Highfield Drive and Drift Court" prepared by Hunsinger & Associates, Bethlehem, Pennsylvania, and recorded in the office of the Recorder of Deeds in Easton, Pennsylvania, in Map or Plan Book Volume 1998-5, Page 147, bounded and described as follows, to wit:

BEGINNING at a point, said point being north 10 degrees 07 minutes 24 seconds east 195.29 feet from an iron pipe on the northern side of Highfield Drive marking the southeast corner of the Comfort Inn property and the southwest corner of the existing condominiums property,

said point being the true point or place of beginning; thence north 10 degrees 07 minutes 24 seconds east 164.42 feet to an iron pipe; thence along land now or late of Pennsylvania D.O.T. on a curve to the left with a radius of 193.00 feet a distance of 123.65 feet to an iron pipe; thence along the same north 40 degrees 14 minutes 30 seconds east 100.00 feet to an iron pipe; thence South 58 degrees 16 minutes 41 seconds east 167.37 feet to an iron pipe on the western side of Drift Court; thence along the western side of Drift Court South 14 degrees 20 minutes 53 seconds west 172.88 feet to a point on the western side of Drift Court; thence north 79 degrees 51 minutes 47 seconds west 83.00 feet to a point; thence south 10 degrees 08 minutes 13 seconds west 37.05 feet to a point; thence north 79 degrees 51 minutes 47 seconds west 100.47 feet to a point; thence south 10 degrees 08 minutes 13 seconds west 60.50 feet to a point; thence 79 degrees 51 minutes 47 seconds west 100.57 feet to a point, said point being the true or place of beginning.

CONTAINING 1.4367 acres, ALSO BEING KNOWN as Northampton County Parcel Identifier: M7NW2-13-23.

BEING the same premises that were conveyed by Northampton County Industrial Development Authority to Manny S. Iyer and Nancy N. Iyer by Deed dated April 29, 1998 and recorded in Northampton County Deed Volume 1998-1 at page 065723.

Tax Map Number: M7NW2-13-23.

Premises: 201 Drift Court, formerly Lot 2 of Highfield Office Con-

dominiums, Bethlehem Township, Northampton County, Pennsylvania.

THEREON BEING ERECTED commercial medical facilities.

SEIZED AND TAKEN into execution of the writ as the property of Manny S. Iyer, individually and Nancy N. Iyer, individually.

JILL M. SPOTT, ESQUIRE

No. 34

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-006896**

PARCEL NUMBER 1:

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

BEGINNING at a point on the East side of 5th Street; thence in an Easterly direction through the center of the partition wall dividing the premises known as 227 North 5th Street and 225 North 5th Street a distance of 150 feet to a point; thence along the West side of Oak Alley, North 08 degrees East 30 feet to a point; thence along the South side of Lot 26, North 82 degrees West 150 feet to a point; thence along the East side of 5th Street South 08 degrees West 30 feet to the place of beginning.

CONTAINING the premises known as 227 North 5th Street.

TOGETHER with the easement in favor of the owners of premises No. 227 North 5th Street, their heirs and assigns forever to maintain replace and repair the domestic sewage lines that extend from the premises known as 227 North 5th Street through the premises known as 225 North 5th Street as said line presently exists. It is the understanding of the parties hereto that in the event

that any repairs or replacements are required for said line said repairs or replacements will be at the equal cost to the owners of both premises.

PARCEL NUMBER 2:

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

BOUNDED on the North by land of Raymond and Angeline Teveri, on the East by an alley on the South by land of Anthony and Louis Merino and on the West by North 5th Street.

CONTAINING in front on North 5th Street, 30 feet and extending in depth of that same width 150 feet.

PARCEL Number D9SE4C-17-4A and D9SE4C-17-5.

Being known as: 227 North 5th Street, Bangor, PA 18013.

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

SEIZED AND TAKEN into execution of the writ as the property of James C. Head, II and Linda Burger a/k/a Linda A. Burger.

TERRENCE J. McCABE,
ESQUIRE

No. 35

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2002-000186**

ALL THAT CERTAIN lot or piece of land with the improvements thereon erected, lying and being in the Borough of West Easton (formerly Township of Palmer), County of Northampton and State of Pennsylvania, known and designated on a certain map entitled "Shimer & Howell", survey made 1912 by A.D. Chidsey, City Engineer of Easton, Pennsylvania, and filed in the Of-

fice for the Recording of Deed etc., in and for County of Northampton, in List of Maps, Volume 4, Page 30, etc., as the Southern one-half of Lot No. 3 hereinafter more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Western line of North Centre Street, fifty (50) feet more or less distant from the Northwest corner of Centre and Tenth Streets; thence extending Southwardly in frontage along the Western line of North Centre Street, a distance of sixteen (16) feet, more or less, to the division line between aforesaid Lots Nos. 3 and 4 as shown on said map; thence extending Westwardly one hundred and seventy-five one-hundredths (1110.75) feet to the division line between aforesaid Lot and Lot No. 6; thence extending Northwardly sixteen (16) feet, more or less, to a point in other land of the Grantor; thence extending Eastwardly one hundred and one (101) feet, more or less, to a point, the place of Beginning. The Northern line is the line in the center of the middle partition wall between dwellings Nos. 1004-1006 Centre Street, West Easton, Pennsylvania, and being known as Number 1004 Centre Street, West Easton, Pennsylvania.

BOUNDED on the North by other land of the Grantors, on the west by land now or late of Walter E. Seibel, on the South by land now or late of Julia Carhart, and on the East by North Centre Street.

SUBJECT, nevertheless, to the free and uninterrupted use, liberty and privilege of a certain cesspool located upon the Southwest portion of a certain lot designated as 1004 Centre Street, West Easton, as more fully set forth in Easement duly recorded in Misc. Book 101, page 36.

TITLE TO SAID PREMISES IS VESTED IN Nicholas Zaragoza by Deed from Verna V. DeRohn, widow, by Margaret V. Hutnick, her attorney-in-fact dated 4/29/1999 and recorded 4/30/1999 in Record Book Volume 1999/1, Page 061760.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L9SW3D-12-6.

BEING KNOWN AS 1004 North Center Street, West Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Nicholas Zaragoza a/k/a Nicolas Zaragoza.

DANIEL G. SCHMIEG, ESQUIRE

No. 37
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-008865

ALL THAT CERTAIN lot or piece of land together with the brick dwelling thereon erected and known as No. 818 Spruce Street in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly building line of Spruce Street, at a distance of twenty-nine (29) feet in a Westerly direction by the said building line from the Northwesterly corner of Lot now or late of Carena Grifo; thence extending in a Westerly direction by the Southern building line of Spruce Street, a distance of fourteen and five tenths (14.5) feet and extending of the said width in a Southerly direction between parallel lines to a

depth ninety-one and five hundredths (91.05) feet.

BOUNDED on the East and West by land now or late of Mark B. Youer, on the South by lot now or late of Justice C. Cornelius, Mazzie Bledler and Jessie Lerch and on the North by Spruce Street. The Easterly line of the above described lot passes thru the partition wall of the brick dwelling houses known as No. 816 and No. 818 Spruce Street, and the Westerly line of the said lot passes thru the partition walls of brick dwelling known as No. 818 and No. 820 Spruce Street. The alley or under passage between No. 818 and No. 820 Spruce Street shall always remain open for the join use of the owners and occupiers, their heirs and assigns of the said houses and the cost of maintenance of the same shall be equally shared by the said owner, their heirs and assigns.

THAT part of the sewer connection used jointly by the owners or occupiers, their heirs and assigns, of No. 818 and No. 820 Spruce Street shall remain as and easement on the said premises and any expense for repairs or replacement of the same be shared equally by the respective owners of the said premises. Also the water service connection passing under the alley between these premises shall remain as easements of both premises.

TITLE TO SAID PREMISES IS VESTED IN Nicole L. Means by Deed from Alexander J. Karam, Jr. dated 11/27/2002 and recorded 12/2/2002 in Volume 2002-1, Page 338928.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L9SEIC-7-4.

BEING KNOWN AS 818 Spruce Street, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Nicole L. Means.

DANIEL G. SCHMIEG, ESQUIRE

No. 38

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-007703**

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Portland, County of Northampton, State of Pennsylvania, bound and described as follows:

BEGINNING at a corner in Pennsylvania Avenue (formerly Good Street) and line of Alvin H. Vroom (formerly of Philip Datesman); thence by said land, South 67 degrees West, 110 feet to corner in line of land of the Portland School District (formerly of W.S. Hazen); thence by said land, North 23 degrees West to a corner in Division Street; thence along said street North 67 degrees East, 110 feet to a corner in the aforesaid Pennsylvania Avenue; thence along said Avenue, South 15 degrees East, 55 feet TO THE PLACE OF BEGINNING, containing 6,050 square feet of land more or less.

Being the same property transferred by B. Herbert Golden unto Kevin A. Fabiano by deed dated June 19, 2002 as recorded in Record Book Volume 2002-1, at page 174294 in the Office for the Recorder of Deeds in and for Northampton County in Easton, Pennsylvania.

Improvements erected on the premises include a three-story wood frame residential dwelling.

TAX PARCEL I.D. NUMBER:
C11NE2B-5-1.

BEING KNOWN AS 407 Pennsylvania Avenue, Portland, Pennsylvania.

SEIZED AND TAKEN into execution of the writ as the property of Kevin A. Fabiano.

TERENCE L. FAUL, ESQUIRE

No. 39

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-004039**

ALL THAT CERTAIN tract of land situated in the Township of Forks, County of Northampton, Commonwealth of Pennsylvania, being Lot 12, as shown on plan of "Country-side Estates" dated May 14, 1999, recorded in the Office for the Recording of Deeds in and for Northampton County as Easton, Pa., in Plan Book 1999-5, Page 166 and 167, described as follows:

BEGINNING at a point in the Easterly right-of-way line of Destiny Lane, said point marking the Northernmost corner of Lot Number 13 of the subdivision of Countryside Estates; thence along the Easterly right-of-way line of said Destiny Lane, running parallel to and 25.00 feet East of the centerline thereof, North 37 degrees 51 minutes 27 seconds East 86.00 feet to a point; thence along the same on a curve to the left, having a radius of 175.00 feet, a central angle of 2 degrees 58 minutes 43 seconds, a length of 9.10 feet, and a chord bearing and distance of North 36 degrees 22 minutes 06 seconds East 9.10 feet to a point; thence along Lot Number 11 South 71 degrees 43 minutes 21 seconds East (non-radial) 108.46 feet to a point; thence along said Lot Number 11 South 18 degrees 16 minutes 39 seconds West 139.51 feet to a point in line of Lot Number 15; thence along the afore-

mentioned Lot Number 13 North 52 degrees 08 minutes 33 seconds West 148.70 feet to the place of beginning.

CONTAINING 14,625 square feet.

TITLE TO SAID PREMISES IS VESTED IN Norman G. Johnson and Tracy L. Johnson, his wife, by Deed from Red Rock Land Corporation, a Pennsylvania Corporation dated 6/4/2001 and recorded 6/22/2001 in Volume 2001-1, page 117112.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: K9-12A-5.

BEING KNOWN AS 2805 Destiny Lane, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Norman G. Johnson a/k/a Norman E. Johnson a/k/a Norman George Johnson and Tracy L. Johnson.

DANIEL G. SCHMIEG, ESQUIRE

No. 40
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-001636

ALL THAT CERTAIN messuage or tenement and tract of land situate on the south side of Railroad Street, in the City of Bethlehem, Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the south side of Railroad Street, twelve and three tenths (12.3) feet west from the northwest corner of Lot No. 2, according to plan of Herman A. Doster called "Plan of Herman A. Doster of Trone Property" situate in Lower Saucon Township, Northampton County, plan of 1858; thence,

Westwardly twelve and three tenths (12.3) feet to a point; thence, southwardly of that same width between parallel lines at right angles to said Railroad Street ninety-five feet to Lot No. 18 according to the above mentioned plan.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP P6NE3C BLOCK 5 LOT 1.

TITLE TO SAID PREMISES IS VESTED IN Robert Ramos, single, by Deed from Enedino Melendez, dated 12/16/94, recorded 12/20/94 in Deed Book 1994-6, Page 108489.

PROPERTY ID NO.: P6NE3C.5-1.

BEING KNOWN AS 1140 RAILROAD STREET, BETHLEHEM, PA 18015.

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 Robert Ramos.

MARK J. UDREN, ESQUIRE

No. 41
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2004-005796

ALL THAT CERTAIN lot or parcel of ground situate in the Township of Bethlehem, Northampton County, Pennsylvania, and being designated as Lot No. 2 according to the Map or Plan entitled "Plan of Eastwood Estates" prepared by L.M. Fraivillig Co., Engineers, dated May 13, 1968, and recorded in Plan Book 24, page 27, Northampton County Records, more particularly bounded and described as follows:

BEGINNING at a point in the intersection of the southerly property

line of Wilson Avenue and the easterly property line of Lindberg Road, thence along the easterly property line of Lindberg Road on a course 2 degrees 30 minutes West, a distance of 350 feet to a point, the true place of beginning, thence the four (4) following courses and distances: (1) North 87 degrees 30 minutes East a distance of 132.5 feet to a point; (2) South 2 degrees 30 minutes East a distance of 80 feet to a point; (3) South 87 degrees 30 minutes West a distance of 132.5 feet to a point; (4) North 2 degrees 30 minutes West a distance of 80 feet to the point the place of Beginning.

BEING KNOWN AS 1434 LINDBERG ROAD, BETHLEHEM, PENNSYLVANIA.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP: N7SW2 BLOCK: 11 LOT: 7-14.

BEING KNOWN AS: 1434 LINDBERG STREET A/K/A 1434 LINDBERG ROAD, BETHLEHEM, PA 18020.

PROPERTY ID NO.: N7SW2-11-7-14.

TITLE TO SAID PREMISES IS VESTED IN Jose Manuel Cruz and Tina Mundy-Cruz, h/w by Deed from Gerald J. Ganssle dated 9/22/00 recorded 9/27/00 in Deed Book 2000-1 Page 126500.

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

SEIZED AND TAKEN into execution of the writ as the property of Jose Manuel Cruz a/k/a Jose M. Cruz and Tina Mundy-Cruz a/k/a Tina M. Cruz a/k/a Tina M. Mundy-Cruz.

MARK J. UDREN, ESQUIRE

No. 42

**BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2003-006962**

ALL THOSE CERTAIN lots or pieces of ground situate in the Borough of Freemansburg, Northampton County, Pennsylvania, known and designated as the Western eight (8) feet of Lot 386, and all of Lots 387, 388, 389 and 390, at the Northeast corner of Roosevelt and Karoly Streets, as shown on Map entitled "Clearfield Terrace Building Lots, Plan Showing Extension by Charles A. and Harry O. Jones, July 17, 1915, L.J.H. Grossart, C.E." (which Map is recorded in Map Book 6 page 21), said premises having a frontage of 88 feet on the Northern side of Karoly Street and extending in depth, at right angles to Karoly Street, a distance of 120 feet.

HAVING erected thereon a dwelling known as 407 Roosevelt Street, Freemansburg, PA 18017.

Parcel No. N7SW46-5-1C.

BEING the same premises which Kenneth R. Grube and Mabel L. Grube by their Deed dated 06/17/2002 and recorded on 06/17/2002 in the Northampton County, Pennsylvania, in the Office of the Recorder of Deeds in Deed Book Volume 2002, page 1 157416, granted and conveyed unto Ransome H. Sanders and Gloria J. Sanders, his wife.

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

SEIZED AND TAKEN into execution of the writ as the property of Ransome H. Sanders and Gloria J. Sanders.

LOUIS P. VITTI, 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

Jan. 19, 26; Feb. 2



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**DOUGLAS MIKE and KATHLEEN SEAMANS-MIKE, Plaintiffs v.
GAEA ENTERPRISES, INC., ECOSCAPE DESIGNS, INC.,
HEALING ENVIRONMENTS, L.L.C.,
ELIZABETH A. McNAMARA, Ph.D., and
LEONARD S. KUCHINSKAS, Defendants**

Preliminary Objections—Demurrer—Insufficient Specificity—Failure of Pleading To Conform to Law.

Plaintiffs filed a Complaint against Defendant companies asserting breach of contract. Plaintiffs asserted in the second count of the complaint fraudulent misrepresentations against Defendant companies and Defendants McNamara and Kuchinskas, individually. Defendant Kuchinskas filed Preliminary Objections in the nature of a Demurrer, asserting that he cannot be held personally liable as his conduct was that of a corporate or company officer. Defendant Kuchinskas also asserted that Plaintiffs failed to specifically plead the communications that took place between Defendant Kuchinskas and Plaintiffs and also that Plaintiffs failed to plead the “materially false” misrepresentations with particularity. Defendant Kuchinskas also asserted that Plaintiffs cannot seek separate causes of action for both breach of contract and tort, and that to do so is a failure to conform to the law.

This Court held that officers are not liable for the corporation’s breach of contract and Plaintiffs did not assert a theory as to why Defendant Kuchinskas should be liable under a participation theory or doctrine of piercing the corporate veil. Therefore, this Court granted Defendant Kuchinskas’ Preliminary Objection in the nature of a Demurrer as to Plaintiffs’ claims against Defendant individually.

This Court also held that Plaintiffs have sufficiently pleaded and described the conversations between Defendant Kuchinskas and Plaintiffs and also the “materially false” misrepresentations. Therefore, this Court denied Defendant’s Preliminary Objections based on Insufficient Specificity of a Pleading.

This Court also held that it was unclear at this point whether the tort action is the gist of the action, thereby permitting a cause of action for both tort and contract. Therefore, this Court denied Defendant’s Preliminary Objection based on Failure of Pleading to Conform to Law.

In the Court of Common Pleas of Northampton County, Pennsylvania, Civil Division, No. C0048-CV-2004-5602.

Order of Court entered partially in favor of Defendant Kuchinskas and partially in favor of Plaintiffs.

JOHN MOLNAR, ESQUIRE, for Plaintiffs.

JOSEPH P. McDONALD, ESQUIRE, for Defendant Kuchinskas.

Order of Court entered on February 4, 2005 by McFADDEN, J.

ORDER

AND NOW, this 4th day of February, 2005, upon consideration of the Preliminary Objections of the Defendant, Leonard S. Kuchinskas, it is hereby ORDERED and DECREED that the Preliminary Objections in the nature of a Demurrer to Count II as against Defendant Kuchinskas indi-

vidually is hereby GRANTED. Defendant's Preliminary Objections in the nature of Insufficient Specificity as to the communications between Plaintiffs and Defendant and the "materially false" allegations, as well as the Failure of Pleading to Conform to Law, are hereby DENIED.

STATEMENT OF REASONS

1. This matter was assigned to the Honorable F.P. Kimberly McFadden on the January 4, 2005 argument list.

2. Plaintiffs filed an Amended Complaint on November 12, 2004, alleging that Defendant, Leonard S. Kuchinkas (hereinafter "Kuchinkas"), made misrepresentations relating to the financial viability of the Defendant companies.

3. Defendant Kuchinkas filed Preliminary Objections to Plaintiffs' Amended Complaint on December 6, 2004, in the nature of a Demurrer, Insufficient Specificity of Pleading, and Failure of a Pleading to Conform to Law, pursuant to Pa. R.C.P. 1028(a)(2), (3), and (4).

Demurrer

4. Defendant has filed Preliminary Objections to Count II of the Plaintiffs' Amended Complaint for misrepresentations, asserting that Defendant Kuchinkas cannot be held personally liable as his conduct was that of a corporate or company officer.

5. Plaintiffs have alleged that Defendant Kuchinkas made material representations with regard to the financial viability of the Defendant companies and that those Defendant companies were able to employ Plaintiffs as contracted (Amended Complaint at ¶ 40).

6. "Shareholders, officers and directors are not held liable for the corporation's breach of a contract, absent an establishment of participation theory or the successful assertion of the equitable doctrine of piercing the corporate veil." *First Realvest, Inc. v. Avery Builders, Inc.*, 410 Pa. Super. 572, 576, 600 A.2d 601, 603 (1991).

7. Plaintiffs have not presented an argument as to why Defendant Kuchinkas should be liable under the participation theory or doctrine of piercing the corporate veil. Therefore, Defendant's Preliminary Objection in the nature of a Demurrer to Plaintiffs' claim against Defendant individually is granted.

Insufficient Specificity of Pleading

8. Defendant has filed Preliminary Objections to Count II, Paragraph 19 of Plaintiffs' Amended Complaint, asserting that Plaintiffs do not adequately describe the communications that took place between Plaintiffs and Defendant Kuchinkas.

9. Plaintiffs have averred in Paragraph 19 numerous allegations of communications between Plaintiffs and Defendant Kuchinkas that took

place between mid-April of 2002 to mid-July of 2002. Plaintiffs have averred each separate communication within a subparagraph and have described when the conversation took place and what the conversation regarded.

10. Plaintiffs have adequately pled the communications that took place between Plaintiffs and Defendant Kuchinskis such that Defendant Kuchinskis could adequately prepare a defense. Therefore, Defendant Kuchinskis' Preliminary Objection in the nature of Insufficient Specificity of a Pleading is denied.

Insufficient Specificity of Pleading

11. Defendant also asserts in his Preliminary Objections that Plaintiffs do not plead the "materially false" misrepresentations with particularity, as required under Pa. R.C.P. 1019(b).

12. Plaintiffs have pled that Defendants represented to Plaintiffs that the financial condition of the Defendant companies were good and the Defendant companies were able to employ Plaintiffs (Amended Complaint at 40). Plaintiffs have also averred that Defendants made these representations with the intent to induce Plaintiffs to leave their previous employers (*Id.* at ¶41). Plaintiffs have also alleged that these representations were materially false and that Defendants made these representations with actual knowledge of their falsity or in reckless disregard of their truth or falsity (*Id.* at ¶42).

13. A plaintiff satisfies requirement of pleading fraud with specificity if "plaintiff pleads facts sufficient to permit defendants to prepare a defense." *Foster v. Peat Marwick Main & Co.*, 138 Pa. Commonwealth Ct. 147, 156, 587 A.2d 382, 387 (1991).

14. Plaintiffs have adequately denoted which representations they aver are materially false. Therefore, Defendant's Preliminary Objection in the nature of Insufficient Specificity of a Pleading is denied.

Failure of a Pleading To Conform to Law

15. Defendant, in his Preliminary Objections, asserts that Plaintiffs cannot seek separate causes of action for both breach of contract and in tort based upon the same facts.

16. Plaintiffs have asserted in their brief in opposition to Defendant's Preliminary Objections that the distinction lies with whether the action is a result of nonfeasance or misfeasance. *See Raab v. Keystone Insurance Company*, 271 Pa. Super. 185, 412 A.2d 638 (1979); *Hirsch v. Mount Carmel District Industrial Fund, Inc.*, 363 Pa. Super. 433, 526 A.2d 422 (1987).

17. We believe, however, that this distinction, although not specifically overruled, is no longer appropriate and, instead, "gist of the action" principles should be applied. *See Phico Insurance Co. v. Presbyterian Medical Services Corp.*, 444 Pa. Super. 221, 663 A.2d 753 (1995).

18. Courts have developed the “gist of the action” doctrine to preclude a plaintiff from re-casting ordinary breach of contract claims into tort claims. *Etoll, Inc. v. Elias/Savion Advertising, Inc.*, 811 A.2d 10, 14 (Pa. Super. 2002). “To be construed as in tort, ... the wrong ascribed to defendant must be the gist of the action, the contract being collateral.” *Id.*

19. It is unclear at this point whether the tort is collateral to the breach of contract action, and therefore, Defendant’s Preliminary Objection based on Failure of Pleading To Conform to Law is denied.

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FEBRUARY 2006 COURT CALENDAR

MON	TUE	WED	THU	FRI
		1 DRS	2 Juvenile DRS Arraignment	3 Misc. Hearings
6 Juvenile Criminal	7 Criminal	8 Civil Call Criminal	9 Criminal	10 Misc. Hearings
13 Juvenile Civil	14 Civil	15 Civil	16 Juvenile Arraignment Civil	17 Misc. Hearings
20 Presidents' Day	21 Juvenile Status Civil Pretrials ARD/ Summaries	22 Misc. Hearings O.C. Audit	23 State Judge's Conference	24 State Judge's Conference
27 Juvenile	28 Argument			