

# Northampton County Reporter

(USPS 395-280)

VOL. LIV

EASTON, PA April 13, 2006

NO. 67

**Pamela M. Gerber, Administratrix of the Estate of Carl B. Gerber,  
Deceased, Plaintiff v. MSG Associates, Inc., Defendants/Third-Party Pl.,  
David E. Hohenshilt, Inc. and Tudor Insurance Company and Rubino  
Insurance Agency, Inc., Third-Party Defendants**

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**INSERT:** Purple: Registration Forms:  
1. 22nd Annual Joint Dinner Meeting  
of the Bar Associations of  
Northampton and Lehigh Counties  
2. Quarterly Association Meeting

Yellow: 1. 2006 Calendar of Events  
2. "IRS Circular 230 for Business,  
Family and Real Estate Lawyers: How  
it Affects Your Advice to Your Clients"  
3. "Special Education Law Update"  
4. PBI/CLE Seminars—NCBA  
Office—July-November, 2006

### **NOTICE TO THE BAR ...**

22<sup>nd</sup> Annual Joint Dinner Meeting of the Bar Associations of Northampton and  
Lehigh Counties

Thursday, April 20, 2006

Special Guest: PA Supreme Court Justice J. Michael Eakin  
Registration form inside

\*\*\*\*\*

Listing of Judges' Phone and Fax Numbers in New Court Facility—page 52.

**NORTHAMPTON COUNTY BAR ASSOCIATION  
2006 BAR ASSOCIATION OFFICERS**

Richard P. Kovacs ..... President  
Joel H. Ziev ..... President-elect  
Michael C. Deschler ..... Vice President  
Joseph A. Corpora, III ..... Treasurer  
Jacqueline M. Taschner ..... Secretary  
Karl F. Longenbach ..... Past President

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Karl F. Longenbach  
Nicholas Noel, III  
Joel M. Scheer  
Michael P. Shay  
Ronald W. Shipman

*Northampton County Reporter*

**Attorney Referral & Information Service**

**155 South Ninth Street, Easton, PA 18042-4399**

**Phone (610) 258-6333 Fax (610) 258-8715**

***E-mail: ncba@norcobar.org***

**PBA (800) 932-0311—PBI (800) 932-4637**

**BAR ASSOCIATION STAFF**

Mary Beth Leeson ..... Executive Director  
Stephanie Pasquel ..... Accounting  
Heather Rizzotto-Stefanik ..... Legal Journal  
Gloria A. Robison ..... Attorney Referral  
Deborah J. Flanagan ..... Attorney Referral

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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:**

- **22<sup>nd</sup> Annual Joint Dinner Meeting: April 20, 2006**—registration form enclosed.  
Special Guest Speaker: PA Supreme Court Justice J. Michael Eakin
- **Registration forms for NCBA Lunch Lectures:**  
“IRS Circular 230 for Business, Family and Real Estate Lawyers: How it Affects Your Advice to Your Clients”—Wednesday, May 10, 2006.  
“Special Education Law Update”—Thursday, May 11, 2006
- **Quarterly Association Meeting and Malpractice Avoidance Seminar**—“Malpractice Avoidance Claims—The Good, The Bad and The Ugly”—Thursday, May 18, 2006. Registration form enclosed.
- NCBA Calendar of Events, Committee Meeting schedule and PBI programs

**2006 NCBA Bench Bar Conference**—mark your calendars for Friday, October 27 and Saturday, October 28, 2006 for the conference. The conference will be held at Mohonk Mountain House in New Paltz, New York. You can visit the website at **www.mohonk.com**. Look for registration materials in the mail in June.

**The Monroe County Bar Association Presents**  
**“The 2<sup>nd</sup> Annual Spring Swing”**

A day of continuing legal education and golf at Great Bear Golf & Country Club  
Wednesday, May 10, 2006 East Stroudsburg, PA

Join Ellen Freedman, CLM as she presents two programs to assist you in your practice of law. Session #1—“Effectively and Efficiently Administering Your Practice” and Session #2—“Getting Paid.”

Schedule: CLE registration at 8:00 a.m.; program begins at 9:00 a.m. until 12:15 p.m.; deli lunch at 12:15 p.m.; golf/tee times begin at 1:00 p.m.

Call the Monroe County Bar Association for more information: (570) 424-7288.

“A real friend is one who walks in when the rest of the world walks out.”—Walter Winchell

**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****AKBAR, CHRISTINE RILEY,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Administratrix: Arlene S. Riley c/o Frank J. Danyi, Jr., Esquire, Maloney, Danyi, Sletvold & O'Donnell, 901 West Lehigh Street, Bethlehem, PA 18018

Attorneys: Frank J. Danyi, Jr., Esquire, Maloney, Danyi, Sletvold & O'Donnell, 901 West Lehigh Street, Bethlehem, PA 18018

**BAHNCK, NORMAN,** dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Norman Bahnck, Jr. c/o William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

Attorney: William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

**BENAVIDES, ROSLENA a/k/a ROSLENA A. BENAVIDES,** dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Patrick Benavides 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

**BROWN, VIRGINIA C.,** dec'd.

Late of Northampton County, PA

Executrix: Linda L. Peifer, 146 Lake Paupack Road, Greentown, PA 18426

Attorney: John F. Spall, Esquire, HCR 6, Box 6025, Hawley, PA 18428-9051

**FRENCH, JULIA J.,** dec'd.

Late of the Township of Palmer, Northampton County, PA

Executor: Hilliard D. French, Jr. c/o Frank S. Poswistilo, Esquire, 26 North Third Street, Easton, PA 18042

Attorney: Frank S. Poswistilo, Esquire, 26 North Third Street, Easton, PA 18042

**HANN, ELIZABETH,** dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Bonnie Lee Pullo c/o Steven N. Goudsouzian, Esquire, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

Attorney: Steven N. Goudsouzian, Esquire, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

**MILISITS, KEITH W.,** dec'd.

Late of Nazareth, Northampton County, PA

Co-Executrices: Ms. Jean Sanchez, P.O. Box 182, Stockertown, PA 18083 and Mrs.

Maryann Spirk, 1941 Pine Court, Hellertown, PA 18055

**OFCHUS, MARY M.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Co-Executors: Mary Ann Brunovsky, Patricia O. Pavelko and Frances J. O'Malia c/o Fox Williamson Mattioli, P.C., 1012 W. Broad Street, Bethlehem, PA 18018

Attorneys: Fox Williamson Mattioli, P.C., 1012 W. Broad Street, Bethlehem, PA 18018

**RUTT, RUTH E.,** dec'd.

Late of the Borough of East Bangor, Northampton County, PA

Executor: Gene A. Rutt 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

**SCAROLA, EMMA J.,** dec'd.

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

Executrix: Diane Marie Scarola c/o Frank J. Danyi, Jr., Esquire, Maloney, Danyi, Sletvold & O'Donnell, 901 West Lehigh Street, Bethlehem, PA 18018

Attorneys: Frank J. Danyi, Jr., Esquire, Maloney, Danyi, Sletvold & O'Donnell, 901 West Lehigh Street, Bethlehem, PA 18018

**SKELLY, JOHN B., JR.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administratrix: Lorraine M. Skelly, 416 Thomas Street, Bethlehem, PA 18015

Attorney: Paul J. Harak, Esquire, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016

**WOJTAS, BETTY E.,** dec'd.

Late of the Borough of Pen Argyl, Northampton County, PA  
Administratrix: Linda M. Tuerff c/o Michael E. Riskin, Esquire, Riskin and Riskin, 18 E. Market St., P.O. Box 1446, Bethlehem, PA 18016-1446

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

**SECOND PUBLICATION**

**ANDREOLI, WINIFRED K.,** dec'd.

Late of Bethlehem Township, Northampton County, PA

Executor: Dominic Andreoli c/o Fox Williamson Mattioli, P.C., 1012 W. Broad Street, Bethlehem, PA 18018

Attorneys: Fox Williamson Mattioli, P.C., 1012 W. Broad Street, Bethlehem, PA 18018

**COUGHLIN, A. MARGUERITE,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: James B. Coughlin 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

**FAUST, MILTON H.**, dec'd.

Late of Forks Township, Northampton County, PA  
Executor: Milton L. Faust  
c/o Ralph J. Bellafatto, Esquire, 4480 William Penn Highway, Easton, PA 18042  
Attorney: Ralph J. Bellafatto, Esquire, 4480 William Penn Highway, Easton, PA 18042

**FRY, MARGARET A.**, dec'd.

Late of Upper Nazareth Township, Northampton County, PA  
Executor: Walter C. Fry, Jr., 204 Belvidere Street, Nazareth, PA 18064  
Attorneys: Peters, Moritz, Peischl, Zulick & Landes, LLP, 1 South Main Street, Nazareth, PA 18064-2083

**HANDELONG, SHIRLEY D.**, dec'd.

Late of the Borough of Bangor, Northampton County, PA  
Executrix: Patricia Ann Snoddy 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

**PAWLOSKI, GENEVIEVE**, dec'd.

Late of Northampton County, PA  
Administratrix: Sandy Dota c/o Stephen M. Mowrey, Esquire, 4501 Bath Pike, Bethlehem, PA 18017  
Attorney: Stephen M. Mowrey, Esquire, 4501 Bath Pike, Bethlehem, PA 18017

**RILEY, ELIZABETH H.**, dec'd.

Late of Upper Nazareth, Northampton County, PA

Executrix: Minnie Mae Kallaur, 5808 Eastwood Lane, Grafton, WI 53024

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

**SANTO, TERESA A.**, dec'd.

Late of the Borough of Bath, Northampton County, PA  
Executors: Richard D. Santo, 3503 Gun Club Road, Nazareth, PA 18064 and Patricia Deichman, 2720 Lafayette Avenue, Bethlehem, PA 18017  
Attorney: Daniel G. Spengler, Esquire, 110 East Main Street, Bath, PA 18014

**SCHAFFER, THEODORE K.**, dec'd.

Late of the Township of Plainfield, Northampton County, PA  
Administratrix: Janice I. Pintarich 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

**STRAHLER, JANET M. a/k/a JANET MARIE STRAHLER**, dec'd.

Late of Northampton County, PA  
Administrator: Mr. David Strahler c/o William K. Murphy, Esquire, Herster, Newton & Murphy, 127 N. 4th St., P.O. Box 1087, Easton, PA 18044-1087  
Attorneys: William K. Murphy, Esquire, Herster, Newton & Murphy, 127 N. 4th St., P.O. Box 1087, Easton, PA 18044-1087

**THIRD PUBLICATION****BAKER, FREDERICK W., SR.**, dec'd.

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

Executrix: Patricia J. Baker, 1923 Middle Road, Bettendorf, IA 52722

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

**BROWN, AURELIA S.**, dec'd.

Late of the Township of Washington, Northampton County, PA

Co-Executors: Thomas H. Brown and Patricia B. Brown 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

**CATINO, GRACE F.**, dec'd.

Late of the Township of Washington, Northampton County, PA

Executrix: Mary Anne Catino 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

**DONCSES, MARY L.**, dec'd.

Late of the Township of Bushkill, Northampton County, PA  
Trustee: Joyce Johnson c/o Joel M. Scheer, Esquire, Fishbone and Scheer, 940 West Lafayette Street, Easton, PA 18042

Attorneys: Joel M. Scheer, Esquire, Fishbone and Scheer,

940 West Lafayette Street, Easton, PA 18042

**GETZ, NEIL E.**, dec'd.

Late of the Township of Easton, Northampton County, PA  
Executrix: Linda Vance, 736 Clinton Avenue, South Plainfield, NJ 07080

**GREEN, JANE M. a/k/a JANE M. SANTEE**, dec'd.

Late of Northampton, Northampton County, PA

Administratrix: Kristin M. Green c/o Paul S. Frank, Esquire, King, Spry, Herman, Freund & Faul, LLC, One West Broad St., Suite 700, Bethlehem, PA 18018

Attorneys: Paul S. Frank, Esquire, King, Spry, Herman, Freund & Faul, LLC, One West Broad St., Suite 700, Bethlehem, PA 18018

**HAYDU, PHYLLIS M.**, dec'd.

Late of Easton, Northampton County, PA

Executor: Steven A. Haydu c/o Quintes D. Taglioli, Esquire, 512 Hamilton St., #200, Allentown, PA 18101

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

**HOYT, JOHN J.**, dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Carole J. Gonzalez c/o Joel M. Scheer, Esquire, Fishbone and Scheer, 940 West Lafayette Street, Easton, PA 18042

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

**IHLE, FRITZ W.**, dec'd.

Late of the Township of Hanover, Northampton County, PA  
Executor: Craig R. Ihle 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

**KAMINSKY, JOHN P. a/k/a JOHN KAMINSKY**, dec'd.

Late of Northampton, Northampton County, PA  
Administratrix: Anne R. Kaminsky, 106 West 26th Street, Northampton, PA 18067

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

**KIDD, DAVID W.**, dec'd.

Late of Bethlehem, Northampton County, PA  
Executrix: Beverly A. Gray, 771 Lebanon Avenue, Pittsburgh, PA 15228

**KRANTZ, MARGARET H.**, dec'd.

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

Executor: Alfred J. Krantz c/o Daniel G. Spengler, Esquire, 110 E. Main Street, Bath, PA 18014

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

**MACSEK, JOSEPH A.**, dec'd.

Late of 1253 East Mechanic Street, Bethlehem, Northampton County, PA

Executrix: Virginia M. Josar, 343 North 10th Street, Allentown, PA 18102

Attorney: William G. Malkames, Esquire, 509 Linden Street, Allentown, PA 18101

**MICHLER, JANE F.**, dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Judith Yuhas, 1722 Elm St., Bethlehem, PA 18017

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

**MOORE, GRACE M.**, dec'd.

Late of the Borough of Wilson, Northampton County, PA  
Executor: Richard A. Garr, 117 Victory Lane, Nazareth, PA 18064

Attorneys: William P. Coffin, Esquire, Coffin, Durnin & Associates, 100 North Fourth Street, Easton, PA 18042

**STACKHOUSE, EDNA**, dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Executor: Darryl Stackhouse c/o Raymond C. Majczan, Esquire, 612 Main Street, Hellertown, PA 18055-1726

Attorney: Raymond C. Majczan, Esquire, 612 Main Street, Hellertown, PA 18055-1726

**STURZENACKER, DOROTHY a/k/a DOROTHY M. STURZENACKER a/k/a DOROTHY MATHILDA STURZENACKER**, dec'd.

Late of North Catasauqua, Northampton County, PA  
Executrix: Gloria Sturzenacker c/o Noonan & Prokup,



526 Walnut St., Allentown, PA 18101  
Attorneys: Noonan & Prokup,  
526 Walnut St., Allentown, PA 18101

**NOTICE OF NONPROFIT INCORPORATION**

NOTICE IS HEREBY GIVEN that on February 24, 2006 Articles of Incorporation—Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of incorporating a nonprofit corporation organized under the provisions of the Nonprofit Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988 (P.L. 1444, No. 177), as amended.

The name of the nonprofit corporation is:

**FAMILY CONNECTION OF EASTON, INC.**

The purpose of the corporation is to provide family support services.

JEROME B. FRANK, ESQUIRE  
One West Broad Street  
Suite #700  
Bethlehem, PA 18018

Apr. 13

**CORPORATE FICTITIOUS NAME REGISTRATION NOTICES**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295 of 1982, as amended, of intention to file, or the filing of, in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on Monday, March 20, 2006, a Certificate for the conduct of a business in Northampton County, Pennsylvania, under the assumed or fictitious name, style or designation of:

**SACRED HEART SENIOR LIVING BY THE CREEK**

with its principal place of business at: 3910 Adler Place, Suite 100, Bethlehem, Pennsylvania. The names and address of the entities owning or interested in said business are: Sacred Heart Assisted Living, LLC and Sacred Heart Assisted Living By The Creek, LLC, 3910 Adler Place, Suite 100, Bethlehem, Pennsylvania.

CHARLES E. SHOEMAKER, JR.,  
ESQUIRE

727-729 North 19th Street  
Allentown, PA 18104-4040

Apr. 13

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295 of 1982, as amended, of intention to file, or the filing of, in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Pennsylvania, under the assumed or fictitious name, style or designation of:

**SPORTS BLITZ**

with its principal place of business at: 3071 William Penn Highway, Easton, PA 18045.

The name and address of the entity owning or interested in said business is: Shae, Inc., 3071 William Penn Highway, Easton, PA 18045.

The certificate was filed on March 28, 2006.

JEFFREY B. MATZKIN, ESQUIRE  
352 Fifth Street  
Suite A  
Whitehall, PA 18052

Apr. 13

**LIMITED LIABILITY COMPANY NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Department

of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on or about March 27, 2006 for the purpose of creating a Limited Liability Company under the Limited Liability Company Law of 1994, P.L. 703, No. 106.

The name of the limited liability company is:

**J. W. CARSON  
ASSOCIATES, L.L.C.**

David J. Ceraul, Esquire  
22 Market Street  
Bangor, PA 18013

Apr. 13

**IN THE  
NORTHAMPTON COUNTY  
COURT OF COMMON PLEAS  
ORPHANS' COURT DIVISION**

The following Executors, Administrators, Guardians & Trustees have filed Accounts in the Office of the Orphans' Court:

ESTATE; Accountant  
ENID G. BOYER; Shirley Anna Kovacs, Executrix

SHARON P. BROCK; Amy S. Pawlak, Administratrix

SARAH C. BROWN; Cindy Mae Cardinalli a/k/a Cindy M. Steuer and Samuel F. Brown, Jr., Co-Executors

JOHN BRUCIAK; Frank M. Skrapits, Executor

MARY R. GOLLATZ; Rita Strobl and Victoria Shiffert, Co-Executrices

KATIE K. HOWER a/k/a KATHRYN K. HOWER; Charles J. Hower and Charmaine K. Clayman, Co-Administrators

CATHERINE S. HUGHES; Catherine E. Hughes and William R. Hughes, Jr., Co-Executors

MICHAEL P. MASLANY; John Katchur, Jr., Executor

ELIZABETH M. SIEGFRIED; Prudence Silfies, Executrix

HANNAH J. SMITH; David Jones Smith and Peter Beidler Smith, Co-Executors

**AUDIT NOTICE**

All Parties interested are notified that an audit list will be made up of all Accounts and the said list will be called for audit at the Northampton County Government Center, Easton, PA on: FRIDAY, APRIL 28, 2006 AT 9:00 A.M. IN COURTROOM #1.

Dorothy L. Cole  
Clerk of Orphans' Court  
Apr. 6, 13

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

In re: Hunter Scott Frisoli, a  
minor child of Elisha Jean  
Guterrez Frisoli and  
Brian J. Frisoli

**No. 2006-0045**

**VOLUNTARY TERMINATION OF  
PARENTAL RIGHTS**

**TO: ELISHA JEAN GUTERREZ  
FRISOLI, natural mother of  
Hunter Scott Frisoli, born April  
20, 2000**

**NOTICE**

A Petition has been filed asking the Court to put an end to all rights you have to your child, HUNTER SCOTT FRISOLI. The Court has set a hearing to consider ending your rights to your child. The hearing will be held in Courtroom 229, Northampton County Government Center, 669 Washington Street, Easton, Pennsylvania, on May 2, 2006 at 10:00 A.M. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have the right to be represented at the hearing by a lawyer. You

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

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

MILDRED A. MOLINO, ESQUIRE  
Attorney for Petitioners  
162 South Union Street  
Easton, PA 18042  
(610) 253-8200

Apr. 13

**NOTICE OF PUBLIC HEARING**

The Board of Supervisors of East Allen Township, Northampton County, Pennsylvania will conduct a public hearing and consider adoption of the following proposed Ordinance at its regular meeting on May 18, 2006, at 7:00 p.m. at the East Allen Township Municipal Building, 5344 Nor-Bath Blvd., East Allen Township, Northampton County, Pennsylvania.

The Board of Supervisors invite public comment on the proposed Ordinance, the following of which is only a summary:

An Ordinance of the Township of East Allen, Northampton County, Pennsylvania, signifying the intention and desire of the Board of Supervisors of the Township of East Allen, Northampton County, Pennsylvania, to organize an authority under the provisions of the Municipality Authorities Act of 1945 (the Act of May 2, 1945, P.L. 382), as amended, to be known as "First Regional Compost Authority"; setting forth the form of the articles of incorporation; providing that the said authority shall be for the purpose of acquiring, holding, constructing,

improving, maintaining, and operating, owning or leasing, either in a capacity of lessor or lessee, land and equipment necessary for regional yard waste recycling program and the creation of a yard waste facility to provide yard waste recycling to member municipalities; joining with the Township of Allen, Bushkill, Lehigh and Moore, all in the County of Northampton for said purposes; appointing the first members of the Board of the Authority; authorizing other necessary actions; and repealing all inconsistent ordinances, resolutions and parts thereof.

Copies of the proposed Ordinance are available for public inspection at the following locations:

East Allen Township Municipal Building, 5344 Nor-Bath Blvd., East Allen Township, Northampton County, Pennsylvania; Northampton County Law Library, Northampton County Government Center, 7th and Washington Streets, Easton, Pennsylvania; Leeson, Leeson & Leeson, East Allen Township Solicitor, 70 East Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426.

LEESON, LEESON & LEESON  
Solicitors for East Allen Township  
70 East Broad Street  
P.O. Box 1426  
Bethlehem, PA 18016-1426  
(610) 691-3320

Apr. 13

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

City of Easton

vs.

Liming

**No. C48CV20053355**

NOTICE IS HEREBY GIVEN that the above was named as defendant in a civil action instituted by plaintiff. This is an action to recover de-

linquent real estate taxes for the year 2004 for the property located at 741 Northampton St., Tax Parcel L9SE1B1614. A lien in the amount of \$880.54 was filed on or about May 18, 2005 for this claim and a Writ of Scire Facias was filed.

You are hereby notified to plead to the writ in this case, on or before 20 days from the date of this publication or a Judgment will be entered.

If you wish to defend, you must enter a written appearance personally or by 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 without you and a judgment may be entered without further notice for the relief requested by the plaintiff. You may lose property or other rights important to you.

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

Northampton County  
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Easton, PA 18042  
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Apr. 6, 13, 20

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Busy Bethlehem Law Office seeking 1-2 Associates with an interest in Family Law and Real Estate Development/Municipal practice and litigation. Multi-County practice primarily in Northampton and Lehigh Counties.

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Apr. 13, 20

#### **LAW CLERK—LEHIGH COUNTY**

Position: Law Clerk to the Honorable Robert L. Steinberg. Position available May 1, 2006.

Salary: \$43,680 annually with full benefits.

Location: Lehigh County Courthouse, 455 Hamilton Street, Allentown, PA 18101.

Position Description: The Law Clerk assists the Judge in drafting opinions, court observation, conducting research, checking citations. Additionally, the Law Clerk conducts research to prepare the Judge for hearings and trials and provides general support during trial weeks. Candidate should be well organized, detail oriented, and capable of independent work. Writing and citation experience valued. Please send resumes to the Honorable Robert L. Steinberg at the above address.

Apr. 6, 13

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on May 5, 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-2005-008175**

ALL THAT CERTAIN tract or piece of land situate in the City of

Bethlehem, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Southwest corner of Jackson and Oak Streets; thence extending Southwardly along said Oak Street, 15.42 feet to a point in the middle of the partition wall of the adjoining house; thence through the middle of said partition wall Westwardly 80 feet to a point; thence Northwardly a distance of 15.42 feet to Jackson St., thence Eastwardly along said Jackson Street a distance of 80 feet to the place of beginning and being the lot on which the house is numbered 616 as more particularly shown on a plan or map of Mrs. Sikora's Estate and property recorded in the Office for the Recording of Deeds of Northampton County, at Easton, Penna. Said premises formerly known as 616 Atlantic Street, Bethlehem, Penna., known as 620 Atlantic St., Bethlehem, PA.

Tax Parcel # P6SE2D-10-1.

TITLE TO SAID PREMISES IS VESTED IN Herminio Vazquez by Deed from Alexander Richard Slafkosky, Executor of the Estate of Veronica Agnes Slafkosky, deceased dated 8/9/1999 and recorded 8/10/1999 in Record Book Volume 1999-1, Page 121156.

BEING KNOWN AS 620 ATLANTIC STREET, BETHLEHEM, PENNSYLVANIA.

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

SEIZED AND TAKEN into execution of the writ as the property of Herminio Vazquez.

MARTHA E. VON ROSENSTIEL,  
ESQUIRE

**No. 2**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2005-008914**

ALL THAT CERTAIN parcel, piece or lot of land, together with the two and one-half story brick, slate-roofed dwelling thereon erected; known as 909 North Linden Street (formerly 409 North Linden Street), situate on the west side of Linden Street between Goepf and Ettwein Streets, in the City of Bethlehem (formerly Borough of Bethlehem), County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the west side of Linden Street, seventy-five (75') feet south from the southern line of Ettwein Street in line of the party wall between the house hereby conveyed and the house immediately adjoining on the north; THENCE extending westwardly through the middle of said party wall along property now or late of John Mitchell, at right angles to Linden Street, one hundred twenty (120') feet to property now or late of Wilson E. Renner; THENCE along the same, southwardly, twenty-five (25') feet to property now or late of Daniel Whytock; THENCE along the same, eastwardly, one hundred twenty (120') feet to Linden Street; THENCE along the same, northwardly, twenty-five (25') feet to the place of beginning.

ALSO KNOWN AS NORTHAMPTON COUNTY PARCEL IDENTIFIER: MAP: P6NE1B, BLOCK: 5, LOT: 18.

BEING KNOWN AS: 909 LINDEN STREET, BETHLEHEM, PA 18018.

PROPERTY ID NO.: P6NE1B-5-18

TITLE TO SAID PREMISES IS VESTED IN Linda Ann Farrell by

Deed from Charles E. Mallon, Jr. and Lois R. Mallon, husband and wife dated 12/21/00 recorded 12/27/00 in Deed Book 2000-1 Page 172746.

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

SEIZED AND TAKEN into execution of the writ as the property of Linda Ann Farrell.

MARK J. UDREN, ESQUIRE

**No. 5**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2005-008866**

All that certain piece or parcel of land situate in the Township of Washington, in the County of Northampton and State of Pennsylvania, more particularly bounded and described as follows, to wit:

Beginning at the southeast corner of the intersection of two fifty (50') feet wide streets which cross each other nearly at right angles, one of which streets runs in an easterly and westerly direction and the other in a northerly and southerly direction; thence in an easterly and westerly direction north forty-one degrees east forty feet to a corner in Lot No. 40; thence along Lot No. 40 south fifty degrees east one hundred thirty feet to an alley sixteen and one-half feet wide; thence along the northerly side of said alley south forty-one degrees west forty feet to the easterly side of said alley south forty-one degrees west forty feet to the easterly side of the said fifty feet wide street which runs in a northerly and southerly direction; thence along the same north fifty degrees west one hundred thirty feet to the place of beginning. Being Lot No. 39 on the plan of lots made by Stephen A. Heller for Solomon Flory and dated September, 1882.

TAX PARCEL # D9SW1-5-8.  
BEING KNOWN AS 1500 Pine Street, Pen Argyl, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Kevin Ray Loren, Sr.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

**No. 6**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2005-008966**

All that certain unit, designated a unit twenty-six (26) being a unit in the Greenleaf West Condominium, situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Greenleaf West Condominium dated August 13, 1986 and recorded on August 14, 1986 in Northampton County Miscellaneous Book Volume 314, page 773, and as amended by the Amendment to the Declaration of Greenleaf West Condominium dated October 6, 1986 and recorded in Northampton County Miscellaneous Book Volume 315 page 1141, and as further described in the Plans of the Greenleaf West Condominium dated February 19, 1986 and recorded on August 15, 1986 in Northampton County Condo Book Volume 86, page 255, and as amended by Plans of Greenleaf West Condominiums dated September 30, 1986, and recorded on October 8, 1986 in the Northampton County Condo Book Volume 86, page 316, and as amended by Plans of Greenleaf West Condominiums dated November 21, 1986, and recorded November 24,

1986 in the Northampton County Condo Book Volume 86, page 359.

Together with a three and one eighth (3 1/8) percent undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium and Amendment thereto.

Being known as 1201 Butztown Road, Unit No. twenty-six (26) Bethlehem, Pennsylvania 18017.

TAX PARCEL # M7SW4-22-16-26.

SEIZED AND TAKEN into execution of the writ as the property of Rosemary M. Lafollette.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

**No. 7**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-006219**

All that certain message, tenement and piece of ground situate on the easterly side of Bushkill Drive, Legislative 48044, in the Township of Moore and partially in the Township of Bushkill, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a P-K nail set in the centerline of Bushkill Drive, L.R. 48044, said P-K nail being located north 20 degrees 20 minutes 57 seconds west, 221.69 feet from another P-K nail in the centerline intersection of Bushkill Drive and East Best Road, Township Road 573 as shown on a subdivision plan prepared by Richard Rutt for Paul and Ruth Valo:

Thence extending in and along Bushkill Drive the following four (4) courses and distances:

(1) North 12 degrees 12 minutes West, 194.2 feet to a point;

(2) North 5 degrees 52 minutes 43 seconds east, 180 feet to a point;

(3) North 0 degrees 33 minutes 17 seconds west, 362.3 feet to a point;

(4) North 19 degrees 25 minutes 23 seconds east, 259.69 feet to a point;

Thence extending along the property of American Inter. Realty as recorded in Deed Book Volume 439 on Page 408 the following (2) courses and distance:

(1) South 65 degrees 30 minutes east, 139.47 feet to a point;

(2) North 22 degrees 45 minutes east, 820.88 feet to a point;

Thence extending along the easterly property line of Mary Ann Imbody as recorded in Deed Book 194 on page 427, the following two (2) courses and distance:

(1) North 36 degrees 00 minutes east, 247.5 feet to a point;

(2) North 27 degrees 15 minutes east, 280.5 feet to a point;

Thence extending along the property line of Lee Graver the following two (2) courses and distances:

(1) South 85 degrees 00 minutes east, 412.5 feet to a point;

(2) South 20 degrees 30 minutes west, 2305.24 feet to an iron pin.

Thence extending along the northerly property line of aforesaid subdivision of Valo, north 79 degrees 33 minutes 59 seconds west, 388.57 feet to the place of beginning.

Containing 1,184,473.67 square feet, 27.19 acres.

Being known and designated as 770 Bushkill Drive.

TAX PARCEL #s G6-17-21-0406, G6-17-21-0520.

BEING KNOWN AS 770 Bushkill Drive, Bath, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Jamie R. Fox.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

**No. 8**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-007329**

ALL THAT CERTAIN message, tenement and lot or piece of ground situate in the Township of Palmer, Northampton County, Pennsylvania, designated as Lot No. 212 on the Plan of Penn's Grant, Phase 4, as said Plan is recorded in the Recorder of Deeds Office in and for Northampton County, Pennsylvania in Map Book Volume 1997-5, Pages 75-78, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the northern right-of-way line of Freedom Terrace (50 feet wide), said point being the southeast corner of Lot 213 and the southwest corner of the herein-described Lot 212; thence along the eastern boundary line of Lot 213, North 9° 33' 47" West, a distance of 117.63 feet to a point; thence along the southwestern boundary line of Lot 72, South 84° 12' 12" East, a distance of 40.09 feet to a point; thence along the western boundary line of Lot 211, South 9° 33' 47" East, a distance of 107.01 feet to a point; thence along the northern right-of-way line of Freedom Terrace (50 feet wide), South 80° 26' 13" West, a distance of 38.65 feet to the place of BEGINNING.

CONTAINING in area 4,342 square feet, or 0.0997 acre.

BEING HOUSE NO. 51 Freedom Terrace, Easton, PA 18045.

BEING Northampton County Uniform Identifier No. K9-31-27.

UNDER AND SUBJECT, nevertheless, and together with, a certain ten-foot wide access easement as more fully described and illustrated in a certain Declaration and Imposition of Cross-Easement document recorded in the Recorder's Office in Volume 1997-1, Page 041330.

UNDER AND SUBJECT to covenants, easements, and restrictions as shown on the aforementioned Plan of Penn's Grant and otherwise of record.

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 Gail S. Smith.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

**No. 9**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-000243**

ALL THAT CERTAIN Unit designated as Number 51, being a Unit in Washington Avenue West: Townhouses, a condominium, located in the fourteenth Ward of the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, as designated in that certain Washington Avenue West: Townhouse Declaration of Condominium under the Unit Property Act, dated August 4, 1980, and recorded August 27, 1980 in the Office of the Recorder of Deeds in and for the County of Northampton in Misc. Book Volume 276, Page 534 et seq. (Hereinafter called the "Declaration of Condominium"), that certain Washington Avenue West: Townhouses Code of Regulations dated August 4, 1980 and recorded as



aforesaid in Misc. Book Volume 276, Page 576 et seq. (Hereinafter called the "Code of Regulations"), and that certain Washington Avenue West: Townhouses Declaration Plan dated \_\_\_\_\_, an recorded as aforesaid, in Plan Book Volume 61, Page 7, et seq. (Hereinafter called the "Declaration Plan").

Together with all right, title and interest, being an undivided 4.2654% interest of, in and to the Common Elements as more fully set forth in the aforesaid Declaration of Condominium and Declaration Plan.

TAX PARCEL # N6SE1D-13-1Q.

Being known as 51 WASHINGTON AVENUE, Bethlehem PA, 18018.

THEREON BEING ERECTED a two story brick townhouse with one-car garage and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Barry J. Szmodis.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

**No. 10**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-008612**

ALL THAT CERTAIN message, tenement, lot or piece of ground on the north side of Ferry Street, commonly known as 733 Ferry Street, in the City of Easton, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the north side of Ferry Street, said point being 60.0 feet easterly from the northeast intersection of South Eighth Street and Ferry Street; thence northerly along land now or late of Carmen Farino due north, at right angles to said Ferry Street, 90.1 feet to a point; thence easterly

along remaining land of Leone Bros., due east parallel to said Ferry Street, 22.0 feet to a point; thence southerly along other land of said Leone Bros. due south, at right angles to said Ferry Street; 90.1 feet to a point in the northern property line of said Ferry Street; thence westerly along the northern property line of said Ferry Street due West, 22.0 feet to a point, the place of Beginning.

BOUNDED on the north and east by land of Leone Bros., on the south by Ferry Street, and on the west by land now or late of Carmen Farino.

IT BEING THE SAME PREMISES which John E. Leone, single by Deed dated August 15, 1985 and recorded in the Office for the Recording of Deeds in and for Northampton County at Easton, Pennsylvania in Deed Vol. 686, Page 600 granted and conveyed unto Michiko Okaya, her heirs and assigns, Grantor herein.

TITLE TO SAID PREMISES IS VESTED IN Lee M. Walcott, Jr., by Deed from Michiko Okaya, dated 8-30-02, recorded 9-5-02, in Deed Book 2002-1, page 234925.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L9SE1B-28-27A.

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

SEIZED AND TAKEN into execution of the writ as the property of Lee M. Walcott, Jr.

DANIEL G. SCHMIEG, ESQUIRE

**No. 11**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-006614**

ALL THAT CERTAIN two and one-half (2 1/2) story brick message and lot of land (known as No. 1423 Butler Street) situated at the North-

east corner of Raspberry and Butler Streets, in the City of Easton, County of Northampton, State of Pennsylvania, containing in front on said Butler Street Eighteen (18') feet and extending in depth of the same width Northwardly One Hundred (100') feet, more or less, to a Ten (10') feet wide private alley.

BOUNDED ON THE North by said private alley, on the East by property now or late of Sylvester M. Kichline, on the South by said Butler Street, and on the West by said Raspberry Street.

Parcel ID: L9SW3B-3-10.

Being known as: 1423 Butler Street, Easton, PA 18042.

SEIZED AND TAKEN into execution of the writ as the property of Jean M. Spadoni a/k/a Jean Marie Spadoni.

TERRENCE J. McCABE,  
ESQUIRE

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**No. 12**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2001-006924**

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

BEGINNING at a point, the Northwestern corner of the intersection of Northwood Avenue and Easton-Tatamy Road; thence by a line along the Northerly side of Northwood Avenue 16.50 feet Northerly of the centerline thereof, North 83 degrees 51 minutes West 220.65 feet to a point; thence by the Easterly line of Lot #47 as shown on the Plan of Lots late of David M. Huhn, recorded in Map Book 9 page 64, North 08 degrees 09 minutes West 59.45 feet to a

point; thence through Lot #2 according to the aforesaid Plan, North 81 degrees 51 minutes East 215.0 feet to a point on the Westerly side of the Easton-Tatamy Road, said point being distant 365.61 feet by the said side of Easton-Tatamy Road on the course South 09 degrees 01 minute East from the Southwesterly corner of Hillcrest Avenue and Tatamy Road; thence by the Westerly side of Tatamy Road, 20.00 feet Westerly of the centerline thereof, South 09 degrees 01 minute East 114.39 feet to a point; the place of beginning.

BEING all of Lot #1 and the Southerly 9.39 feet to Lot #2 according to the aforesaid Plan of Lots late of David M. Huhn with additional land along the West side of the Easton-Tatamy Road and also along the North side of Northwood Avenue as is set forth on a plan of which lots prepared for Walter R. Koehler and Eva M. Koehler, His wife.

BEING Tax Parcel Number K9SW4-1A-1A.

BEING the same premises which Philip J. Ryan and Susan M. Ryan, by Deed dated August 25, 2000 and recorded in the Office of the Recorder of Deeds of Northampton County on September 1, 2000, in Deed Book 2000-1, Page 114074, granted and conveyed unto Doris A. Gray and William R. Gray, Jr.

BEING KNOWN AS 1200 Tatamy Road, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Doris R. Gray and William R. Gray, Jr.

KRISTINE M. ANTHOU, ESQUIRE

**No. 13**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-008423**

**Parcel A**

All that certain parcel of land situate in the Township of Upper Mount Bethel, County of Northampton, Commonwealth of Pennsylvania, bounded and described in accordance with a map and survey thereof dated June, 1955, made by Michael A. Policelli, Registered Engineer, as follows:

Beginning at point in the public road leading from Portland to Totts Gap, said point being 27.35 feet West of a 12 inch hickory; thence crossing said road and along land reputedly of Elizabeth Ann Bandholtz South 35° 40' West 32.05 feet to a point; thence along the same South 68° 29' West 305.8 feet to a point in other land of Val Hochrein, Grantor hereof, of which this was a part; thence along land of said Val Hochrein South 64° 11' East 317 feet to a point, said point being 1 foot Southeast of 10 inch hickory; thence along the same North 25° 49' East 250 feet to a point in the middle of the above mentioned public road leading from Portland to Totts Gap, said point being 48.55 feet North of an 11 inch elm and 20.2 feet West of an 8 inch pin oak; thence along the middle of said public road North 64° 11' West 100.0 feet to the place of Beginning, said place of Beginning being also a corner of land of Albert R. Kearney, Jr. Containing 1.15 acres.

**Parcel B**

All that certain parcel of land situate in the Township of Upper Mount Bethel, County of Northampton, Commonwealth of Pennsylvania, bounded and described in accordance

with a survey and map thereof dated February, 1958, made by Theodore K. Rothermund, Registered Engineer, as follows:

Beginning at an iron pin in the public road which runs from Portland to Totts Gap, which pin is the northeast corner of the lands of Grantor; thence along the said public road North 64° 11' West a distance of 74.25 feet to an iron pin; thence South 25° 49' West a distance of 100.45 feet to an iron pin; thence North 69° 29' East a distance of 99.06 feet to an iron pin; thence North 37° 19' East a distance of 29.40 feet to the iron pin in the said public road, the place of Beginning. Containing 4,504.63 square feet or 0.103 acre.

Less and excepting thereout and therefrom the following:

**Parcel C**

All that certain parcel of land situate in the Township of Upper Mount Bethel, County of Northampton, Commonwealth of Pennsylvania, bounded and described in accordance with survey and map thereof dated February 1958, made by Theodore K. Rothermund, Registered Engineer, as follows:

Beginning at an iron pin in the boundary line between the grantor and the lands of Val and Charlotte Hochrein which is North 64° 11' East, a distance of 174.25 feet from an iron pin at the southeast corner of lands of the grantor; thence from this point of beginning North 64° 11' West along the boundary of the lands of the said Hochreins, a distance of 142.75 feet to an iron pin in the boundary of the lands of the grantee; thence North 69° 29' East a distance of 206.74 feet to an iron pin; thence South 25° 49' West a distance of 149.55 feet to the iron pin at the

place of Beginning. Containing 10,674.13 square feet or 0.245 acre.

PARCEL NO. B11-15-14.

Being known as: 625 Turkey-ridge Road, Mount Bethel, PA 18343.

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

SEIZED AND TAKEN into execution of the writ as the property of Norma I. Mercado a/k/a Norma Colon Mercado.

TERRENCE J. McCABE, ES-  
QUIRE

**No. 14**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2005-008763**

ALL of that certain message, tenement and lot of piece of ground situate on the east side of Wyandotte Street, in the City of Bethlehem, County of Northampton and State of Pennsylvania known and designated as No. 711 Wyandotte Street, bounded and described as follows, to wit:

BEGINNING at a point in the eastern line of Wyandotte Street said point being the northeastern intersection of Wyandotte Street and Laury Street; THENCE northwardly along Wyandotte Street, North five degrees thirty minutes West (5° 30'), thirty-one and ninety-six one-hundredths feet (31.96) feet to a point; THENCE by a line passing in and through the partition wall of a twin brick dwelling know as No. 709 Wyandotte and 711 Wyandotte Street, North eighty-four degrees thirty minutes (84° 30') East fifty feet and ninety-five one-hundredths (50.95) feet to a point; THENCE North sixty degrees and

twelve minutes (60° 12') East; fifty-two and fifty one-hundredths (52.50) feet to a point; THENCE South five degrees thirty minutes (5° 30') East eighteen and fifty-five one-hundredths (18.55), feet to a point in the northern line of Laury Street; THENCE along the same South sixty-five degrees and fifty-five minutes (65° 55') West one hundred four and eighty one-hundredths (104.80) feet to the place of beginning.

Vesting Information:

Vested by: QuitClaim Deed dated 12/2/03, given by Jose Sostre and Rita Sostre, Husband and Wife, by their agent, Milagro Jerez to Frank Ortiz recorded 12/10/03 in Book: 2003-1 Page 510968.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: P6SW3B-9-17.

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

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

DANIEL G. SCHMIEG, ESQUIRE

**No. 15**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2005-006641**

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

BEGINNING at a corner of land on the North side of George Street, being also corner of land sold to Russell J. Futchko and wife on January 30, 1973; thence along the same and directly through the center partition of double house known as 629-631 George Street North 15-3/4 degrees West one hundred

thirty-seven (137 feet) feet to a point and corner of land late of L.F. Walters; thence along the same South 75 Degrees West nineteen and three quarters (19.75 feet) feet to a point and corner of land late of John and Raymond Palmer; thence along the said land South 15-3/4 Degrees East one hundred thirty-seven (137 feet) feet to a point on the North side of George Street; thence along the North side of George Street North 75 Degrees East nineteen and three-quarters (19.75 feet) feet to the POINT OR PLACE OF BEGINNING. Property conveyed is known as No. 631 George Street.

TITLE TO SAID PREMISES IS VESTED IN Kenneth Campbell, by Deed from Philip N. Niceforo, single, dated 12-10-01, recorded 12-18-01 in Deed Book 2001-1, page 273863.

Premises being: 631 GEORGE STREET, PEN ARGYL, PA 18072.

Tax Parcel No. E8NE1C-6-19.

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

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

DANIEL G. SCHMIEG, ESQUIRE

**No. 16**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-007330**

All that certain messuage or one-half of twin dwelling and lot or piece of ground, hereditaments and appurtenances, situate on the South side of West Fairview Street, in the 8th Ward of the City of Bethlehem, County of Northampton and State of Pennsylvania, known as 35 West Fairview Street, according to present City numbering, bounded and described as follows:

Beginning at a stake set in the southerly side of West Fairview Street, South 80 degrees East, 76.68 feet from the southeast corner of Guetter Street and West Fairview Street; thence by the said southerly side of West Fairview Street, South 80 degrees East a distance of 115.15 feet to a nail set in a concrete step, thence in and through the party wall dividing 35 West Fairview Street herein described and 33 West Fairview Street immediately adjacent to the East and through land now or late of Alice C. Raidline, South 10 degrees West, a distance of 100 feet to a stake; thence by land now or late of James T. Borhek, North 80 degrees West, a distance of 15.15 feet to a stake; thence by land now or late of John E. Haines Estate, North 10 degrees East, a distance of 100 feet to the place of beginning.

PROPERTY ADDRESS: 35 W. FAIRVIEW STREET, BETHLEHEM, PA 18018.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: N6SE4D-28-3.

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

SEIZED AND TAKEN into execution of the writ as the property of Candy Fenner-Sigley and Charles R. Sigley.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

**No. 17**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-007060**

ALL THOSE CERTAIN two (2) messuages, tenements, tracts, parcels or pieces of land situate in the Borough of Bangor, County of Northampton and State of Pennsylvania,

bounded and described as follows, to wit:

**TRACT NO. 1**

BEGINNING at a point on the east side of South Third Street in the said Borough, corner of land now or late of George J. Rusweiler; thence along the south side of said land South seventy-nine and one-quarter (79 1/4) degrees East one hundred thirty (130) feet to a point in the west side of Center Alley; thence along the west side of said Center Alley South five and one-half (5 1/2) degrees West thirty (30) feet to a point in the west side of said alley; corner of other land now or late of Howell Rowland; thence along said other land North seventy-nine and one-quarter (79 1/4) degrees West one hundred thirty (130) feet to a point in the east side of the aforesaid South Third Street; thence along the east side of said South Third Street North five and one-half (5 1/2) degrees East thirty (30) feet to the place of beginning.

**TRACT NO. 2**

BEGINNING at a point on the east side of South Third Street in said Borough, corner of land now or late of Dr. D. H. Keller; thence along said land now or late of Keller South seventy-nine and one-quarter (79 1/4) degrees East sixty (60) feet, more or less, to a stake; thence North eighty-one and three-quarters (81 3/4) degrees West sixty (60) feet, more or less, to the east side of the aforesaid South Third Street; thence along the east side of said South Third Street North five and one-half (5 1/2) degrees West two (2) feet to other land now or late of Dr. D. H. Keller, the place of beginning.

IT BEING THE SAME PREMISES which Mary Louise Russo, by her Indenture bearing date the thirtieth

day of May, A.D. 1996, for the consideration therein mentioned, granted and conveyed unto the said Raymond C. Hoffman, Jr., and Violet A. Hoffman, his wife, parties hereto, 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 Record Book Volume 1996-1, Page 55704, etc., relation being thereunto had, more fully and at large appears.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP: E9NE2D, BLOCK: 4, LOT: 19.

Being known as 25 South Third Street, Bangor, Pennsylvania, 18013.

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

SEIZED AND TAKEN into execution of the writ as the property of Raymond C. Hoffman, Jr. and Violet A. Hoffman.

ALFRED S. PIERCE, ESQUIRE

**No. 18**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2005-008421**

ALL THAT Southern half of a two (2) story frame building situate on the West side of Washington Street, in the Borough of Walnutport, County of Northampton and Commonwealth of Pennsylvania, known as 626 Washington Street, now known as 618 Washington Street, bounded and described as follows, to wit:

BEGINNING at an iron pin on the West side of Washington Street on the curbline; thence along the West

side of Washington Street, South sixteen (16) degrees eighteen (18) minutes East, thirty-nine and one-tenth (39.1') feet to the edge of the curblin; thence along the lands now or late of Mary E. Snyder, South seventy-two (72) degrees fifty-two (52) minutes West, twenty-nine and seventy-eight hundredths (29.78') feet to a point; thence along the same, South fifty-nine (59) degrees West, one hundred twenty-nine and eighty-two hundredths (129.82') feet to an iron pin; thence along now or formerly the Central Railroad of New Jersey, North thirteen (13) degrees forty-five (45) minutes West, seventy-five and seventeen hundredths (75.17') feet to an iron pin; thence along 626 Washington Street, now or late of Helen Jones and through the middle of a party wall, North seventy-four (74) degrees thirty-one (31) minutes East, one hundred forty-nine (149') feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tricia A. Seiler by Deed from Joseph L. Sider and Carol J. Sider, h/w, Thomas D. Sider and Linda L. Sider, h/w; Cassandra M. (Sider) Handwork; Timothy J. Sider and Betsy L. Strecker, h/w, dated 8/14/2001 and recorded 8/15/2001 in Record Book Volume 2001-1 Page 163337.

BEING KNOWN AS 618 Washington Street, Walnutport, Pennsylvania.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: J2SW1C-9-6A.

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

SEIZED AND TAKEN into execution of the writ as the property of Tricia A. Seiler.

DANIEL G. SCHMIEG, ESQUIRE

**No. 19**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2005-008916**

ALL THAT CERTAIN message, tenement, tract, piece or parcel of land situate in the Borough of Roseto, County of Northampton and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made of the premises by John J. Stofflet, Surveyor, for Carmela P. Finelli, as follows, to wit:

BEGINNING at a point or stake on other land of the said Carmela R. Finelli, on the West side of a road, now called McKinley Street; thence along the North side of said Carmela R. Finelli's land North 76 3/4 degrees West 100 4/12 feet to a stake; thence by the same North 01 degrees West 30 feet to a post; thence by land of Joseph Ruggiero North 88 degrees East 68 8/12 feet to a post; thence by the same South 77 1/2 degrees East 42 9/12 feet to a post on the West side of McKinley Street; thence along the West side of said street South 10 degrees West 37 1/2 feet, more or less, to a stake, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Aromito S. Jimenez by Deed from Bryan D. Stout and Monica L. Mucklin dated 03/22/2004 and recorded 03/29/2004 in Deed Book 2004-1, Page 113636.

Premises being: 158 CHESTNUT STREET, ROSETO, PA 18013.

Tax Parcel No. D9SE1D-14-6.

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

SEIZED AND TAKEN into execution of the writ as the property of Aromito S. Jimenez.

DANIEL G. SCHMIEG, ESQUIRE

**No. 21**

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

**CV-2005-008788**

ALL THOSE CERTAIN lots or piece of land lying, situate, and being in the Township of Palmer, County of Northampton, Commonwealth of Pennsylvania, and being more particularly described as Lots Nos. 188, 189, 190 and 191, in the Riverview Gardens Tract, so called, said lots having a combined width of eighty-five (85 feet) feet, and extending of the same width one hundred fifteen (115 feet) feet in depth as shown and laid out on a certain Plan of Lots made and surveyed by the Paul G. Breinig Company, Civil Engineer, of Allentown, Pennsylvania. Said Plan being on record in the Office of the Recorder of Deeds in and for the County of Northampton, State of Pennsylvania, in Map Book 9, page 50.

UNDER AND SUBJECT to easements, conditions and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN James D. Rush, Jr., and Luci A. Rush, by Deed from Joseph L. Lackey and Dawn Lackey, husband and wife, dated 10-30-92, recorded 11-02-92, in Deed Book 878, page 528.

Premises being: 505 BERKS STREET, EASTON, PA 18045.

Tax Parcel No. M9SW1-9-6.

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

James D. Rush, Jr. and Luci A. Rush.

DANIEL G. SCHMIEG, ESQUIRE

**No. 22**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2005-008888**

All that certain tract or parcel of land situated on the west side of Cambria Street in Freemansburg, County of Northampton, Commonwealth of Pennsylvania, according to a plan entitled "Final Plan for Henry Glass & Sons, Inc." prepared by Robert L. Ference, registered surveyor, Bethlehem, Pennsylvania and recorded in the Office of the Recorder of Deeds in Easton, Pennsylvania in Map Book 52, Page 29, being known as 204 Cambria Street (lot 2) bounded and described as follows, to wit:

Beginning at an iron pipe on the west side of Cambria street, said pipe being North 05 degrees 00 minutes 00 seconds East 50.00 feet from the northwest intersection of Cambria Street and Lincoln Avenue, said pipe being the true point or place of beginning; thence through the middle of a party wall between the premises herein described and the premises immediately on the south, North 85 degrees 00 minutes 00 seconds West 74.00 feet to an iron pipe; thence along land nor or late of Henry Glass & Sons, Inc., North 05 degrees 00 minutes 00 seconds East 50.00 feet to an iron pipe; thence along land now or late of Barry L. Platt South 85 degrees 00 minutes 00 seconds East 74.00 feet to an iron pipe on the west side of Cambria Street; thence along the west side of Cambria Street South 05 degrees 00 minutes 00 seconds West 50.00 feet to an iron pipe on the west side of Cambria Street, said



pipe being the true point or place of beginning.

Containing 3,700 Square Feet.

Under and Subject to restrictions and easements of record.

Having thereon erected a dwelling known as: 204 Cambria Street, Freemansburg, Pennsylvania 18017.

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

SEIZED AND TAKEN into execution of the writ as the property of Nevin Hamm, Jr.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

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**No. 33**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-009018**

All that certain messuage, tenement and tract of land situate along the westerly side of legislative Route Number 48061, leading from Northampton to Pennsville, in the Village of Kreidersville, Township of Allen, County of Northampton, Commonwealth of Pennsylvania, being shown as Lot Number One (1) on a subdivision plan for Edith E. Santee last dated December 23, 1985, and recorded in the Office of the Recorder of Deeds in and for the County of Northampton, at Easton, Pennsylvania, in Map Book, Page, being more fully bounded and described as follows, to wit:

Beginning at a railroad spike set in legislative Route 48061 (33 feet wide) in a Southerly line of lands now or formerly of Ray C. Stettler; thence (1) in and along said Legislative Route South 2 degrees 25' 00" East 63.30 feet to a railroad spike set; thence (2) along the northerly

line of lands now or formerly of Anna Smith, North 87 degrees 37' 00" West (passing through an iron pipe set at 17.52 feet) a total distance of 171.40 feet to an iron pipe set; thence (3) along the westerly line of the same South 2 degrees 25' 00" East 43.60 feet to a concrete fence post; thence (4) along the northerly line of land now or formerly of Stanley W. Becker, North 77 degrees 27' 00" West 235.18 feet to an iron pipe set; thence (5) along the easterly line of Lot Number Two (2) of the above referenced subdivision North 13 degrees 49' 30" East 142.92 feet to an iron pipe found; thence (6) along the southerly line of lands now or formerly of Roy Koehler and lands now or formerly of Richard S. Ott, South 81 degrees 00' 00" East 191.00 feet to an iron pipe set; thence (7) along the westerly line of lands of the first mentioned Ray C. Stettler, South 2 degrees 25' 00" East 53.30 feet to an iron pipe set; thence (8) along the southerly line of the same south 87 degrees 37' 00" East (passing through an iron pipe set at 153.88 feet) a total distance of 171.40 feet to the place of beginning.

Containing an area of 42,605.6 square feet.

Subject to that portion of the right-of-way of Legislative Route Number 48061 being 17.5 feet in width, which lies across the front of the above described.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: K4SW1-2-7.

BEING KNOWN AS 3903 Kreidersville Road, Northampton, Pennsylvania.

THEREON BEING ERECTED a two and one-half story single brick dwelling.

SEIZED AND TAKEN into execution of the writ as the property of Tammie Hein.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

**No. 24**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-008889**

All those two (2) certain lots or pieces of land situate in the Borough of West Easton, County of Northampton, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the south line of Fourth Street distant 40 feet west of the west line of Keystone Avenue; thence extending westwardly in and along the south line of Fourth Street a distance of 40 feet; thence extending southwardly of said width between parallel lines drawn at right angles to the south line of Fourth Street a distance of 120 feet to a 15 feet wide alley.

Being lots 156 and 157 according to a plan of Valentine Mutchler's Land as recorded in the Office for the Recording of Deeds in and for Northampton County in Map Book 2, page 125.

Bounded on the north by Fourth Street, on the east by lot 155 according to said plan, on the south by said alley and on the west by Lot 158 according to said plan.

TAX PARCEL # M9NW2A-15-4.

BEING KNOWN AS 406 Fourth Street, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of John W. Allen, Sr.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

**No. 26**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-004957**

ALL THAT CERTAIN parcel, tract or piece of land situate in the City of Bethlehem as indicated on Plan of Penn Square, Bethlehem, Northampton County, Pennsylvania, being Lot No. 1 as described in Plan Book 87, Page 363, as recorded in the Office of the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN John Herrmann and Mary M. Herrmann, husband and wife by reason of the following:

BEING THE SAME premises which Millstone Residential Sales, Inc., a Pennsylvania Corporation by Deed dated 9/16/1988 and recorded on 9/19/1988 in the County of Northampton in Deed Book Volume 755 Page 789, conveyed unto John Herrmann and Mary M. Herrmann, husband and wife and Hans Herrmann and Gisela Herrmann, husband and wife.

AND BEING THE SAME premises which John Herrmann and Mary M. Herrmann, husband and wife and Hans Herrmann and Gisela Herrmann, husband and wife by Deed dated 10/19/1993 and recorded on 11/24/1993 in the County of Northampton in Record Book Volume 1993-3 Page 003555, conveyed unto John Herrmann and Mary M. Herrmann, husband and wife.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: N7NW2-1-19.

BEING KNOWN AS 2002 LT 1 Hopewell Road a/k/a 2004 Hopewell Road, Bethlehem, Pennsylvania.

THEREON BEING ERECTED a single brick split-level dwelling w/ one-car garage and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of John N. Herrmann, Mary M. Herrmann, Hans Herrmann, and Gisela Herrmann.

DANIEL G. SCHMIEG, ESQUIRE

**No. 27**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2004-007683**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, known as Lot 28 of Carter Road Estates II, recorded in the Office for the Recording of Deeds in and for Northampton County at Easton, Pennsylvania, in Map Book 84 page 75, and being further bounded and described as follows to wit:

BEGINNING at an iron pin in the northerly right of way line of Carter Road (60 feet wide right of way) said pin being the southeast corner of the land of Lot 27 of Carter Road Estates II; thence along the easterly line of Lot 27 North 03 degrees 00 minutes 00 seconds West 114.09 feet to an iron pin; thence along the southerly line of Lot 12 North 87 degrees 00 minutes 00 seconds East 89.83 feet to an iron pin; thence along the westerly line of Lot 29 South 03 degrees 00 minutes 00 seconds East 114.09 feet to an iron pin in the northerly right of way line of Carter Road; thence along the northerly right of way line of Carter Road South 87 degrees 00 minutes 00 seconds West 89.83 feet to an iron pin the place of beginning.

BEING Parcel Number M7SE4-38-12.

BEING KNOWN AS 4003 Carter Republic Road a/k/a Lot 28 Carter Road Estates II, Bethlehem, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Rory P. Stevenson and Kelly S. Stevenson a/k/a Kelly S. Harris-Stevenson.

BARBARA A. FEIN, ESQUIRE

**No. 28**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2003-008266**

ALL THAT CERTAIN lot or piece of ground situated on the East side of North Tenth Street, in the City of Easton, Northampton County, Pennsylvania, bounded and described as follows:

CONTAINING in front forty (40') feet and extending of the same width Eastwardly one hundred forty-five and one-tenth (145-1/10') feet, more or less, bounded and described particularly as follows:

BEGINNING at a point in the building line of North Tenth Street, one hundred (100') feet South of the intersection of the building line of North Tenth Street and the building line of Wood Street; thence Eastwardly one hundred forty-five and one-tenth (145-1/10') feet, more or less, to the building line of Poplar Street as formerly laid out on the City Map; thence Southwardly along the building line of the last mentioned street forty (40') feet; thence Westwardly one hundred forty-five and one-tenth (145-1/10') feet, more or less, to the building line of North Tenth Street; thence Northwardly along the building line of North Tenth

Street forty (40') feet to the place of beginning.

BOUNDED on the North by property now or late of the Estate of Samuel Drake, on the East by Poplar Street, on the South by property now or late of the Estate of Samuel Drake; and on the West by Tenth Street.

KNOWN as no. 107 N. Tenth Street.

Tax Parcel #L9SE1A-12-7.

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

SEIZED AND TAKEN into execution of the writ as the property of Janice Ross.

BARBARA A. FEIN, ESQUIRE

**No. 29**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-009174**

All that certain messuage, tenement and lot or piece of ground situate near the Village of Pennsville, Lehigh Township, Northampton County, Pennsylvania, and on the easterly side of a bituminous surfaced highway known as Legislative Route #48061 leading northwardly, etc, from Pennsville to Danielsville, and being otherwise bounded and described as follows, to wit:

Beginning at a point on the easterly side of the said Highway #48061, which said point is distant eastwardly sixteen and 5/10 (16.5) feet from approximately the middle of the fifteen (15) feet wide bituminous portion of said highway; thence from said beginning point and parallel to the said middle of the highway, North four (4) degrees thirty-five (35) minutes West, eighty (80) feet to a point; thence by land now or late of Llewellyn G. Heiney, et ux, and of which said land the

herein described was formerly a part as hereinafter recited, the following courses and distances: North eighty-five (85) degrees twenty-five (25) minutes East, through an iron pin on line at eight and twenty-seven hundredths (8.27) feet, eighty (80) feet to an iron pin; South four (4) degrees thirty-five (35) minutes East, eighty (80) feet to an iron pin and South eighty-five (85) degrees twenty-five (25) minutes West, through an iron pin on line at seventy-one and seventy-three hundredths (71.73) feet eighty (80) feet to the place of Beginning.

Containing 6,400 square feet as surveyed April 7, 1948, by M.E. Boyer, R.P.E. #1455.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP J4, BLOCK 6, LOT 14.

This conveyance acknowledges the right of the Pennsylvania State Department of Highways to occupy such land of the herein-described as might be included in the prescribed width of right-of-way for said Legislative Route #48061 as presently located.

Being the same premises which Louisa M. Oswald, married, by Indenture dated 10-18-93 and recorded 10-22-93 in the Office of the Recorder of Deeds in and for the County of Northampton in Record Book 913 Page 324, granted and conveyed unto Martin P. Oswald and Louisa M. Oswald, husband and wife.

Parcel ID: J4-6-14.

Being known as: 512 Walnut Street, Northampton, PA 18067.

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

SEIZED AND TAKEN into execution of the writ as the property of Martin Oswald and Louisa Oswald.

TERRENCE J. McCABE,  
ESQUIRE

**No. 30**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-001289**

ALL THAT CERTAIN tract or piece of land, with double frame house thereon situated on the east side of Cattell Street continues, in the Third Ward of the City of Easton, Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the intersection of the east side of said Cattell Street and land now or late of Mrs. Cressman; thence east along said Mrs. Cressman's land at right angles to Porter Street eighty-seven and one-half feet (87 1/2'), more or less, to a point in the north-east corner of land now or late of Mrs. Cressman; thence north in a line with Porter Street along lands now or late of William E. Speer forty feet (40') to a point in line now or late of F. J. Kressley's land; thence along said F. J. Kressley's land west eighty-seven and one-half feet (87 1/2'), more or less, to the said Cattell Street; thence south in a line with Porter Street along said Cattell Street forty feet (40') to the place of Beginning.

IT BEING THE SAME premises which Barry R. Stocker and Effie J. Stocker, husband and wife, by deed dated 4/30/82 and recorded 5/3/82 in the Office of the Recorder of Deeds in and for Northampton County, in Deed Book 637 at Page 260, granted and conveyed unto Daniel B. Altieri and Margaret Altieri, husband and wife.

BEING Parcel No. L9NE2B-1-18.

BEING KNOWN AS 813-15 Cattell Street, Easton, Pennsylvania.

SEIZED AND TAKEN into execution of the writ as the property of Margaret Altieri and Daniel B. Altieri.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

**No. 31**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2003-003652**

ALL THOSE CERTAIN lots of land, with improvements thereon erected, Situate in the Township of Palmer, County of Northampton and Commonwealth of PA being known and designated as Lots Nos. 1023, 1024, 1025 and 1026 as shown on the Map or Plan of Jones Terrace, entered in the Office of the Recording of Deeds of Northampton County in Map Book 8 page 15, bounded and described as follows, to wit:

BEGINNING at a point on the North side of Vermont Street, said point being distant 240 feet from the northwest corner of Vermont Street and Blair Street, thence along the North side of Vermont Street and Heil Avenue 115.69 feet to a point, the Northeast corner of Vermont Street 105.79 feet to a point; the Northeast corner of Vermont Street and Heil Avenue; thence along the East side of Heil Avenue 115.69 feet to a point the Southeast corner of Heil Avenue and a 20 foot wide alley; thence along the South side of a 20 foot wide alley 69.98 feet to a point; thence along Lot No. 1027, 110 feet to the place of beginning.

CONTAINING 9,668 square feet, more or less.

BEING Tax Map No. M8NE3-2-2B.

BEING the same premises which Leroy G. Walters, by Deed dated August 13, 1999 and recorded in

the Office of the Recorder of Deeds of Northampton County on August 23, 1999, in Deed Book 1999-1, Page 128622, granted and conveyed unto Daniel T. Costanzo and Carol A. Costanzo.

BEING KNOWN AS 3419 Vermont Street, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Daniel T. Costanzo and Carol A. Costanzo.

KRISTINE M. ANTHOU, ESQUIRE

**No. 32**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2005-002292**

ALL THAT CERTAIN lot or piece of land situated in the Borough of Pen Argyl, County of Northampton and State of Pennsylvania, marked on plan of lots made for W.S. Hazen & Sons by H.C. Dilliard, Engineer, as Lot No. 9, situate on the west side of Moyer Avenue.

BEGINNING at a stake at the intersection of No. 10, thence in a northerly direction fifty (50) feet to a stake at intersection of Lot No. 8, thence west one hundred and one feet and seven inches (101 ft. 7 in.) to a stake at intersection of Lot No. 4, thence South along line of Lot No. 4 fifty (50) feet to a stake, thence along line of Lot No. 10 One Hundred One feet and seven inches (101 ft. 7 in.) to the place of BEGINNING.

HAVING erected thereon a dwelling being known as 615 Moyer Avenue, Pen Argyl, PA 18072.

TAX PARCEL NUMBER: D8SE3D-5-2.

BEING the same premises which Harry E. Newton and Jean M. Newton, his wife, by Deed dated Sep-

tember 3, 1980 and recorded September 16, 1980 in the Recorder of Deed's Office of Northampton County in Deed Book Volume 618, Page 729, granted and conveyed unto Larry W. Peters and Janice Peters, his wife.

THEREON BEING ERECTED a two story single dwelling with stucco and stone exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Larry W. Peters and Janice Peters. KRISTINE M. ANTHOU, ESQUIRE

**No. 33**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2005-006874**

ALL that certain property situated in the City of Easton, in the County of Northampton, Commonwealth of Pennsylvania, and being described as follows:

L9SE4D-11-1-1A102. Being more fully described in a Deed dated 1/30/1992 and recorded 1/31/1992, among the land records of the County and State set forth above, in Deed Volume 853, Page 496.

HAVING erected thereon a dwelling known as 102 Canal Park, Easton, PA 18042.

PARCEL No. L9SE4D-11-1-1B8 (Garage Unit); L9SE4D-11-1-1A102 (Residential Condo).

BEING the same premises which Valley Federal Savings and Loan Association, by Deed dated 01/30/1992 and recorded 01/31/1992 in the Recorder's Office of Northampton County, Pennsylvania, Deed Book Volume 853, Page 496, granted and conveyed unto Thomas Obszanski, single.

SEIZED AND TAKEN into execution of the writ as the property of Thomas Obszanski.

LOUIS P. VITTI, ESQUIRE

**No. 35**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-009230**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Williams, County of Northampton, and Commonwealth of Pennsylvania, shown as Lot 1 on the Final Subdivision Plan of Monroe & Florence Brotzman as recorded in Plan Book 1998-5, page 366 in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania and being further bounded and described as follows, to wit:

BEGINNING at a concrete monument on the easterly right-of-way line of Gaffney Hill Road (SR 2010) on line of lands now or late of Harry T. Purcell; thence along said easterly right-of-way line of Gaffney Hill Road (SR 2010) the following two courses and distances: 1.) North 09 degrees 20 minutes 33 seconds East 48.95 feet to a concrete monument; thence 2.) North 04 degrees 04 minutes 12 seconds East 100.99 feet to a point on the southerly right-of-way line of Cider Press Road (SR 2010); thence along said southerly right-of-way line of Cedar Press Road (SR 2010) the following two courses and distances: 1.) along the arc of a curve deflecting to the right having a radius of 25.00 feet and central angle of 81 degrees 25 minutes 20 seconds for an arc length of 35.53 (chord: North 44 degrees 46 minutes 52 seconds East 32.61 feet) to a point; thence 2.) North 85 degrees 29 minutes 32 seconds East 112.07 feet to a concrete monument on the westerly right-of-way line of a Proposed Private Road (50 feet wide); thence along said westerly right-of-way line of a Proposed

Private Road (50 feet wide) the following four courses and distances: 1.) along the arc of a curve deflecting to the right having a radius of 20.00 feet and central angle of 90 degrees 00 minutes 00 seconds for an arc length of 31.42 (chord: South 49 degrees 30 minutes 28 seconds East 28.28 feet) to a point; thence 2.) South 04 degrees 30 minutes 28 seconds East 236.18 feet to a point; thence 3.) along the arc of a curve deflecting to the right having a radius of 150.00 feet and central angle of 28 degrees 57 minutes 18 seconds for an arc length of 75.80 (chord: South 09 degrees 58 minutes 11 seconds West 75.00 feet) to a point; thence 4.) along the arc of a curve deflecting to the left having a radius of 50.00 feet and central angle of 52 degrees 22 minutes 30 seconds for an arc length of 45.71 (chord: South 01 degrees 44 minutes 24 seconds East 44.13 feet) to a point at a corner of Lot 4 of lands of Monroe & Florence Brotzman; thence along said lands of Lot 4 of Monroe & Florence Brotzman South 62 degrees 04 minutes 20 seconds West 66.15 feet to a point at a corner of lands now or late of Harry T. Purcell; thence along said lands now or late of Harry T. Purcell the following two courses and distances: 1.) North 00 degrees 57 minutes 06 seconds East 196.83 feet to a concrete monument; thence 2.) North 78 degrees 31 minutes 40 seconds West 125.58 feet to a concrete monument, the place of BEGINNING.

SUBJECT TO any and all drainage and utility easements, as shown on the final recorded plan.

TOGETHER WITH and UNDER AND SUBJECT to the rights, privileges, and obligations pursuant to

the Declaration of Covenants, Restrictions, and Easements dated November 20, 1998, and recorded in Recorder of Deeds Book 1998-1, page 163459, and the Second Declaration of Covenants and Restrictions dated November 29, 2001 and recorded in Recorder of Deeds Book 2001-1, page 268183.

BEING THE SAME PREMISES WHICH Florence M. Brotzman, widow, by Deed dated December 3, 1998, recorded December 3, 1998, in Deed Volume 1998-1, page 168023, in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, granted and conveyed unto David M. Brotzman and Kelly A. Marazas, as joint tenants with the right of survivorship and not as tenants in common, Grantors herein who have since intermarried.

Premises being: 125 GAFFNEY HILL ROAD, EASTON, PA 18042.

Tax Parcel No. N9-9-1.

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

SEIZED AND TAKEN into execution of the writ as the property of David M. Brotzman.

DANIEL G. SCHMIEG, ESQUIRE

**No. 38**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2004-008194**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Bethlehem, County of Northampton and State of Pennsylvania, designated as Lot No. 38 according to Plan of William Penn Manor as prepared by Leonard M. Frailvillig Company, Engineers, Bethlehem, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point the common corner of Lot No. 38 and Lot No. 39; thence extending North eighty-two degrees ten minutes thirty seconds East (N. 82 degrees 10 minutes 30 seconds E.) a distance of one hundred ninety and forty-three one-hundredths (190.43') feet to a point; thence extending along line of Lots Nos. 33 and 34 South twenty-three degrees fifty-one minutes thirty seconds West (S. 23 degrees 51 minutes 30 seconds W.) a distance of ninety-four and eleven one-hundredths (94.11') feet to a point, a common corner of Lots Nos. 38 and 37; thence South eighty-two degrees ten minutes thirty seconds West (S. 82 degrees 10 minutes 30 seconds W.) a distance of one hundred forty and eighty-seven one-hundredths (140.87") feet to the easterly side of Sunset Drive; thence along the same North seven degrees forty-nine minutes thirty seconds West (N. 7 degrees 49 minutes 30 seconds W.) a distance of eighty (80") feet to a point the place of beginning.

BEING Lot No. 38 according to William Penn Manor. Also known as 2924 Sunset Drive.

Northampton County Tax Parcel number: M7SW3-12-13.

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

SEIZED AND TAKEN into execution of the writ as the property of Denise Coccia.

DAWN M. SCHMIDT, ESQUIRE

**No. 39**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-004136**

ALL THAT CERTAIN message or tenement and lot or piece of land



situate on the East side of New Street in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, known as 648 North New Street according to present city numbering bounded and described as follows, to wit:

BEGINNING at a point on the east side of New Street thirty feet distant from the south east corner of New Street and North Street, and extending along said New Street southwardly a distance of twenty-six (26) feet, thence extending of that width westward between parallel lines seventy-five (75) feet ten (10) inches.

Northampton County Tax Parcel number: P6NE1D 4 9.

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

SEIZED AND TAKEN into execution of the writ as the property of William Parkinson and Rosalie J. Parkinson.

DAWN M. SCHMIDT, ESQUIRE

**No. 40  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2003-002654**

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

BEGINNING at a point distant nineteen and fourteen one-hundredths (19.14') feet south from the southwest corner of Sixth and Atlantic Streets, thence extending southwardly along the west side of Atlantic Street, a distance of fifteen and thirty-three one-hundredths (15.33') feet to a point; thence extending westwardly of that same

width between parallel lines at right angles to said Atlantic Street and through the center of the brick partition or party walls between this property and property No. 602 Atlantic Street adjoining on the north and property No. 606 Atlantic Street adjoining on the south, a distance of eighty (80') feet to lands now or late of Mariantolik Vertrofski.

BOUNDED on the north by No. 602 Atlantic Street on the east by Atlantic Street, on the south by No. 606 Atlantic Street and on the west by lands now late of Mariantolik Vetofski.

HAVING ERECTED THEREON a dwelling known and numbered as 604 Atlantic Street, Bethlehem, Northampton County, Pennsylvania according to the present system of City numbering.

Northampton County Tax Parcel number: P6SE2D-6-15.

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

SEIZED AND TAKEN into execution of the writ as the property of Carlos M. Rodriguez and Iris Y. Rodriguez.

DAWN M. SCHMIDT, ESQUIRE

**No. 43  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2004-005458**

ALL THAT CERTAIN lot or piece of land with the message or tenement No. 230 Crest Avenue thereon erected, situate, lying and being in the 16th Ward of the City of Bethlehem, County of Northampton and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the southerly line of Crest Avenue distant one hundred (100) feet west

from the westerly line of Signet Street, said point being also on the extension of a line through the middle of the party or partition wall dividing the house erected on the premises from the one adjoining it immediately on the east; thence extending westwardly along said southerly line of Crest Avenue a distance of forty (40) feet to a point; thence extending southwardly by that width of forty (40) feet between parallel lines at right angles to Crest Avenue, the easterly line thereof passing partly through the middle of the partition wall aforesaid, a distance of one hundred twenty (120) feet to the northerly line of a certain unnamed twenty (20) feet wide alley.

Northampton County Tax Parcel number: P7SW3C 3 9.

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

SEIZED AND TAKEN into execution of the writ as the property of George Edward Kopas.

DAWN M. SCHMIDT, ESQUIRE

**No. 51**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-008015**

ALL THAT CERTAIN lot of land, with the improvements thereon erected, known as 1705 Northampton Street, situated in the Borough of Wilson, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northerly side of Nazareth Road, on line of lot of Hilda Hochman; thence by the said side of the said road, now Northampton Street, North 88 degrees 48 minutes West, 20.25 feet to a point; thence by other land

now or late of the grantors, and passing through the middle partition wall of the double frame house known as #1705-1707 Northampton Street, North 1 degree 02 minutes East, 107.87 feet to a point; thence by lot about to be conveyed by the grantors to James B. Acton, parallel to Church Street and 32.0 feet distant therefrom in a southerly direction, South 88 degrees 58 minutes East 20.25 feet to a point; thence by lot of Hilda Hochman and running along the western side of the residence now standing thereon, South 1 degree 02 minutes West, 107.93 feet to a point, the place of beginning.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L9SW2A-21-3.

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

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

PINA S. WERTZBERGER,  
ESQUIRE

**No. 52**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-009139**

Tract No. 1:

All that certain message and lot of land situate at No. 714 Pearl Street, City of Easton, County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the south side of Pearl Street, two hundred eight (208') feet eastwardly from the southeast corner of Eighth and Pearl Streets, thence by property now or late of Harry Moore, south five degrees thirty minutes west, eighty-five feet (S 5° 30' W 85'); thence by

property now or late or late of Josephine-Francisco, south eighty-four degrees thirty minutes east, seventeen feet five and three-eighths inches (S 84° 30' E, 17' 5 3/8"); thence by property now or late of Clarence Merwarth and Anna Marie Merwarth, his wife, north five degrees thirty minutes east (N 5° 30' E), passing through the middle of the partition of the double brick house, eighty-five (85') feet to the south side of Pearl Street; thence along the south sided of Pearl Street, north eighty-four degrees and thirty minutes west, seventeen feet five and three eighths inches (N 84° 30' W, 17' 5 3/8"), to the place of beginning.

**Tract No. 2**

All that certain lot or piece of land situate in the City of Easton, County of Northampton, State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point, a corner of a stone wall, the foundation to the Butz, formerly the Herster barn, said point being in a line which forms an angle of 61 degrees from the north building line of Church Street, at a distance of one hundred twenty-nine and forty-three hundredths (129.43) feet east of the east building line of Eighth Street, first mentioned point being distant from the vertex of said angle one hundred twenty-seven and one-quarter (127 1/4) feet northeastwardly; thence approximately at right angles to the first mentioned line and along the face of said foundation twenty-one and forty-five hundredths (21.45) feet as called for by old deed; thence northeastwardly along line described in old deed thirty-five (35) feet to the corner of a stone wall, line of land now or late of

Howard Keiper and other, fifty-six and three-tenths (56.3) feet to a fence line of ...; thence southwardly and parallel with Eighth Street along said line fifteen and five-tenths (15.5) feet; thence eastwardly twenty-one and one-half (21 1/2) feet, to the place of beginning.

Known as Northampton County Tax Parcel # L9E1B-8-7 and PIN # 5067-09-4903-2025.

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

SEIZED AND TAKEN into execution of the writ as the property of Maria DeMaio.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

**No. 53**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2005-009015**

ALL THAT CERTAIN message or tenement and parcel or piece of land situate in the Borough of Northampton, County of Northampton, and State of Pennsylvania, known as Lot No. 70 on the Final Minor Subdivision Plan entitled 'Wynne-woode Estates, Phase II-A of Horwith Leasing Company, Inc., trading as Northampton Development Center, a Pennsylvania corporation, and recorded on May 9, 1988, with the Northampton County Recorder of Deeds Office at Easton, Pennsylvania, in Map Book Volume 88, Page 103, with the subject description prepared on December 30, 1987, by Larry S. Turoscy, P.E. No. 16705-E and R.S. No. 14112-E, bounded and described as follows, to wit:

BEGINNING at an iron pin located along the northeasterly legal right-of-way of Atlas Lane, said point on the common boundary line

of Lot 69 of the same subdivision and the lands herein described; thence South 49 degrees 03 minutes 30 seconds West for a distance of 100.00 feet along the northeasterly legal right-of-way of Atlas Lane to an iron pin; thence North 40 degrees 56 minutes 30 seconds West for a distance of 120.00 feet along Lot 90 of the former Wynnewoode Estates Phase II to an iron pin; thence North 49 degrees 03 minutes 30 seconds East for a distance of 100.00 feet along other lands owned by Horwith Leasing Company to an iron pin; thence South 40 degrees 56 minutes 30 seconds East for a distance of 120.00 feet along Lot 69 of the same subdivision to the point of BEGINNING.

CONTAINING 0.275 acres more or less.

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

SUBJECT to the following express covenant limiting the use of the property hereby granted, which shall be deemed a covenant running with the land, namely (1) no front fences; (2) no shed larger than 8 feet by 10 feet on rear right side of back yard; (3) no parking of cars without inspection and license plates; (4) no parking of trucks or commercial vehicles; and (5) no TV antennas or satellite dishes.

TITLE TO SAID PREMISES IS VESTED IN Mark K. Wetherhold and Kimberly A. Wetherhold, husband and wife, by Deed from Douglas C. Conner and Rebecca S. Conner, husband and wife, dated 01/14/2000 and recorded 03/17/2000 in Record Book 2000-1, Page 030408.

Premises being: 1402 ATLAS LANE, NORTHAMPTON, PA 18067.

Tax Parcel No. L4-17-72.

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 Kimberly A. Wetherhold a/k/a Kimberly Riss and Mark K. Wetherhold.

DANIEL G. SCHMIEG, ESQUIRE

**No. 54**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2005-001885**

ALL THAT CERTAIN lot, piece or parcel of ground situate, lying and being in the Borough of Bangor, County of Northampton and State of Pennsylvania, to wit:

BEGINNING at a point in the North Building line of Broadway and land of the Grantor; thence in a Northerly direction through the center line of the partition wall of a double frame dwelling a distance of 130 feet to a point in the South side of Rose Alley; thence along the South side of Rose Alley in an Easterly direction 17.5 feet to a point and land now or late of Francis Spry; thence along the same in a Southerly direction 130 feet to a point in the North side of Broadway; thence along the same in a Westerly direction 17.5 feet to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph Michael Doonan and Jennifer Doonan, husband and wife, by Deed from Joseph Michael Doonan, a now married man, dated 4-21-04 and recorded 5-18-04 in Deed Book 2004-1, page 186271.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: E9NE1C-3-13.

BEING KNOWN AS 525 Broadway, Bangor, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Jennifer Doonan a/k/a Jennifer M. Verg a/k/a Jennifer M. Doonan and Joseph Michael Doonan a/k/a Joseph M. Doonan a/k/a Joseph M. Doonan, Jr.

DANIEL G. SCHMIEG, ESQUIRE

**No. 57**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2005-008711**

ALL THAT CERTAIN tract of land with a single frame dwelling located thereon, situated in the Township of Forks, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe, a corner of land now or formerly of the Cyrus Lawall Estate, said pipe being North 62 degrees 46 feet East, 1120.0 feet from an iron pipe lying in Hillcrest Drive and being in line of land of the City of Easton, formerly of the Lehigh Water Company (the said pipe in Hillcrest Drive being formerly the Northwest corner of land of the Porter W. Shimer Estate), a survey was run by John McNeal, 3rd, Registered Engineer, on May 27, 1950, for the following courses and distances: (1) Along land now or formerly of the Cyrus Lawall Estate, South 43 degrees 14 feet East, 91.5 feet to an iron pipe, another corner of said Lawall Estate; (2) Thence through other land of the Porter W. Shimer Estate, South 26 degrees-36 feet East, 257.2 feet to an iron pipe lying on the center line of Hillside Avenue (a 30 feet wide proposed road), (3) Thence along the centerline of said Hillside Avenue, South 38 degrees

17 feet West, 280.5 feet to an iron pipe; (4) Thence along other land of the Porter W. Shimer Estate, North 26 degrees-36 feet West, 290.0 feet to an iron pipe; (5) Thence still along land of the Porter W. Shimer Estate being the eastern side of a proposed private driveway with the right to use same with other parties North 14 degrees-34 feet West, 175.2 feet to an iron pipe lying on the South side of Hillcrest Drive; (6) Thence North 62 degrees 46 feet East, 191.1 feet to an iron pipe, the place of beginning.

CONTAINING 2..25 acres of land.

TOGETHER with an easement or right of way for a water pipe extending over Hillside Avenue and directly south from the present pipe line on the property hereby conveyed over land for the former grantor to Shimer Avenue.

Tax Parcel #K9SE3-21-18.

TITLE TO SAID PREMISES IS VESTED IN Joseph C. Hollywood by Deed Poll from Alfred C. Diomede, Sheriff of Northampton County dated 5/8/1992 and recorded 8/11/1992 in Deed Book 871, page 129.

BEING KNOWN AS 441 Paxinosa Road East, Easton, Pennsylvania.

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

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

DANIEL G. SCHMIEG, ESQUIRE

**No. 59**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2005-008298**

ALL THAT CERTAIN house and lot of land situated in the City of Easton, Northampton County, Penn-

sylvania beginning at a point the Southeast corner of Paxinosa and Parker Avenues, said point being the outer corner of a stone wall, thence in an Eastwardly direction along the southern building line of Parker Avenue and the outer face of the said stone wall one hundred and eleven and six-tenths (111-6/10) feet to a point marked by an iron pin, thence in a southwardly direction at right angles to the line of Parker Avenue and along land of John K. Detweiller eighty (80) feet to a point marked by an iron pin, thence West at right angles along other property of Lillias G. Nevin of which this is a part, one hundred and fifteen (115) feet, more or less, to the East side of Paxinosa Avenue, being the outer face of a stone wall, thence North along the said line of Paxinosa Avenue and the said wall to the point the place of beginning.

BEING the same premises which James W. Lieberman aka, James W. Liebermann by deed dated January 2, 2002 and recorded in Deed Book Volume 2002-1 page 004715 in the Recorder of Deeds Office of Northampton County, Pennsylvania, granted and conveyed unto Agnes G. Lieberman. Title thereto vested in Agnes G. Lieberman.

TITLE TO SAID PREMISES IS VESTED IN James A. Hanni and Tefta N. Douris, single, by Deed from Agnes G. Liebermann, dated 8-15-02, recorded 8-29-02, in Deed Book 2002-1, page 229416.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: K9SE3C-8-1.

BEING KNOWN AS 103 Parker Avenue, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of James A. Hanni and Tefta N. Douris.

DANIEL G. SCHMIEG, ESQUIRE

**No. 60**

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

**CV-2005-006722**

ALL THAT CERTAIN tract or lot of land, with improvements thereon erected, known as 379 Berwick Street, situated on the North side of said Berwick Street, between Davis Street and Seitz Avenue in the said City of Easton, County of Northampton and State of Pennsylvania, beginning at the western line of land late of Serenus Johnson, now Vincent Stassi, thence extending northwardly along said land 125 feet to a twenty foot wide alley; thence westwardly along the south side of said alley 31 feet to a point; thence southwardly along land now or late of Robert Kay, 125 feet to Berwick Street; thence eastwardly along the north side of Berwick Street, 31 feet to the place of beginning.

BOUNDED on the east by land now or late of Vincent Stassi, known as 377 Berwick Street, on the north by said twenty foot wide alley; on the West by property now or late of Robert Kay, known as 389 Berwick Street, and on the south by Berwick Street.

TITLE TO SAID PREMISES IS VESTED IN Dennis M. Amadore, Jr. and Tina M. Amadore, husband and wife, by Deed from Linda Brinker, dated 8-31-93, recorded 10-15-93 in Deed Book 912, page 536.

Premises being: 379 WEST BERWICK STREET, EASTON, PA 18042.

Tax Parcel No. L9SE3D-20-10-0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Dennis M. Amadore, Jr.

DANIEL G. SCHMIEG, ESQUIRE

**No. 61**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-008610**

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

BEGINNING at an iron pin the northern line of land of the Lehigh Navigation and Electric Company and 20 feet west, at a right angle from the center line of State Highway Route No. 115; thence along said land of the Lehigh Navigation and Electric Company south eighty four (84) degrees, eleven (11) minutes and thirty (30) seconds west 205.54 feet to an iron pin; thence along land now or late of Madison Walter Owen and Ruth Elaine Owen, his wife, of which this was a part, north nineteen (19) degrees, eight (8) minutes and thirty (30) seconds west 54.2 feet to an iron pin, thence along land of the same, north seventy (70) degrees fifty-one (51) minutes and thirty (30) seconds east 200 feet to an iron pin 20 feet west at a right angle from the center line of the aforesaid State Highway; thence parallel with and 20 feet from said center line, south nineteen (19) degrees, eight (8) minutes and thirty (30) seconds east 102.6 feet to the place of beginning.

BEING known as 5721 SULLIVAN TRAIL, NAZARETH, PA 18064.

PARCEL #H8SE1-1-4.

BEING THE SAME PREMISES which Clayton C. Biechy, Jr. by Indenture dated October 15, 1984 and recorded October 17, 1984 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 672, Page 178, granted and conveyed unto JAMES V. PACOVICH and CAROL L. PACOVICH, his wife.

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

SEIZED AND TAKEN into execution of the writ as the property of James V. Pacovich and Carol L. Pacovich.

GREGORY JAVARDIAN, ESQUIRE

**No. 63**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-009016**

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

BEGINNING at a point in the center of Pennsylvania State Highway LR #48071 leading from Jacobsburg to Wind Gap, in line of other lands which is the subject of an Agreement of Sale under date of January 2, 1963, wherein the said Robert F. Rice and Lila J. Rice, his wife, are the sellers and David C. W. Smith and Shirley A. Smith, his wife, are the purchasers; thence along said lands, passing in a service pole at the edge of the highway South 72 degrees 03 minutes East 150 feet, to a point in line of other lands of the sellers, of which this has been a part; thence along other lands of the sellers, of which this has been a part, the two following courses and distances: South 17

degrees 57 minutes West, 100 feet; North 72 degrees 03 minutes West, 150 feet to a point in the said highway; thence in the said highway North 18 degrees 53 minutes East, a distance of 100 feet to the point and place of BEGINNING, and also described in survey dated July 16, 1969, by Robert L. Collura, Registered Surveyor, as follows:

BEGINNING at a nail in the middle of the public road, leading from Wind Gap to Jacobsburg; thence along land of David Smith, passing a service pole at the edge of the road, South 72 degrees 23 minutes East 150.00 feet to an iron pin; thence along land of Robert Rice, Sr., of which this tract was a part, South 16 degrees no minutes West 100.00 feet to an iron pin; thence along same North 72 degrees, 23 minutes West 150.00 feet to a nail in the middle of the public road first above mentioned; thence along the middle of said road North 16 degrees no minutes East 100.00 feet to the place of BEGINNING. CONTAINING 0.344 acres.

KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER. MAP: F7 BLOCK: 18 LOT: 2A-1. ALSO KNOWN AS 1364 Jacobsburg Road, Bushkill Township, PA.

BEING KNOWN AS: 1364 JACOBURG ROAD (BUSHKILL TOWNSHIP), WIND GAP, PA 18091. PROPERTY ID NO.: F7-18-2A-1.

TITLE TO SAID PREMISES IS VESTED IN Elwood L. Petchel and Lucia Petchel, his wife by deed from Dolores L. Keller, widow dated 9/9/91 recorded 9/11/91 in Deed Book 841 Page 500.

THEREON BEING ERECTED a ranch style dwelling w/attached

one-car garage, wood log exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Elwood L. Petchel and Lucia Petchel.

DANIEL G. SCHMIEG, ESQUIRE

**No. 64**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2005-001886**

ALL THAT CERTAIN one and one half (1 1/2) story frame message and tenement and lot or piece of ground known as 1939 Michael Street, in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows:

ALL THOSE CERTAIN LOTS OR PIECES of land lying and being in the City of Bethlehem, in the County of Northampton, and Commonwealth of Pennsylvania, and known on Plan of Lots of the BETHLEHEM VIEW TRACT as Lots Nos. Four Hundred (400), Four Hundred One (401), and Four Hundred Two (402), located on the West side of Michael Street, between Fairview Street and Larch Street, being bounded on the North by Lot No. Four Hundred Three (403), on the East by said Michael Street, on the South by Lot No. Three Hundred Ninety-nine (399), and on the West by Lots Nos. Three Hundred Sixty-five (365), Three Hundred Sixty-four (364) and Three Hundred Sixty-three (363).

CONTAINING in front on said Michael Street Sixty (60) feet, more or less, and in depth of equal width One Hundred Five (105) feet, more or less.

SUBJECT, HOWEVER, to the restrictions that no building shall be erected upon any of said lots at a cost of less than \$3,000.00. that



no buildings but dwellings shall be erected; and that no building shall be erected nearer than ten feet of the front line of said lots.

Said Plan of Lots is duly recorded at Easton, in the County of Northampton and Commonwealth of Pennsylvania, in the Office of the Recorder of Deeds in and for the said County of Northampton in Book of Maps No. 7, Page 31.

BEING KNOWN AS: 1939 MICHAEL STREET, BETHLEHEM, PA 18017.

PROPERTY ID NO.: N7SW1A-10-2.

TITLE TO SAID PREMISES IS VESTED IN Elias E. Ferraira and Gidget D. Ferraira, husband and wife by Deed from Stephen E. Moller and Sheryl A. Moller, husband and wife dated 3/20/02 recorded 3/21/02 in Deed Book 2002-1 Page 75463.

SEIZED AND TAKEN into execution of the writ as the property of Elias E. Ferraira and Gidget D. Ferraira.

MARK J. UDREN, ESQUIRE

**No. 65**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-008112**

All that certain message, tenement and lot or piece of land situate on the south side of Berwick Street in the City of Easton, formerly Borough of South Easton, in the County of Northampton and Commonwealth of Pennsylvania, said lot being marked in the plan or plot of South Easton No. 79, and containing in front on said Berwick Street 40 feet and extending in depth 140 feet to a 20 feet wide alley; bounded on the north by said Berwick Street, on the east by Lot No. 78 on the south by said alley, and on the west by Lot No. 80.

Known as No. 534 W. Berwick Street, Easton, Pennsylvania .

Being Parcel No. M9NE1B-3-4.

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

SEIZED AND TAKEN into execution of the writ as the property of Darnell J. Anderson and Shakti Moody.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

**No. 66**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2004-008680**

ALL THAT CERTAIN tract or parcel of land together with the mesuage and tenements erected situate in the Township of Lower Mt. Bethel, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

TRACT No. 1: BEGINNING at the southwest corner of land now or late of Samuel Gardner, which point is 595.0 feet South 75 degrees 01 minutes West from the shore line at low water mark of the Delaware River and running thence North 54 degrees 13 minutes West, 1242.3 feet to the corner between lands formerly owned by Joseph and George Schoch and Phillip B. Miller; thence North 40 degrees 20 minutes West, 359.3 feet to a point in the division line between the lands formerly owned by Joseph and George Schoch and Phillip B. Miller; thence along said division line South 83 degrees 28 minutes West, 663.4 feet to a rock oak; thence South 6 degrees 14 minutes East, 180.9 feet; thence North 74 degrees 11 minutes West, 212.3 feet; thence South 71 degrees 54 minutes West, 317.80 feet; thence North 86 degrees 43 minutes West, 258.6 feet;

thence North 73 degrees 25 minutes West, 216.6 feet; thence South 33 degrees 54 minutes West, 171.4 feet; thence South 52 degrees 20 minutes West, 70.4 feet; thence South 20 degrees 29 minutes West, 400.5 feet; thence South 35 degrees 20 minutes West, 162.0 feet; thence South 67 degrees 25 minutes East, 114.3 feet; thence South 13 degrees 06 minutes East, 771.3 feet; thence North 80 degrees 35 minutes East, 274.5 feet; thence South 35 degrees 16 minutes East, 638.6 feet; thence North 54 degrees 39 minutes East, 334.7 feet; thence South 35 degrees 11 minutes East, 1035.9 feet; thence North 61 degrees 43 minutes East, 601.0 feet; thence North 23 degrees 41 minutes West, 191.7 feet; thence North 35 degrees 28 minutes East, 1375.9 feet; thence North 23 degrees 41 minutes West, 191.7 feet; thence North 35 degrees 28 minutes East, 1375.9 feet; thence South 39 degrees 36 minutes East, 401.4 feet; thence North 59 degrees 48 minutes East, 153.8 feet; thence North 34 degrees 10 minutes West, 371.2 feet; thence North 28 degrees 39 minutes West, 77.1 feet to the place of beginning.

Northampton County Tax Parcel number: F11-9-3A-0117.

BEING KNOWN AS R.D. 2, Box 2133, Bangor, Pennsylvania.

SEIZED AND TAKEN into execution of the writ as the property of Clayton M. Stine, Jr.

DAWN M. SCHMIDT, ESQUIRE

**No. 67**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-003317**

ALL THAT CERTAIN lot or piece of ground with the northern one-half (1/2) of a double brick dwell-

ing house erected thereon, known as No. 143 South Ninth Street and situate on the west side of South Ninth Street between Spruce and Lehigh Streets in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of a concrete alley thirty-five (35) feet four (4) inches, more or less, south of the southwest corner of South Ninth Street and Spruce Street; thence southwardly along the west side of South Ninth Street nineteen (19) feet three (3) inches, more or less, to a point in the middle of a partition wall having said double brick dwelling house; thence westwardly in a straight line through the middle of said partition wall seventy-four and forty-five one-hundredths (74.45) feet, more or less, to line of land now or late of Anna Pools; thence northwardly along said land now or late of Anna Pools nineteen (19) feet three (3) inches, more or less, to a point where a straight line passes through the middle of said concrete alley having the same; intersects with said line of land now or late of Anna Pools; thence eastwardly along said last mentioned line and through the middle of said concrete alley seventy-five and thirty-five one-hundredths (75.35) feet, more or less, to a point, the place of beginning.

BOUNDED on the North by property now or late of Moses Jaffe; on the East by South Ninth Street; on the South by other land now or late of Mary Mazza; and on the West by land now or late of Anna Poole.

IT BEING THE SAME PREMISES which Thomas J. Beaman, Executors of the Estate of Beverly Z. Beaman, by his Indenture bearing

date the sixteenth day of April, A.D. 2004, for the consideration therein mentioned, granted and conveyed unto the said Lance M. Wheeler, party hereto, and to his 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 Record Book Volume 2004-1, Page 144081, etc., relation being thereunto had, more fully and at large appears.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP: L9SE1C, BLOCK: 6, LOT: 4.

Being known as 143 South Ninth Street, Easton, PA 18042.

SEIZED AND TAKEN into execution of the writ as the property of Lance M. Wheeler.

ALFRED S. PIERCE, 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

CHRISTOPHER T. SPADONI  
ESQUIRE  
Solicitor to the Sheriff

Apr. 13, 20, 27



The Lehigh Cement Company in Allentown, Pennsylvania has an immediate opening for a LEGAL ASSISTANT. This position would provide administrative and legal assistance to the Corporate Legal, Properties, and Public Affairs/Communications departments.

Preferred Skills and Qualifications:

- Associate Degree, Paralegal or Legal Assistant Diploma/Certificate
- 5 – 7 years of experience in a Paralegal, Legal Assistant or similar position
- Proficiency in MS Office including Word, Excel and Power Point
- Excellent written and verbal communications skills
- Ability to effectively handle multiple priorities
- Excellent organizational skills
- Ability to apply practical judgment balanced with sensitivity and tact
- Demonstrated commitment and ability to work in a Total Quality team environment
- Ability to work with a high degree of confidentiality

Responsibilities:

- Provides assistance in preparing legal documents for property and business transactions.
- Prepares drafts of routine contracts involving leases, licenses, purchases, sales, services and related matters.
- Performs legal research and compiles data using such references as digests, encyclopedias, practice manuals or other sources.
- Provides a variety of secretarial services for Public Affairs/Communications, Properties, and Legal, including travel arrangements, preparing documents, correspondence, ordering, filing, and file archives.
- Prepares routine transmittals to clients and outside counsel relating to transactions and contracts.

If you have the necessary skills and qualifications, please email your resume to **recruitment@lehighcement.com**.

PA State Certified Appraiser  
RL-000188-L



**MICHAEL D. EDGAR**  
**APPRAISAL SERVICES**

P.O. Box 20546  
Lehigh Valley, PA 18002-0546

Michael D. Edgar, SRA  
Phone: (610) 746-0494  
Fax: (610) 746-9070

**ESTATE, DIVORCE, LITIGATION**

**PAMELA M. GERBER, Administratrix of the Estate of CARL B. GERBER, Deceased, Plaintiff v. MSG ASSOCIATES, INC., Defendants/Third-Party Pl., DAVID E. HOHENSHLT, INC. and TUDOR INSURANCE COMPANY and RUBINO INSURANCE AGENCY, INC., Third-Party Defendants**

*Immunity—Workers' Compensation Act—Statutory Employer.*

The Court distinguished *Lascio v. Belcher Roofing Corp.*, 704 A.2d 642 (Pa. Super. 1997) and the effect of an independent contractor clause in a subcontract. Held that the Defendant, a general contractor, is a statutory employer as it meets all of the requirements in the *McDonald* test to be entitled to immunity granted in the Workers' Compensation Act.

In the Court of Common Pleas of Northampton County, Pennsylvania, Civil Division—Law, No. 2002-C-6136

Order of Court granting Defendant's Motion to Dismiss.

ED MCDAID, ESQUIRE, for Plaintiff.

JOHN DELANEY, III, ESQUIRE, for Defendant.

DAVID H. PATTERSON, ESQUIRE, for Additional Defendant.

Order of Court entered January 11, 2005, by MORAN, J.

*ORDER*

AND NOW, this 11 day of January 2005, the Court finds that Defendant MSG Associates, Inc. is a statutory employer and thus is able to claim immunity from this lawsuit under the Workers' Compensation Act. The Defendant's Motion to Dismiss is therefore GRANTED.

*Statement of Reasons*

On November 23, 2004, this Court denied the Defendant, MSG Associates, Inc.'s ("MSG") Motion for Summary Judgment. In so doing, we noted that there was an open issue as to whether MSG had established itself as a statutory employer pursuant to the test set forth in *McDonald v. Levinson Steel Co.*, 302 Pa. 287, 153 A. 424 (1930). That issue arose from the Court's initial reading of the decision in *Lascio v. Belcher Roofing Corp.*, 704 A.2d 642 (Pa. Super. 1997), and the effect of an independent contractor clause in a subcontract. On November 30, 2004, the parties appeared before the Court to begin the trial. Before empaneling a jury, the Court held an evidentiary hearing on whether the subcontractor, David E. Hohenshilt, Inc. ("DHI") was an employee or independent contractor of MSG. Upon reflection, we find *Lascio* distinguishable from the facts of this case, and determine that MSG is a statutory employer as it meets all of the requirements in the *McDonald* test.

*Procedural History and Statement of Fact*

On October 23, 2000, Carl Gerber (“the Deceased”), fell through a roof opening in a construction site. His estate brought a lawsuit against the general contractor for its negligence on the construction site.

Grand Central Sanitary Landfill, Inc., (“Grand Central”) owned the landfill on which the construction occurred. Grand Central executed a lease to Green Knight Economic Development Corporation (“GreenKnight”) for the portion of the land on which the power plant construction (“the project”) occurred.<sup>1</sup> In turn, Green Knight hired MSG to serve as the General Contractor for the project.<sup>2</sup> MSG subcontracted with DHI to perform steelwork on the project. The Deceased was a common-law employee of DHI.

A written subcontract agreement was circulated between MSG and DHI as early as August of 2000 when DHI began working at the project. However, DHI and MSG did not sign the subcontract until approximately four months after the date of the Deceased’s accident. We held that in order to satisfy the third prong of the *McDonald* test, an employer does not need to prove the existence of a *written* subcontract. Thus, we concluded that a subcontract existed between MSG and DHI.

We noted that the written subcontract agreement between MSG and DHI states that MSG hires DHI as an “independent contractor.” Trade Contract at ¶2.1, MSG’s Supp. Br. Pursuant to the Ct.’s Order of Nov. 30, 2004 at Ex. 1. At that time, the Court did not grant summary judgment until it considered the effect of that clause on MSG’s claim to be a statutory employer. We therefore conducted an evidentiary hearing in advance of trial on the issue of whether MSG hired DHI as an employer or subcontractor.

*Discussion*

In their brief to the Court, MSG argues that whether DHI is an independent contractor as to MSG is irrelevant to MSG’s ability to claim statutory employer immunity. In denying MSG’s Motion for Summary Judgment, we held that in most cases where a general contractor and a subcontractor have a contract that it is generally presumed that the general contractor is intended to act as an employer rather than an independent contractor for purposes of workers’ compensation immunity. *Fonner v. Shandon, Inc.*, 555 Pa. 370, 724 A.2d 903, 908 (1999) (agreeing with the trial court’s conclusion that the general contractor met *McDonald* test without analyzing each factor); *see also, Sarne v. Baltimore & Ohio R.R. Co.*, 370 Pa. 82,

<sup>1</sup> In our November 23, 2004 Order of Court, we noted that the lease agreement was not dated on the first page of the lease. The lease, however, was dated on the cover page. We found that the date on the cover page sufficed to show that Green Knight was in the position of an owner on the date of the accident. Order of Court, November 23, 2004, Moran, J.

<sup>2</sup> As with the lease agreement, we noted in our earlier Order the difficulty in finding a signed copy of the Construction Agreement between MSG and Green Knight. The Court eventually unearthed a written and executed agreement between MSG and Green Knight. *Id.*

90-91, 87 A.2d 264, 268 (1952). On this issue, one court succinctly explained, “[a subcontractor] may be in (sic) independent contractor for other purposes, but for purpose of the Act as applied to these facts whether or not it is an independent contractor is irrelevant.” *Billante v. D. D. Davis Const. Co., Inc.*, 375 F. Supp. 120, 123 (W.D. Pa. 1974).

MSG argues that once this Court determines that MSG and DHI entered into a valid subcontract, inquiry into whether MSG is an employer is foreclosed. This Court, relying on *Lascio v. Belcher Roofing Corp.*, supra, held that MSG can waive, through its contract with the subcontractor, the protection of the Workers’ Compensation Act by hiring a subcontractor as an independent contractor. *Id.* at 646 (“[General Contractor’s] own contractual insistence that all subcontractors and their employees are independent contractors requires that we remand for a finding on that issue.”). Because the subcontract between MSG and DHI expressly stated that DHI was hired as an independent contractor, in denying the motion for summary judgment we held that the status of MSG had been properly put at issue. Based upon a closer reading of *Lascio* and the facts of this case, we determine that *Lascio* is distinguishable from this case, rendering unnecessary the evidentiary hearing held on November 30, 2004.

The Defendants argue in their brief that the independent contractor clause construed by the *Lascio* court differs from the clause in this case by the omission of the words “for any purposes whatsoever.” *Id.* at 645. We agree. Under the facts in *Lascio*, the Superior Court was presented with a case where the defendant could claim immunity in tort as an employer and also avoid paying workers’ compensation benefits as an independent contractor. *Id.* This situation is different from the situation presented in this case. MSG has produced certificates of insurance showing that if DHI failed to provide workers’ compensation insurance, that it would have been prepared to pay Gerber’s workers’ compensation claim. *See* 77 P.S. §462. This is undoubtedly a distinguishing factor from *Lascio* and demonstrates that MSG was not attempting to avoid its responsibility to pay workers’ compensation benefits should it have been deemed necessary. By securing workers’ compensation insurance, MSG has demonstrated that it did not intend the independent contractor clause to avoid its potential workers’ compensation liability, as was arguably the situation in *Lascio*.

In our previous opinion, we also noted that in determining the effect of an independent contractor clause, a court is not controlled by the names used by the parties to describe their relationship. *Pastore v. Anjo Construction Co.*, 396 Pa. Super. 58, 578 A.2d 21 (1990). Rather, a court must look to the entire body of the contract and its purpose to determine the legal effect. *Id.* We do not overlook the fact that a signed contract did not exist until after the accident. However, because MSG and DHI eventually signed the subcontract, which was a memorialization of the oral agreement under which DHI began its work, and the certificate of insurance was produced



before the accident, we find that the written subcontract is an embodiment of the essential terms of the oral contractual understanding between the parties at the time of the accident. We therefore hold that MSG did not waive the protection of the Workers' Compensation Act by including the term "independent contractor" in its agreement with DHI. *See id.* at 65, 578 A.2d at 25. The arrangement between MSG and DHI was a typical agreement between a general contractor and a subcontractor. The subcontractor agreed with the general contractor to do the steelwork that the general contractor has already agreed to do.

We conclude by reiterating the five conditions to be satisfied to create the relationship of "statutory employer." *McDonald*, supra at 294-95, 153 A. at 426. They are: (1) An employer who is under contract with an owner or one in the position of an owner; (2) Premises occupied by or under the control of such an employer; (3) A subcontract made by such an employer; (4) Part of the employer's regular business is entrusted to such a subcontractor; and (5) An employee of such a subcontractor. *Id.*

MSG can meet the first prong of the test because there is a lease agreement with the owner of the landfill and Green Knight and a construction agreement between Green Knight and MSG. The second prong is met by showing that MSG occupied the work site through the daily presence and oversight of its superintendent, Ed Kemp. The third prong is satisfied through the oral subcontract, which subsequently was memorialized in a written subcontract, between DHI and MSG. As the Plaintiff does not dispute that MSG can satisfy the fourth and fifth prong of the *McDonald* test, we conclude that the general contractor, MSG Associates, Inc., is entitled to the "historic immunity" as a statutory employer from suits for common-law negligence. *Fonner v. Shandon, Inc.*, supra, 724 A.2d at 907.

**PAMELA M. GERBER, Administratrix of: the Estate of CARL B. GERBER, Deceased, Plaintiff v. MSG ASSOCIATES, INC., Defendants/Third-Party Pl., DAVID E. HOHENSHLT, INC. and TUDOR INSURANCE COMPANY and RUBINO INSURANCE AGENCY, INC., Third-Party Defendants**

*Immunity—Workers' Compensation Act—Statutory Employer.*

The Court denied Plaintiff's Motion for Reconsideration of its Order dated January 11, 2005, which granted Defendant's Motion for Summary Judgment on grounds of immunity from suit as a statutory employer. The Court held that the issue of whether the general contractor carried workers' compensation insurance was irrelevant on the Court's decision granting summary judgment.

In the Court of Common Pleas of Northampton County, Pennsylvania, Civil Division—Law, No. 2002-C-6136

Order of Court denying Plaintiff's Motion for Reconsideration.

ED MCDAID, ESQUIRE, for Plaintiff.

JOHN DELANEY, III, ESQUIRE, for Defendant.

DAVID H. PATTERSON, ESQUIRE, for Additional Defendant.

Order of Court entered February 4, 2005, by MORAN, J.

*ORDER*

AND NOW, this 4 day of February 2005, the Motion for Reconsideration of this Court's Order of January 11, 2005, is DENIED.

*Statement of Reasons*

On November 23, 2004, this Court denied the Defendant, MSG Associates, Inc.'s ("MSG") Motion for Summary Judgment. In so doing, we noted that there was an open issue as to whether MSG had established itself as a statutory employer pursuant to the test set forth in *McDonald v. Levinson Steel Co.*, 302 Pa. 287, 153 A. 424 (1930). That issue arose from the Court's initial reading of the decision in *Lascio v. Belcher Roofing Corp.*, 704 A.2d 642 (Pa. Super. 1997), and the effect of an independent contractor clause in a subcontract. In our Order of Court dated January 11, 2005, we found that MSG was a statutory employer and that the decision in *Lascio* was not applicable to this case.

The Plaintiff seeks an order granting reconsideration and to allow discovery to take place concerning whether the general contractor carried workers' compensation insurance. Even accepting as true that MSG did not carry workers' compensation insurance, it would not alter our analysis from the January decision that summary judgment is proper. In our deci-

sion, we found that MSG met all of the criteria set forth in *McDonald* and thus qualified as a statutory employer. It is not a requirement under *McDonald* that a statutory employer carry workers' compensation insurance.

As the distinguishing feature from *Lascio*, we opined that the language the general contractor used in its subcontract was more expansive than the language contained in the contract used by MSG with the subcontract with DHI. As an indication that MSG did not view the subcontract as waiving workers' compensation immunity, we noted that MSG has produced certificates of insurance showing that if the subcontractor failed to provide workers' compensation insurance, that MSG would have been prepared to pay Gerber's workers' compensation claim. However, the substantive distinguishing factor from *Lascio* and this case is the language of the subcontract itself, not the availability of insurance, which MSG would have been required to provide if the Plaintiff's employer did not provide it. The contract language in *Lascio* was significantly different than the language used in this case because it contained a specific provision that the subcontractor shall not be viewed as an employee "for any purposes whatsoever." *Lascio*, supra at 645. It is that distinction, and not the certificate of insurance itself, on which we distinguished *Lascio*. Because the additional discovery would not alter this Court's analysis, the Plaintiffs' Motion for Reconsideration is DENIED.

Judges' Phones in **New Court** Facility

<b>Judge Freedberg</b>	<b>Suite 3001</b>	<b>Smith</b>	<b>Suite 3038</b>
Telephone:	(610) 559-6920	Telephone:	(610) 559-6940
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<b>Moran</b>	<b>Suite 3008</b>	<b>Giordano</b>	<b>Suite 3030</b>
Telephone:	(610) 559-6925	Telephone:	(610) 559-6945
Fax:	(610) 559-6928	Fax:	(610) 559-6948
<b>McFadden</b>	<b>Suite 3019</b>	<b>Roscioli</b>	<b>Suite 3013</b>
Telephone:	(610) 559-6930	Telephone:	(610) 559-6950
Fax:	(610) 559-6933	Fax:	(610) 559-6953
<b>Baratta</b>	<b>Suite 2041</b>	<b>Beltrami</b>	<b>Suite 3024</b>
Telephone:	(610) 559-6935	Telephone:	(610) 559-6955
Fax:	(610) 559-6938	Fax:	(610) 559-6958
<b>Hogan</b>	<b>Suite 2036</b>	<b>Franciosa</b>	<b>Suite 2036</b>
Telephone:	(610) 559-6960	Telephone:	(610) 559-6960
Fax:	(610) 559-6962	Fax:	(610) 559-6962
<b>Master Garb</b>	<b>Suite 2036</b>		
Telephone:	(610) 559-6960		
Fax:	(610) 559-6962		

All addresses are Northampton County Courthouse, 669 Washington Street, Easton, PA 18042.

Mar. 30; Apr. 6, 13