

# Northampton County Reporter

(USPS 395-280)

VOL. LVII

EASTON, PA March 15, 2012

NO. 11

**Commonwealth of Pennsylvania v. Michael Eric Ballard, Appellant**  
[continued]

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**INSERT:** Green: 1. Quarterly Association Meeting

2. 2012 Calendar

3. 2012 Bench Bar Conference

4. PA CLE Requirements

Cream: 1. Reception for the Court

2. "Liquor and the Law: Dram Shop Liability, Liquor Licensing and DUI"

3. "Harvey"

4. PBI/CLE Seminars—NCBA Office; March—April 2012

Yellow: 1. Weyerbacher Brewing Company

2. "Estate Planning: Practical Tips for the New and Non Practitioner"

3. "The Ethical Considerations of Online Marketing and Advertising a Law Practice"

4. "Update on the Fundamentals of Landlord/Tenant Representation and Fair Housing Laws"

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

#### **Annual Reception for the Court**

Friday, March 30, 2012

Reminder: send in your registration. See form inside.

\* \* \* \* \*

**Notice: United States District Court for the Eastern District of Pennsylvania**

See page 68.

**NORTHAMPTON COUNTY BAR ASSOCIATION  
2012 BAR ASSOCIATION OFFICERS**

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**BAR ASSOCIATION STAFF**

Mary Beth Leeson . . . . . Executive Director  
Patricia A. Gober . . . . . Accounting  
Heather Rizzotto-Stefanik . . . . . Legal Journal  
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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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Editor

### **NOTICE TO NCBA MEMBERS – BAR NEWS**

#### **Notice: United States District Court for the Eastern District of Pennsylvania**

On February 27, 2012, pursuant to 28 U.S.C. §2071 (e), the judges of the United States District Court approved a Resolution amending Local Rule of Civil Procedure 7.1 (c) *Motion Practice*, and also amending Local Rule of Civil Procedure 7.4(b)(2).

See page 68 for the Notice.

#### **Reception for the Court – March 30, 2012**

Join us for this annual event when we honor our Court and our 50-Year Members.

Registration form inside.

#### **Quarterly Association Meeting – Thursday, March 22, 2012**

Registration form inside.

#### **Free Law Student Research**

The Pennsylvania State University Dickinson School of Law's Center for Public Interest Law and Advocacy is once again soliciting attorneys in need of free law student research to participate in the school's pro bono program.

If you are interested in accessing free law student research assistance for the pro bono program contact [kmc32@dsl.psu.edu](mailto:kmc32@dsl.psu.edu) or visit Center for Public Interest Law and Advocacy to fill out a request form.

#### **Save the Dates**

Thursday, May 17 – Quarterly Association Meeting and Malpractice Avoidance Seminar.

Saturday, June 9 – NYC Broadway Show “Harvey.” Registration form inside.

Tuesday, June 26 – NCBA at the Iron Pigs.

May your pockets be heavy and your heart be light, May good luck pursue you each morning and night. ~ Irish Blessing

**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****ALLMAN, NORMA E.,** dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Rita M. Civitella c/o Daniel E. Cohen, Attorney, Seidel, Cohen, Hof & Reid, L.L.C., 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

Attorneys: Daniel E. Cohen, Attorney, Seidel, Cohen, Hof & Reid, L.L.C., 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

**BRUBAKER, CYNTHIA A. a/k/a CYNTHIA A. OZDINEC a/k/a CYNTHIA A. WILLIAMSON,** dec'd.

Late of the Township of Moore, Northampton County, PA

Executrix: Tracy Lee Wagner a/k/a Tracy L. Haydt c/o David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019

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

**DYNAN, JOAN B.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: David A. Behler c/o Ellen M. Kraft, Esquire, 3400 Bath Pike, Suite 311, Bethlehem, PA 18017-2485

Attorney: Ellen M. Kraft, Esquire, 3400 Bath Pike, Suite 311, Bethlehem, PA 18017-2485

**FRIEND, ROBERT J. a/k/a ROBERT J. DRAVECZ a/k/a ROBERT JOHN EDWARD DRAVECZ,** dec'd.

Late of the City of Easton, Northampton County, PA

Executrices: Nancy Schrader, 5829 Ruheton Hill Road, Schnecksville, PA 18078 and Cathiern Kelly, 144 Spiegel Street, Bethlehem, PA 18015

Attorney: Thomas D. Aristide, Esquire, 528 Maple Street, Bethlehem, PA 18018

**ISOLDI, MARIO,** dec'd.

Late of Northampton County, PA

Executrix: Rosemary Heinz c/o Bolster & Bruder, Esquires, 168 Prospect Plains Road, Monroe Twp., NJ 08831

Attorneys: Bolster & Bruder, Esquires, 168 Prospect Plains Road, Monroe Twp., NJ 08831

**KESSLER, DOROTHY I.,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Lois George 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

**KLEINTOP, VIRGINIA L.,** dec'd.

Late of 4545 W. Mountain View Drive, Walnutport, Northampton County, PA

Executor: Charles T. Kleintop, 841 Bishop Street, Suite 480, Honolulu, HI 96813

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

**KRAVITS, RICHARD**, dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Executors: Donald Kravits, Linda Gyl Redding and Philip Kravits c/o Lawrence Center, Esquire, 60 W. Broad St., Ste. 103, P.O. Box 1248, Bethlehem, PA 18016  
Attorney: Lawrence Center, Esquire, 60 W. Broad St., Ste. 103, P.O. Box 1248, Bethlehem, PA 18016

**McINTOSH, MARY C. a/k/a MAY C. McINTOSH**, dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Executor: Bank of America, N.A. c/o Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018  
Attorneys: Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018

**MELLIGAN, WARREN F.**, dec'd.

Late of the City of Easton, Northampton County, PA  
Executrix: Joan Jacobs c/o Brian M. Monahan, Esquire, 701 Washington Street, Easton, PA 18042  
Attorney: Brian M. Monahan, Esquire, 701 Washington Street, Easton, PA 18042

**MILLER, LILLIAN C.**, dec'd.

Late of Tatamy, Northampton County, PA  
Administratrix: Carol E. Miller 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

**ROGUSKI, MARY**, dec'd.

Late of the Borough of Northampton, Northampton County, PA  
Executor: Joseph G. Roguski, P.O. Box 2217, Blue Jay, CA 92317

**SNYDER, JEANNE M. a/k/a JEANNE T. SNYDER**, dec'd.

Late of Bethlehem, Northampton County, PA  
Personal Representative: Carolyn V. Welsh c/o Paul S. Frank, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

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

**SPINELLI, ANGELO L.**, dec'd.

Late of Hellertown, Northampton County, PA  
Executrix: Gilda DeAngelis c/o Paul Johnston, Esquire, 207 E. Main Street, Macungie, PA 18062

Attorney: Paul Johnston, Esquire, 207 E. Main Street, Macungie, PA 18062

**TOMASIC, ANNA**, dec'd.

Late of the Township of Bethlehem, Northampton County, PA  
Executors: Barbara T. Yevcak, 1102 Catherine Drive, Coplay, PA 18037 and Michael John Tomasic, 497 Willow Road, Walnutport, PA 18088

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

**UTHMAN, VERA RAPP**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Ruth Rapp Weber c/o Stanley M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

Attorneys: Stanley M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

**VEHAFRIC, FRANK, dec'd.**

Late of Bethlehem, Northampton County, PA

Executor: John C. Vehafric c/o Lori Gardiner Kreglow, Esquire, 18 East Market Street, P.O. Box 1961, Bethlehem, PA 18016-1961

Attorney: Lori Gardiner Kreglow, Esquire, 18 East Market Street, P.O. Box 1961, Bethlehem, PA 18016-1961

**WHIPPLE, PAUL H., dec'd.**

Late of the Township of Williams, Northampton County, PA

Executor: Steven F. Whipple c/o Stanley M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

Attorneys: Stanley M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

**WILLIS, LAURA S., dec'd.**

Late of the City of Easton, Northampton County, PA

Executrix: Maria L. Mandel  
Attorneys: Raymond J. DeRaymond, Esquire, Gross McGinley, LLP, 717 Washington Street, Easton, PA 18042

**WISE, DAVID E. a/k/a DAVID WISE, dec'd.**

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

Co-Administrators: Ronald L. Wise and Steven J. Wise c/o Ronald R. Bolig, Esquire, 5 Temple Avenue, Sellersville, PA 18960

Attorneys: Ronald R. Bolig, Esquire, Robert A. Lechowicz Law Offices, 5 Temple Avenue, Sellersville, PA 18960

**SECOND PUBLICATION**

**BIASIOTTO, LURENE C., dec'd.**

Late of the City of Bethlehem, Northampton County, PA

Executrix: Judith Anne McBairty c/o Karl F. Longenbach, Esquire, 425 West Broad St., P.O. Box 1920, Bethlehem, PA 18016-1920

Attorney: Karl F. Longenbach, Esquire, 425 West Broad St., P.O. Box 1920, Bethlehem, PA 18016-1920

**BORTELL, RUTH J., dec'd.**

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

Executrix: Linda L. Bortell c/o Charles J. Peischl, Esquire, Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, One South Main Street, Nazareth, PA 18064

Attorneys: Charles J. Peischl, Esquire, Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, One South Main Street, Nazareth, PA 18064

**BURDGE, OLGA A., dec'd.**

Late of the Township of Bushkill, Northampton County, PA

Executrix: Ann Marie Costenbader, 1433 Church Rd., Wind Gap, PA 18091

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

**BURNS, IRENE S.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Executor: Richard P. Burns, 6252 Dove Drive, Bethlehem, PA 18017

Attorneys: Paul J. Harak, Esquire, Boyer, Holzinger, Harak & Scmillio, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016

**CALANDRA, BESSIE a/k/a BENEDETTA R. CALANDRA**, dec'd.

Late of Upper Nazareth, Northampton County, PA

Executors: Charles C. Calandra and Salvatore F. Calandra, 850 Colonna Lane, Nazareth, PA 18064

**CAMPBELL, MARY JANE**, dec'd.

Late of Nazareth, Northampton County, PA

Executrix: Fay Pacchioli, 1059 South 25th Street, Easton, PA 18045-6082

Attorney: William C. Clements, Esquire, 65 East Elizabeth Avenue, Suite 510, Bethlehem, PA 18018

**DERKAC-STROUSE, MADELYN a/k/a MADELYN A. DERKAC-STROUSE a/k/a MADELYN A. DERKAC a/k/a MADELINE A. FARLEIGH a/k/a MADELYN A. FARLEIGH**, dec'd.

Late of the Borough of Roseto, Northampton County, PA

Executrix: Denise Derkac Marshall c/o David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019

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

**DYNAN, JOAN B.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: David A. Behler c/o Ellen M. Kraft, Esquire, 3400 Bath Pike, Suite 311, Bethlehem, PA 18017-2485

Attorney: Ellen M. Kraft, Esquire, 3400 Bath Pike, Suite 311, Bethlehem, PA 18017-2485

**ELM, DAVID J.**, dec'd.

Late of the Township of Bethlehem, Northampton County, PA  
Executor: Donald W. Elm, Sr. c/o Karl F. Longenbach, Esquire, 425 West Broad St., P.O. Box 1920, Bethlehem, PA 18016-1920

Attorney: Karl F. Longenbach, Esquire, 425 West Broad St., P.O. Box 1920, Bethlehem, PA 18016-1920

**FARRIS, FRANCIS M.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executors: Francis M. Farris, Jr. and Nancy Jane F. Tucker c/o Mary Ann Snell, Esquire, 3400 Bath Pike, Suite 311, Bethlehem, PA 18017

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

**FEBO, ANTHONY**, dec'd.

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

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

**HEAVENER, CAROL A.**, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executor: James T. Heavener 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

**HEIMBROOK, WILLIAM H.,** dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Kathryn E. Heimbrook

Attorneys: John D. Lychak, Esquire, Law Offices of John D. Lychak, P.C., 35 East Elizabeth Avenue, Suite 21, Bethlehem, PA 18018

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

Late of the Borough of Nazareth, Northampton County, PA

Executors: Marga B. Musci and Richard C. Breidinger c/o Charles J. Peischl, Esquire, Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064-2083

Attorneys: Charles J. Peischl, Esquire, Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064-2083

**KUNTZ, CHARLES S.,** dec'd.

Late of Northampton, Northampton County, PA

Executors: Bruce R. Martin, 1022 Wynnwood Dr., Northampton, PA 18067 and Lee R. Martin, 4413 Bachman Dr., Schnecksville, PA 18078

Attorneys: Charles W. Stopp, Esquire, Steckel and Stopp, 125 S. Walnut Street, Slatington, PA 18080

**LOPRESTI, ANGELO, JR. a/k/a ANGELO J. LOPRESTI, JR. a/k/a ANGELO JOSEPH LOPRESTI, JR.,** dec'd.

Late of the Township of Plainfield, Northampton County, PA

Executrix: Cindy Marie Lopresti c/o Alfred S. Pierce, Esquire, Pierce & Dally, LLC, 124 Belvidere Street, Nazareth, PA 18064

Attorneys: Alfred S. Pierce, Esquire, Pierce & Dally, LLC, 124 Belvidere Street, Nazareth, PA 18064

**MABEE, ALLEN C., JR.,** dec'd.

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

Executrix: Joanne Mabee c/o Thomas L. Walters, Esquire, Lewis and Walters, 46 South Fourth Street, P.O. Box A, Easton, PA 18044-2099

Attorneys: Thomas L. Walters, Esquire, Lewis and Walters, 46 South Fourth Street, P.O. Box A, Easton, PA 18044-2099

**MELLICK, CHARLES,** dec'd.

Late of the Township of Hanover, Northampton County, PA

Executrix: Mary Lou Mellick, 855 West Macada Rd., Bethlehem, PA 18017

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

**MILUNEC, STANLEY C.,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA

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

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

**MURPHY, THOMAS J. a/k/a THOMAS MURPHY,** dec'd.

Late of Hellertown, Northampton County, PA



Executrices: Melissa Robbins and Alice Rodenbaugh  
Attorneys: Donald LaBarre, Jr., Esquire, Gross McGinley, LLP, P.O. Box 4060, Allentown, PA 18105-4060

**PETRUSKA, JULIA T.,** dec'd.

Late of Easton, Northampton County, PA  
Executrix: Ann Bellafatto c/o Ralph J. Bellafatto, Esquire, 4480 William Penn Highway, Easton, PA 18045  
Attorney: Ralph J. Bellafatto, Esquire, 4480 William Penn Highway, Easton, PA 18045

**PFEIFFER, FRANK A.,** dec'd.

Late of Walnutport, Northampton County, PA  
Executrix: Nancy Malero, 10 Nerious Avenue, Revere, MA 02151  
Attorneys: Charles W. Stopp, Esquire, Steckel and Stopp, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

**RIEGEL, WILLIAM P. a/k/a WILLIAM PAUL RIEGEL,** dec'd.

Late of Nazareth, Northampton County, PA  
Executrices: Joanne Riegel Hunt a/k/a Joanne Jackson and Barbara Jean Riegel  
Attorneys: Raymond J. DeRaymond, Esquire, Gross McGinley, LLP, 717 Washington Street, Easton, PA 18042

**VanHORN, PATRICIA A.,** dec'd.

Late of the Township of Bushkill, Northampton County, PA  
Executor: Dennis M. Kingcaid, 3412 Westminster Way, Nazareth, PA 18064  
Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064

**WEAVER, DONNA MARIE a/k/a DONNA STAATS WEAVER,** dec'd.

Late of Easton, Northampton County, PA  
Executors: Donald C. Staats and Cleata E. Staats c/o Daniel P. Sabetti, Esquire, Sabetti Law Offices, 224 West Broad Street, Bethlehem, PA 18018  
Attorneys: Daniel P. Sabetti, Esquire, Sabetti Law Offices, 224 West Broad Street, Bethlehem, PA 18018

**THIRD PUBLICATION**

**BABIY, RUTH B.,** dec'd.

Late of Upper Mt. Bethel Township, Northampton County, PA  
Executor: Charles Russell Hoagland, 793 Hamm Street NW, Palm Bay, FL 32907  
Attorney: MaryAnn O. Garvey, Esquire, 727 Monroe Street, Stroudsburg, PA 18360

**BUDGE, MARTHA E.,** dec'd.

Late of the Township of Washington, Northampton County, PA  
Executor: Fulton Bank, N.A., Attention: Ms. Carol Fahnestock, CTFA, Sr. V.P., P.O. Box 7989, One Penn Square, Lancaster, PA 17604  
Attorneys: Robert A. Nitchkey, Jr., Esquire, Hemstreet, Nitchkey & Freidl, 730 Washington Street, Easton, PA 18042

**DeNARDO, DORIS M.,** dec'd.

Late of Northampton County, PA  
Executrix: Dawn M. Blackton, 3013 Hermitage Avenue, Easton, PA 18042  
Attorney: Deborah Jean DeNardo, Esquire, 1809 Washington Blvd., Easton, PA 18042-4634

**NAFE, HELENA D.,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA  
Executors: David K. Bond and  
Sharon G. Bond  
Attorney: Richard J. Schaedler,  
Esquire, 901 W. Lehigh Street,  
P.O. Box 1425, Bethlehem, PA  
18016-1425

Administratrix: Juanita Y. White-  
leather, 1504 Englewood St.,  
Bethlehem, PA 18017

Attorneys: A. Joseph Antanav-  
age, Esquire, Antanavage, Moyer  
& Farbiarz, 64 North Fourth  
Street, Hamburg, PA 19526

**FICTITIOUS NAME****REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN, pur-  
suant 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, Penn-  
sylvania, a certificate for the conduct  
of a business in Pennsylvania, under  
the assumed or fictitious name, style  
or designation of:

**INVESTMENT ADVISORS  
MANAGEMENT**

with its principal place of business at:  
137 North Second Street, Easton,  
Pennsylvania 18042.

The name and address of the per-  
son owning or interested in said busi-  
ness is: Joseph Parsons, 137 North  
Second Street, Easton, Pennsylvania  
18042.

TALLMAN, HUDDERS  
& SORRENTINO

n/k/a NORRIS McLAUGHLIN  
& MARCUS

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

Mar. 15

**LIMITED LIABILITY COMPANY  
NOTICES**

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, Pennsyl-

**ONCHECK, PRISCILLA L. a/k/a  
PRISCILLA ONCHECK,** dec'd.

Late of Danielsville, Northamp-  
ton County, PA  
Executrix: Debra Lee Nelson,  
205 English Walnut Drive, Rich-  
lands, NC 28574  
Attorneys: Charles W. Stopp,  
Esquire, Steckel and Stopp, 125  
S. Walnut Street, Slatington, PA  
18080

**SCHISLER, EVELYN M.,** dec'd.

Late of the Township of Upper  
Nazareth, Northampton County,  
PA  
Executrix: Karen K. Hess, 205  
Clarion Drive, Douglassville, PA  
19518  
Attorneys: Peters, Moritz, Pei-  
schl, Zulick, Landes & Brienza,  
LLP, 1 South Main Street, Naza-  
reth, PA 18064

**STRAUCH, MARIAN P.,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA  
Executrix: Mary Anne Haney c/o  
Bradford D. Wagner, Esquire,  
662 Main Street, Hellertown, PA  
18055-1726  
Attorney: Bradford D. Wagner,  
Esquire, 662 Main Street, Hel-  
lertown, PA 18055-1726

**WHITELEATHER, JAMES C.,**  
dec'd.

Late of 1504 Englewood Street,  
Bethlehem, Northampton Coun-  
ty, PA

vania, pursuant to the provisions of the Limited Liability Company Law of the Commonwealth of Pennsylvania, Act of December 7, 1994 (P.L. 703, No. 106), by the following company:

**FOUR STOOGES, LLC**

The Certificate of Organization was filed on February 13, 2012.

SAMUEL R. KASICK, ESQUIRE  
523 West Linden Street  
Allentown, PA 18101

Mar. 15

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, pursuant to the provisions of the Limited Liability Company Law of the Commonwealth of Pennsylvania, Act of December 7, 1994 (P.L. 703, No. 106), by the following company:

**YE OLDE SPRING**

**VALLEY TAVERN, LLC**

The Certificate of Organization was filed on February 13, 2012.

SAMUEL R. KASICK, ESQUIRE  
523 West Linden Street  
Allentown, PA 18101

Mar. 15

**NOTICE OF DISSOLUTION**

NOTICE IS HEREBY GIVEN that Penn Masters, Inc., a Pennsylvania corporation having its principal office at 2984 Valley View Dr., Bath, PA 18014 intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, pursuant to and in accordance with the provisions of the Business Corporation Law of 1988, Act of December 21, 1988, P.L. 1444, No. 177, as amended, and that the said corporation is winding up its affairs in the

manner prescribed by said law, so that its corporate existence shall be terminated upon the filing of the Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania.

FITZPATRICK LENTZ

& BUBBA, P.C.

4001 Schoolhouse Lane  
P.O. Box 219  
Center Valley, PA 18034-0219

Mar. 15

**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

KATHERINE HOSKING; Steven N. Goudsouzian, Executor

HAROLD P. SMITH; Dennis M. Smith, Executor

**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, MARCH 30, 2012 AT 9:00 A.M. IN COURTROOM #1.

Dorothy L. Cole

Clerk of the Orphans' Court

Mar. 15, 22

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on March 12, 2012, the petition of Cindy J. Chardiet-Vojnovic was filed in Northampton County Court of Common Pleas, File# C0048CV2012002423, seeking to change the name of Cindy J. Chardiet-Vojnovic to Cindy J. Vojnovic. The Court has fixed Friday, May 11, 2012 at 9:00 a.m. in Courtroom 4 at the Northampton County Court-

house as the date for hearing the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Mar. 15

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

NOTICE OF SHERIFF'S SALE  
BANK OF AMERICA, N.A. s/b/m  
TO FLEET NATIONAL BANK

vs.

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
DONALD D. DANCHO, DECEASED

**NO. C-48-CV-2009-7400**

NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY

NOTICE TO: UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR AS-  
SOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR  
UNDER DONALD D. DANCHO,  
DECEASED

Being Premises: 651 RIDGE  
STREET, BETHLEHEM, PA 18015-  
3511.

Being in BETHLEHEM CITY,  
County of NORTHAMPTON, Com-  
monwealth of Pennsylvania, P6SE2D  
18 14 0204.

Improvements consist of residen-  
tial property.

Sold as the property of UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR AS-  
SOCIATIONS CLAIMING RIGHT, TI-  
TLE OR INTEREST FROM OR UNDER  
DONALD D. DANCHO, DECEASED.

Your house (real estate) at 651  
RIDGE STREET, BETHLEHEM, PA  
18015-3511 is scheduled to be sold

at the Sheriff's Sale on May 11, 2012  
at 10:00 A.M., at the NORTHAMPTON  
County Courthouse, 669 Washington  
Street, Easton, PA 18042, to enforce  
the Court Judgment of \$78,049.02  
obtained by, BANK OF AMERICA,  
N.A. s/b/m TO FLEET NATIONAL  
BANK (the mortgagee), against the  
above premises.

PHELAN HALLINAN &  
SCHMIEG, LLP  
Attorneys for Plaintiff

Mar. 15

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

The following real estate will be  
sold by the Sheriff of Northampton  
County, Pennsylvania, on APRIL 5,  
2012 at ten o'clock a.m. in the COUN-  
CIL CHAMBERS, THIRD FLOOR, of  
the Northampton County Govern-  
ment 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 delin-  
quent taxes certified to the Sheriff's  
Office. Any current taxes are the re-  
sponsibility of the purchaser.

**No. 1**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-01977**

TRACT NO. 1:

ALL THOSE TWO (2) CERTAIN lots  
or pieces of land with buildings  
thereon erected, situate in the Bor-  
ough of Nazareth, County of North-  
ampton and State of Pennsylvania,  
designated on map or plan of lots of  
Edgar L. Gold as Lots Nos. 20 and 22,  
containing in front on the North side  
of Penn Street seventy (70') feet, and  
extending of that same width in depth  
Northwardly ninety-one (91') feet to  
Park Alley; bounded on the North by  
said Park Alley, on the south by said  
Penn Street, on the East by Lot No.

24, and on the West by Lot No. 18, commonly known as 20 East Penn Street, Nazareth, Pennsylvania.

TRACT NO. 2:

ALL THOSE TWO (2) CERTAIN lots or pieces of land situated on the North side of Penn Street in the Borough of Nazareth, County of Northampton and State of Pennsylvania, designated on map or plan of lots of Edgar L. Gold entered of record in the Office for the Recording of Deeds, etc., in and for the County of Northampton, in Book of Maps No. 2, Page 159, as Lots Nos. 24 and 26, containing in front on the North side of Penn Street seventy (70') feet, and extending of that same width in depth Northwardly ninety-one (91') feet to Park Street; bounded on the North by said Park Street, on the South by said Penn Street, on the East by Lot No. 28 and on the West by Lot No. 22.

BEING the same premises which Dhanwat Dhanraj and Juana Dhanraj, husband and wife, by Deed Dated 01/31/1990 and Recorded in the County of Northampton on 02/02/1992 in Deed Book 792 Page 416, granted and conveyed unto Richard C. Miller, in fee.

TITLE TO SAID PREMISES IS VESTED IN Richard C. Miller by Deed from Dhanwat Dhanraj and Juana Dhanraj, husband and wife dated 01/31/1990 recorded 02/02/1990 in Deed Book 792 Page 416.

BEING KNOWN AS 439 East Penn Street, Nazareth, PA 18064.

TAX PARCEL NUMBER: J7SE3C-10-11A, J7SE3C-10-12.

THEREON BEING ERECTED on parcel J7SE3C 10 12 a two-story single bi-level style dwelling with vinyl siding exterior and shingle roof: on parcel J7SE3C 10 11A vacant land.

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

Estate of Richard C. Miller, c/o its Personal Representatives, Christopher C. Miller and Timothy A. Miller.

MARK J. UDREN, ESQUIRE

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**No. 2**

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

**CV-2011-03376**

ALL THAT CERTAIN lot or piece of land lying and being in the borough of Hellertown, (late Township of Lower Saucon) in the County of Northampton and State of Pennsylvania, and known on Plan of Lots of The Wagner Land Company as Lot No. Fourteen (14) bounded and described as follows, to wit:

BEGINNING at a point on the North side of High Street at a distance of 92.5 feet East from the intersection of the North line of High Street with the East line of Bukhardt Street; thence extending along the said North line of East High Street Eastwardly a distance of 30 feet to a point in line with the party wall dividing the premises herein described from the premises adjoining on the East known as #119 East High Street; thence extending Northwardly of the same width between parallel lines right angles to said East High Street a distance of 131.3 feet along the Western line and 131.6 feet along the Eastern line to an alley. Being known as #117 E. High Street and being the Westernmost 1/2 of a double house.

TITLE TO SAID PREMISES IS VESTED IN Anthony R. Maguire, Married, his heirs and assigns, by Deed from Helen J. Keller and Joan M. Girard, Attorneys-in-Fact for Joseph F. Molnar, Widower, dated 5/15/2004 and recorded 5/19/2004 in Volume 2004-1, Page 188648.

BEING KNOWN AS 117 East High Street, Hellertown, PA.

TAX PARCEL NUMBER: Q7NW3B-1-8.

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

SEIZED AND TAKEN into execution of the writ as the property of Anthony R. Maguire and Jennifer Maquire.

MARTHA E. VON ROSENSTIEL,  
ESQUIRE

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**No. 3**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-05557**

ALL THAT CERTAIN lot of land, together with the buildings and improvements located thereon, known as Lot 16 as shown on the final plan of The Highlands, Section II, Phase III, situated in The City of Easton, Northampton County and Commonwealth of Pennsylvania, recorded in Northampton County Recorder of Deeds Office, in Map Book Volume 2005-1 page 492, being known and designated as 104 Highlands Circle.

TITLE TO SAID PREMISES IS VESTED IN Herbert G. Martin and Marilyn Browne, as Joint Tenants with Right of Survivorship by Deed from KMK Land Associates, Inc., a Pennsylvania Corporation, dated 11/20/2006 and recorded 11/30/2006 in Record Book Volume 2006-1 Page 492928.

BEING KNOWN AS 104 Highlands Circle, Easton, PA.

TAX PARCEL NUMBER: M10-2-10-16 0310.

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

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

Herbert G. Martin and Marilyn Browne.

MARTHA E. VON ROSENSTIEL,  
ESQUIRE

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**No. 4**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-04942**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania, on the easterly side of Dogwood Terrace, being Lot #2 as shown on a Map entitled "Plan of Subdivision of Lands Belonging to John H. Wesley, Sr., Bruce T. Wesley and Andrea L. Wesley, his wife," recorded in the Office of the Recorder of Deeds in and for Northampton County in Plan Book Volume 55, Page 37, bounded and described as follows, to wit:

BEGINNING at an iron pin, said iron pin being on the easterly building line of Dogwood Terrace and marking a corner common to Lot #1 and the most northerly corner of the hereinafter described premises; thence from the said place of beginning, leaving the said Dogwood Terrace and extending along the aforesaid Lot #1, the following five (5) courses and distances, namely: (1) South 88 degrees 44' 20" East, a distance of 92.85 feet to a point; (2) by a curve to the right having a central angle of 5 degrees 50', a radius of 387.55 feet, the arc distance of 39.46 feet to a point; (3) South 82 degrees 54' 20" East, a distance of 88.79 feet to a point; (4) by a curve to the left having a central angle of 33 degrees 25' 30", a radius of 104.92 feet, the arc distance of 61.21 feet to a point; (5) North 63 degrees 40' 10" East, a distance of 21.59 feet to a point in line of Lot #3; thence extending along said Lot #3 South 13 degrees 29' 43" East, a



distance of 126.47 feet to an iron pin marking the center of 30 feet wide proposed road; thence extending in and along the center of the said 30 foot wide proposed road North 85 degrees 31' 00" West, a distance of 335.80 feet to a point in the aforesaid easterly building line of Dogwood Terrace; thence extending in and along the said building line of Dogwood Terrace North 03 degrees 47' 00" East, a distance of 93.17 feet to the said place of Beginning.

BEING KNOWN AS 427 Dogwood Terrace, Easton, PA 18040.

TAX PARCEL NUMBER: K-9SE2-11-5.

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

SEIZED AND TAKEN into execution of the writ as the property of Rosemary I. Nourse and Robert L. Nourse.

MICHAEL T. MCKEEVER, ESQUIRE

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**No. 5**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-05177**

Tract No. 1:

All that certain parcel of land situated in the City of Bethlehem County of Northampton, Commonwealth of Pennsylvania, being known and designated as Plan of Lots of Bethlehem View as Lot No. 698 and the Northern 5 feet of Lot No. 697, bounded and described as follows, to wit:

Beginning at a point, 100 feet, more or less, North from the Northwesterly corner of the intersection of Glenmere Street (formerly Center Street) and Boyd Street, measured along the Westerly line of said Boyd Street, said point being the Southeasterly corner of Lot No. 699; thence Westerly along the dividing line of Lot Nos. 698 and 699 a distance of 100

feet, more or less, to the Southeasterly corner of Lot No. 628; thence Southerly along the Easterly line of Lot Nos. 629 and 630 a distance of 25 feet to a point; thence extending Eastwardly a distance of 100 feet, more or less, to a point on Boyd Street; thence extending Northwardly along the Westerly line of Boyd Street, a distance of 25 feet to a point, the Place of Beginning.

Bounded on the North by Lot No. 699, on the South by remaining Southern 15 feet of Lot 697, on the East by Boyd Street and on the West by Lot Nos. 629 and part of 630.

Said Plan being recorded in Northampton County Book of Maps Volume 7 Page 31.

Tract No. 2:

All that certain parcel of land situated in the City of Bethlehem County of Northampton, Commonwealth of Pennsylvania, and known as Lot Nos. 699 and 700 on Boyd Street on Plan of Town Lots of Bethlehem View as shown in Book of Maps 7 Page 31, duly recorded in the Office for the Recording of Deeds in the County and State aforesaid, bounded and described as follows:

Beginning at a point, 100 feet from the intersection of the building lines of the Northwest corner of Boyd and Center Streets; thence Northerly along Boyd Street a distance of 40 feet and extending of that width in depth in a Westerly direction, 100 feet.

Bounded on the East by Boyd Street, on the South by Lot No. 698, on the West by Lot Nos. 628 and 627 and on the North by Lot No. 701.

Title to said premises is vested in Francis Macklin, single by deed from DANIEL ALONZO AND ELIZABETH ALONZO, aka ELIZABETH A. CHRIST, dated September 28, 2006 and recorded September 29, 2006 in



Deed Book 2006-1, Page 404137, as Instrument # 2006057210.

BEING KNOWN AS 2111 Boyd Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N7NW4C 3 8.

THEREON BEING ERECTED a single ranch style dwelling with attached one-car garage with vinyl siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Francis Macklin.

MARGARET GAIRO, ESQUIRE

**No. 6**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-10329**

ALL THAT CERTAIN messuage and tenement or tract of land, situate is the City of Easton, Northampton County, Pennsylvania, being known as 806 Ferry Street, bounded and described as follows:

BEGINNING at a point on the south side of Ferry Street a distance of 24 feet west from the corner of 8th and Ferry Streets; thence westwardly along said Ferry Street 24 feet 6 inches, more or less, to the line of the middle of the partition wall between 806 and 808 Ferry Street; thence south along the same 140 feet to land now or late of G. V. Wallace, deceased; thence eastwardly in a line parallel with Ferry Street, 24 feet 6 inches, more or less, to a point in land now or late of Peter U. Miller, deceased; thence along the same north 140 feet to the place of beginning.

BEING KNOWN AS 806 Ferry Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1C-3-5.

THEREON BEING ERECTED a three-story half-of-double style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Yvonne D.J. Worman a/k/a Yvonne D.J. Wolski.

MICHAEL T. MCKEEVER, ESQUIRE

**No. 7**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-12519**

ALL THAT CERTAIN messuage, tenement and lot or piece of land situated on the east side of Cattell Street, in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

CONTAINING thirty feet in front on the east side of Cattell Street and extending eastwardly of the same width one hundred twenty feet, more or less, in depth.

BOUNDED on the North by land now or late of A. Brands, on the East by land now or late of A. Brands, on the South by land now or late of Samuel Woodring and on the West by Cattell Street.

ALSO, ALL THAT CERTAIN tract or piece of land and premises located north of and adjoining the property now or late of Henry Cressman, deceased, hereinbefore described, and being situated on or near the east side of Cattell Street, and described as follows:

BEGINNING at a point on the west line of said Henry Cressman's land, hereinbefore described, thence extending north in a line with the west line of said hereinbefore described land five feet, thence extending east of that same width, five feet, one hundred and twenty feet, more or less, to the east line of said Henry Cressman's land hereinbefore described.

BOUNDED on the North and East by lands now or formerly of Ella B. Kirkhoff, on the South by said Henry Cressman's land, hereinbefore described and on the West by Cattell Street.

TOGETHER, with all and singular, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever, in law, equity, or otherwise howsoever, of, in, to, or out of the same;

TO HAVE AND TO HOLD the said building, hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, his heirs and assigns, to and for the only proper use and behoof of the said party of the second part, his heirs and assigns forever.

Title to said premises is vested in Michael Altieri, by deed from COLLEN ALTIMARE, EXECUTRIX OF THE ESTATE OF JAMES W. SIMONS, DECEASED, dated December 21, 2004 and recorded December 22, 2004 in Deed Book 2004-1, Page 494047, as Instrument #2004078220.

BEING KNOWN AS 811 Cattell Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9NE2B-1-17.

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

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

MARGARET GAIRO, ESQUIRE

**No. 8**

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

**CV-2011-08664**

ALL THAT CERTAIN tract, piece or parcel of land, together with the buildings erected thereon, situate, lying and being in the Ninth (9th) Ward, City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, being known as No. 1024 Linden Street bounded and described as follows:

BEGINNING at a point in the easterly line of Linden Street, a city street seventy (70') feet in width, said point being the intersection of said easterly line of Linden Street and the northerly line of Frankford Street, a city street forty (40') feet in width; thence, along the northerly line of Linden Street North ten degrees East (N. 10° E.) twenty and sixteen one-hundredths (20.16') feet to a point; thence, along the premises of No. 1028 Linden Street South eighty degrees East (S. 80° E.) passing through the party wall of a double brick house one hundred five (105') feet to a point in the westerly line of Pulaski Street, a city street twenty (20') feet in width; thence, along the westerly line of Pulaski Street South ten degrees West (S. 10° W.) twenty and sixteen one-hundredths (20.16') feet to a point in the northerly line of Frankford Street, a city street forty (40') feet in width; thence, along said northerly line of Frankford Street North eighty degrees West (N. 80° W.) one hundred five (105') feet to the place of beginning. Containing forty-nine one-thousandths (0.049) of an acre of land.

Title to said premises is vested in Raymond V. Achey, Jr. and Dolores K. Achey by deed from FIRST VALLEY BANK, HAROLD E. BROTZVAN &

EDWARD F. FEHNEL dated August 14, 1972 and recorded August 17, 1972 in Deed Book 435, Page 15.

BEING KNOWN AS 1024 Linden Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: N6SE4C-12-1A.

THEREON BEING ERECTED a three-story half-of-double style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Raymond V. Achey, Jr. and Dolores K. Achey.

MARGARET GAIRO, ESQUIRE

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**No. 9**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-14014**

ALL THAT CERTAIN unit, designated as 11 West 2nd Street Unit #374 in the LEHIGH RIVERPORT CONDOMINIUM, situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, as designated in Declaration of Lehigh Riverport Condominium, dated August 26, 2004, and recorded on August 26, 2004 in the Office of the Recorder of Deeds in and for Northampton County in Book Volume 2004-1, Page 336478, as amended from time to time and as identified on the Lehigh Riverport Condominium Plat recorded in the Office of the Recorder of Deeds in and for Northampton County in Plan Book Volume 2004-5, page 531, as amended from time to time.

TOGETHER with a .5405% percent undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium, Condominium Plat and Amendments thereto.

Title to said premises is vested in En Li by deed from GIRIDHAR

VISWANATHAN AND SUMANA K. RAO, HUSBAND AND WIFE dated November 6, 2006 and recorded November 7, 2006 in Deed Book 2006-1, Page 462528.

BEING KNOWN AS 11 West 2nd Street, Unit 374, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6-2-374-0204.

THEREON BEING ERECTED a condominium style dwelling with brick exterior.

SEIZED AND TAKEN into execution of the writ as the property of En Li.

MARGARET GAIRO, ESQUIRE

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**No. 10**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-06639**

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

BEGINNING at a cit on the Southwesterly curb line of Easton Road and in line of land of Stewart Zoller Estate; thence along said land North fifty-seven degrees and thirty minutes West, one hundred fifty-six and fifty-one hundredths feet to a stake on the Easterly side of a North and South Alley; thence along the Easterly side of said Alley North nineteen minutes East, twenty-three and eighty-two hundredths feet to a stake; thence through a barn and along land and through the party wall of a brick dwelling about to be conveyed to Joseph W. Heidecker and wife, South fifty-seven degrees and thirty-three minutes East, one hundred sixty-nine and twenty-six hundredths feet to a cut on the Southwesterly curb line of Easton road; thence along the South-

westerly curb line of Easton Road, South thirty-two degrees and forty-one minutes West, twenty and three tenths feet to the place of beginning.

CONTAINING 3,295.76 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Robert D. Adams, Sr. and Susan M. Adams, by deed from Carl E. Junglas and Joan L. Junglas, Dated September 6, 1995 and recorded September 22, 1995 in Northampton County Deed Book 1995-1, Page 89092.

BEING KNOWN AS 748 Easton Road, Hellertown, PA 18055-1503.

TAX PARCEL NUMBER: Q7SW2D-4-8-0715.

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

SEIZED AND TAKEN into execution of the writ as the property of Robert D. Adams, Sr. and Susan M. Adams.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 11**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2008-05286**

ALL THAT CERTAIN tract of land situate in Hanover Township, Northampton County, Pennsylvania, known as Lot No. 7, Block A, as shown on a Final Plan prepared for Greenleaf Gardens, Plan #P - 1478, dated October 26, 1973, and said plan is recorded in Map Book Volume 35, Page 12, in the Recorder of Deeds Office in and for Northampton County, at Easton, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly line of Greenleaf Drive (50.00 feet wide), said point is located the three following courses and dis-

tances from the intersection of the Westerly property line of Greenfield Road (50.00 feet wide) extending with the said northerly property line of Greenleaf Drive extended, North 88 degrees 52 minutes 17 seconds West 128.20 feet to a point of curvature, on a curve to the left having a radius of 625.00 feet an arc distance of 50.98 feet to a point of tangency, and South 86 degrees 27 minutes 20 seconds West 943.56 feet to a point, thence (1) from the point of beginning and along the said northerly property line of Greenleaf Drive, South 86 degrees 27 minutes 20 seconds West 130.00 feet to a point; thence (2) along Lot #6 North 3 degrees 32 minutes 40 seconds West 129.14 feet to a point; thence (3) along Fairfield Estates North 86 degrees 21 minutes 38 seconds East 130.00 feet to a point; thence (4) along Lot #8, South 3 degrees 32 minutes 49 seconds East 129.38 feet to the point or place of beginning.

BEING KNOWN AS 1160 Greenleaf Drive, Bethlehem, PA 18017.

TAX PARCEL NUMBER: M6 24 4G 0214.

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

SEIZED AND TAKEN into execution of the writ as the property of Anna Dimou.

MICHAEL T. MCKEEVER, ESQUIRE

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**No. 12**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-10006**

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Allen, County of Northampton and Commonwealth of Pennsylvania, being shown on the plan entitled "Pre-

liminary/Final Subdivision Plan, Willow Ridge for Jaindl Land Company", prepared by Keystone Consulting Engineers, Inc. recorded 4/1/2005 in Plan Book 2005-5, page 176, as follows, to wit:

BEING KNOWN AS 303 McNair Drive, Northampton, PA 18067.

TAX PARCEL NUMBER: L4-18-4-1.

THEREON BEING ERECTED a two-story townhouse with attached one-car garage with vinyl siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Silvana Lofaro and Frank R. Lofaro. MICHAEL T. MCKEEVER, ESQUIRE

#### **No. 13**

#### **BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-10215**

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

BEGINNING at a stake on the Westerly side of Township Road No. 502 leading from Penn Allen To Moorestown in line of land now or late of Orville E. Mack, thence along the Westerly side of said road South thirty-eight (38) degrees thirty-six (36) minutes East, one hundred sixty (160') feet to a stake, thence along other land now or late of Roy W. Heyer, of which this was heretofore a part, South fifty-one (51) degrees twenty-four (24) minutes West, two hundred forty-seven and one-hundredths (247.01') feet to a stake and North fourteen (14) degrees twenty (20) minutes West, two hundred sixty and eighty-six one-hundredths (260.86') to a stake, thence along said land of Orville E. Mack North eighty (80) degrees thirty (30) minutes East,

one hundred sixty (160') feet to the place of beginning; containing ninety-three one-hundredths (0.93) acre.

BEING KNOWN AS 135 Longley Road, Nazareth, PA 18064.

TAX PARCEL NUMBER: J6-12-6A.

THEREON BEING ERECTED a two-story single bi-level style dwelling with attached one-car garage with wood exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Robert F. Schuller and Bonnie L. Schuller.

MICHAEL T. MCKEEVER, ESQUIRE

#### **No. 14**

#### **BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-01738**

ALL THAT CERTAIN Unit No.19, in the property known, named, and identified as Country Classics at Morgan Hill, a condominium located in Williams Township, County of Northampton and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 686, PA C.S. 3101, et seq. by recording in Office of the Recorder of Deeds in the County of Northampton, Pennsylvania of a certain Declaration of Condominium recorded 7/25/2003 in Book 2003-1, Page 290174. Also known, named and identified on the Record Final Subdivision and Land Development Plans last revised 12/17/2002, recorded in the Northampton County Recorder of Deeds Office in Plan/Book Volume 2002-5, Page 000384. Further revised and recorded 7/17/2003 the following pages; Cover Sheet in Book 2003-5, Page 231, Sheet 2 in Book 2003-5, Page 232, Sheet 5, Book 2003-5, Page 233, Sheet 7, Book 2003-5, Page 234, Sheet 8, Book 2003-5, Page 235 and

Sheet 9, Book 2003-5, Page 236. Further revised and recorded 12/10/2003 in Book 2003-5, Pages 451-452. Together with all right, title and interest being a percentage listed on the aforesaid Declaration of Condominium of an undivided interest, of in and to the common elements as set forth thereon and as the same may be changed by any amendments that may be recorded from time to time.

Title to said premises is vested in Nathan E. Robinson and Welmina Robinson, husband and wife, by deed from COUNTRY CLASSICS AT MORGAN HILL, LLC dated February 11, 2004 and recorded February 17, 2004 in Deed Book 2004-1, Page 57844, Instrument #2004010938.

BEING KNOWN AS 190 Pine Valley Terrace, Easton, PA 18042.

TAX PARCEL NUMBER: M10-3-41-19-0836.

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

SEIZED AND TAKEN into execution of the writ as the property of Nathan E. Robinson and Welmina Robinson.

MARGARET GAIRO, ESQUIRE

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**No. 15**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2011-08156**

All THAT CERTAIN tract, piece or parcel of land situate in the Township of Moore, County of Northampton and State of Pennsylvania, bounded and described as follows to wit:

Beginning at a post in line late of Philip Miller's land thence North along land of Reuben Danner and the public road leading from Bath to Klecknersville, to a corner in land of the Chapman Slate Company, thence

East along said Company's land to an old road, formerly a public road, thence South along said road and land of Mauch Chunk Slate Company to the place of Beginning.

Being the same premises which The Jim Thorpe National Bank, a national banking corporation, by deed dated February 9, 2005 and recorded on February 11, 2005 in the NORTHAMPTON County Recorder's Office in Record Book 1303 Page 655, granted and conveyed unto Max E. Gasker, Sr., single and Wendy Diodoardo M. Zeigler, single.

Also known as Northampton County Parcel Identifier Number J6-5-20.

Being Parcel 3 of the same premises which Eva E. Smith, widow, granted and conveyed unto Arcangelo DiOdoardo, married, by deed dated January 31, 2001, and recorded on February 1, 2001 in the Office of the Recorder of Deeds of Northampton County, PA in Deed Book Volume 2001-1, Page 15963.

BEING KNOWN AS Moorestown Drive (Rt. 987 & Jones Road), Bath, PA.

TAX PARCEL NUMBER: J6-5-20.

THEREON BEING vacant land.

SEIZED AND TAKEN into execution of the writ as the property of Arcangelo Diodoardo and Wendy Diodoardo.

FRANK S. CHECHO, ESQUIRE

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**No. 16**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-03148**

ALL THAT CERTAIN messuage, tenement and lot or piece of land situate on the West side of North 8th Street in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:



BEGINNING at a point the South-west corner of North 8th Street and a 12 feet wide alley and distant 124 feet South of Spring Garden Street; thence South along the West side of said North 8th Street 23 feet to lot now or late of Mary C. Young; thence extending West of that same width 90 feet to land now or late of Josephine Francisco.

BOUNDED on the North by said 12 feet wide alley; on the East by North 8th Street; on the South by land now or late of Mary C. Young; and on the West by land now or late of Josephine Francisco.

BEING KNOWN AS 50 North 8th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1B-7-1.

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

SEIZED AND TAKEN into execution of the writ as the property of Carmen J. Perez.

MICHAEL T. McKEEVER, ESQUIRE

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**No. 17**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-03922**

All that certain tract, piece or parcel of land together with the western one-half of a double dwelling thereon erected, situated on the north side of Forest Street, and known as 2207 Forest Street, in the Borough of Wilson, County of Northampton and State of Pennsylvania, containing in front on said Forest Street fifteen (15) feet and extending of that width Northwardly between parallel lines at right angles with said street one hundred and thirty-five (135) feet to a fifteen(15) feet wide alley, the middle of the partition wall passes through the center of this dwelling, bounded on the North by said alley, on the east

by property of Hayward E. H. Daws, on the South by Forest Street, and on the West by property now or late of Charles H. Buenning.

Title is vested in William R. Lewert, Jr. and Chrisann L. Lewert by Deed dated 7/6/1995 and recorded in the Northampton County Recorder of Deeds on 7/10/1995 under Book 1995-1, Page 060175.

BEING KNOWN AS 2207 Forest Street, Easton, PA 18042-5456.

TAX PARCEL NUMBER: L9SW4B-14-10.

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

SEIZED AND TAKEN into execution of the writ as the property of William R. Lewert, Jr. and Chrisann L. Lewert.

CHANDRA M. ARKEMA, ESQUIRE

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**No. 18**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-12216**

ALL THAT CERTAIN messuage or tenement and double frame house and lot or piece of ground situated the Borough of Bath, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone in the middle of Cemetery Street; thence by lot of John J. Remaly, North thirteen (13) perches to a stone on the south side of a public alley; thence by the same, East forty (40) feet to a stone at the junction of another public alley; thence by the west side of the last mentioned alley, South thirteen (13) perches to a stone in the middle of Cemetery Street; thence thru the middle of said street, West forty (40) feet to a stone, the place of BEGINNING.



CONTAINING thirty one (31) perches, more or less.

BEING the same premises which Elizabeth H. Riley by Deed dated June 1, 1995 and recorded June 2, 1995 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 1995-1 Page 47822, as Instrument Number 1995015307, granted and conveyed unto Sean T. Riley and Nancy S. Riley, husband and wife, in fee.

BEING KNOWN AS 245 Penn Street, Bath, PA.

TAX PARCEL NUMBER: K6NW3D 2 4 0503.

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

SEIZED AND TAKEN into execution of the writ as the property of Sean T. Riley and Nancy S. Riley.

STEVEN K. EISENBERG, ESQUIRE

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**No. 19**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-05617**

ALL that certain message, tenement and lot 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 Southeast line of Cherokee Street, said point being distant two hundred and forty-one (241') feet. Southwest of the Southwest corner of Cherokee Street and Mohican Street, formerly Freytag Street; thence in a Southwesterly direction along a line at right angles to Cherokee Street a distance of one hundred (100') feet to a line of lands of the now or late Freemansburg Building and Loan Association; thence in a Southwardly direction along line of lands of now or late of

Freemansburg Building and Loan Association and parallel to Cherokee Street a distance of twenty (20') feet to a point; thence in a Northwesterly direction along a line at right angles to Cherokee Street and passing partly through the middle of a brick partition wall dividing the dwelling erected on the premises herein described from the dwelling adjoining on the Southwest a distance of one hundred (100') feet to a point in the Southeast line of Cherokee Street; thence in a Northeasterly direction along the Southeast line of Cherokee Street a distance of twenty (20') feet to a point at the place of beginning.

Being the same premises which The Secretary of Veterans Affairs by indenture dated 08/28/2007 and recorded 10/01/1987 in the office of the recorder of deeds in and for Northampton County In Deed Book 2007-1 Page 359350 and conveyed to Mark Gutierrez.

BEING KNOWN AS 723 Cherokee Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SW2C-15-15.

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

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

THOMAS M. FEDERMAN,  
ESQUIRE

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**No. 20**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-03896**

ALL THAT CERTAIN lot or piece of ground situate in Hanover Township, Northampton County, Pennsylvania and known as Lot No. 41 according to Plot Plan of Delta Manor, bounded and described as follows, to wit:

BEGINNING at a point located in the Northerly property line of Kenwood Drive, said point being distant nine hundred feet (900') Northeast of the Easterly property line of Lord Byron Drive as produced Southeastwardly, said point being also the Southeast corner of Lot No. 42 as indicated on Plan of Delta Manor; thence along the easterly property line of said Lot No. 42 as indicated on the aforesaid Plan, North fourteen degrees thirty-nine minutes twenty-four seconds (14 degrees 39' 24") East one hundred fifteen and nine hundredths feet (115.09') to a point being the Southwest corner of Lot No. 59 as indicated on Plan of Delta Manor; thence along the Southerly property line of said Lot No. 59 as indicated on the aforesaid Plan, North seventy-eight degrees forty-seven minutes thirty-five seconds (78 degrees 47' 35") East one hundred twentyseven and eighty-two hundredths feet (127.82') to a point located in the Westerly property line of Chaucer Lane; thence along said Westerly property line of Chaucer Lane, the following four (4) courses and distances: (1) Along the arc of a curve deflecting to the right, the radius of which is three hundred and eighty-one hundredths feet (300.81') a distance of seventy feet (70') to its point of tangency; (2) South thirty-nine degrees thirteen minutes forty-five seconds (39 degrees 13' 45") West thirty-eight and fifty-five hundredth feet (38.55') to its point of curvature; (3) Along the arc of a curve deflecting to the left, the radius of which is two hundred seven and ninety-five hundredths feet (207.95') a distance of six and ninetysix hundredths feet (6.96') to a point of reverse curvature; (4) Along the arc of a curve deflecting to the right, the radius of which is

twenty-five feet (25') with central angle of seventy-seven degrees ten minutes two seconds (77 degrees 10' 02") a distance of thirty-three and sixty-seven hundredths feet (33.67') to a point of reverse curvature located in the Northerly property line of Kenwood Drive; thence along said Northerly property line of Kenwood Drive, along the arc of a curve deflecting to the left, the radius of which is one hundred seventy-two and eighty-seven hundredths feet (172.87') a distance of fifty-nine and eighty-one hundredths feet (59.81') to a point, the place of beginning.

Title to said premises is vested in Marian G. Sharkan a/k/a Marion Sharkan and Joseph W. Sharkan, husband and wife, by deed from MERLIN H. DAVIDSON AND PATRICIA A. DAVIDSON, HUSBAND AND WIFE dated June 22, 1990 and recorded June 25, 1990 in Deed Book 804, Page 211.

BEING KNOWN AS 3205 Chaucer Lane, Bethlehem, PA 18017.

TAX PARCEL NUMBER: M6SW4 7 2 0214.

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

SEIZED AND TAKEN into execution of the writ as the property of Marian G. Sharkan a/k/a Marion Sharkan and Joseph W. Sharkan.

MARGARET GAIRO, ESQUIRE

**No. 21**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-08722**

ALL that certain messuage, tenement and tract, parcel or piece of ground, situate on the north side of said Line Street in the City of Easton, County of Northampton and Com-

monwealth of Pennsylvania bounded and described as follows to wit:

BEGINNING at a point on the North side of Line Street at a distance of approximately 225 feet Eastwardly from the Northeast corner of Line and Centre Streets, thence extending Eastwardly along the North side of Line Street a distance of 20 feet to the center dividing wall of a double frame dwelling, thence extending of that width of 20 feet Northwardly in depth 140 feet to Palmer Street.

BOUNDED on the North by Palmer Street, on the East by property containing the Eastern one-half of the aforesaid double dwelling which property has been conveyed to Charles S. and Reba I. Morrison, on the South by Line Street, and on the West by property of Victor C. and Janet M. Exley.

Title to said premises is vested in Rudy Ferrufino and Maria C. Ferrufino, husband and wife, by deed from CHARLES G. MORRISON dated May 17, 2006 and recorded May 18, 2006 in Deed Book 2006-1, Page 198509.

BEING KNOWN AS 613 Line Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NE1C-7-3A.

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

SEIZED AND TAKEN into execution of the writ as the property of Rudy Ferrufino and Maria C. Ferrufino.

MARGARET GAIRO, ESQUIRE

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**No. 22**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-13548**

ALL THAT CERTAIN lot or piece of ground situated in the Township of Washington, now the Borough of Roseto, in the County of Northampton, and State of Pennsylvania,

bounded and described as follows, to wit:

BEGINNING at a stake on the east side of a public road leading from Bangor to Roseto; thence along said road, South nine (9) degrees West forty-six and two-tenths (46.2) feet to a stake; thence by lot, now or late of Charles Shoup North seventy-five (75) degrees two hundred thirty-seven and six-tenths (237.6) feet to a stake; thence along land, now or late of Christian Berkey North nine (9) degrees East forty-six and two-tenths (46.2) feet to a stake; thence along other lands now or late of the said Michael C. Kocher South seventy-five (75) degrees East two hundred thirty-seven and six-tenths (237.6) feet to the place of beginning.

CONTAINING one-quarter (1/4) of an acre, more or less.

Title to said premises is vested in Philip A. Frisbie, Jr. aka Philip A. Frisbie aka Philip Frisbie Jr., by deed from Michael G. Brotzman and Deborah S. Brotzman, husband and wife, dated August 20, 1999 and recorded August 25, 1999 in Deed Book 1999-1, Page 130102, Instrument #1999039465.

BEING KNOWN AS 102 Garibaldi Avenue, Roseto, PA 18013.

TAX PARCEL NUMBER: D9SE4A-7-11.

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

SEIZED AND TAKEN into execution of the writ as the property of Philip A. Frisbie, Jr. a/k/a Philip A. Frisbie a/k/a Philip Frisbie, Jr.

MARGARET GAIRO, ESQUIRE

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**No. 23**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2011-01905**

ALL THAT CERTAIN lot or parcel of land situate in the Township of

Lower Mt. Bethel, County of Northampton, and State of Pennsylvania, in accordance with map and survey as prepared by Mt. Bethel Associates, Inc., Surveyors, dated May 6, 1986, revised July 18, 1986, being Lot No. 4D on Minor Subdivision of Land owned by Floyd W. Mensch and Eva Mensch, his wife, bounded and described as follows:

BEGINNING at an iron spike set, in the abandoned Township Road, TR 663, now a private road leading to Legislative Route 48028, said point of Beginning being the easterly corner of lands now or formerly W. H. McEwen and Floyd W. Mensch and Eva Mensch, his wife; thence (1) from point of beginning leaving said private road in the existing tree and fence row and along lands of said McEwen South 54 degrees 15 minutes 00 seconds West, 264.00 feet to a 32 inch tree, a corner of said McEwen, land now or formerly W. Miller and said Mensch, passing through a concrete monument set at 30.00 feet; thence (2) along lands of said Miller in a stone and fence row South 33 degrees 45 minutes 00 seconds East, 240.00 feet to a 50 inch tree, a corner of other lands of said Mensch; thence (3) along other lands of said Mensch herein North 60 degrees 13 minutes 21 seconds East, 302.53 feet to an iron spike set, in aforementioned private road, passing through a concrete monument set at 272.53 feet; thence (4) in said private road North 42 degrees 47 minutes 01 second West 159.25 feet to a spike set; thence (5) in same North 40 degrees 18 minutes 01 second West 113.64 feet to the point and place of beginning.

CONTAINING 1.64 acres of land (71,640 sq. ft.)

IT BEING THE SAME PREMISES which Shawn E. Belkey and Donna

M. Handelong now by marriage Donna M. Belkey, his wife, by indenture bearing date of October 24, 2007, did grant and convey unto Galynne K. Perna and Ronald R. Burdge, said deed being recorded in the Office for the Recording of Deeds in and for Northampton County at Easton, Pennsylvania, in Record Book Volume \_\_\_\_, Page \_\_\_\_, reference being thereunto had, the same will more fully and at large appear.

TITLE TO SAID PREMISES IS VESTED IN GALYNNE K. PERNA AND RONALD R. BURDGE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON BY DEED FROM SHAWN E. BELKEY AND DONNA M. HANDELONG NOW BY MARRIAGE DONNA M. BELKEY, HIS WIFE DATED 10/24/07 RECORDED 10/29/07 IN DEED BOOK 2007-1 PAGE 394499.

BEING KNOWN AS 9962 Richmond Road, Bangor, PA 18013.

TAX PARCEL NUMBER: F11-7-4D.

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

SEIZED AND TAKEN into execution of the writ as the property of Galynne K. Perna and Ronald R. Burdge.

MARK J. UDREN, ESQUIRE

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**No. 24**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-08417**

All that certain message or tenement and lot or piece of ground situate at the southeast corner of 15th and Washington avenue in the Fourth Ward of the Borough of Northampton, County of Northampton and Com-

monwealth of Pennsylvania, bounded and described as follows:

Beginning at a point on the east side of Washington avenue in line of Lot # 51; thence eastward along the latter a distance of one hundred twenty-five (125) feet to a point on the west side of a twenty (20) feet wide alley; thence northward along said alley forty (40) feet to a point on the south side of 15th street (Formerly Jackson street); thence westward along the south side of 15th street one hundred twenty-five (125) feet to a point on the eastern side of Washington avenue; thence south along the same forty (40) feet to a point, the place of beginning.

Parcel No. L4SW3D-9-6-0522.

Being the same premises which Mark A. Weiss and Jennifer M. Weiss by deed dated 6/18/09 and recorded 7/14/09 in the Recorder of Deeds office of Northampton County, Pennsylvania in Instrument # 2009024736, granted and conveyed unto Margaret Bordonaro.

BEING KNOWN AS 1465 Washington Avenue, Northampton, PA 18067.

TAX PARCEL NUMBER: L4SW3D-9-6-0522.

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

SEIZED AND TAKEN into execution of the writ as the property of Margaret C. Bordonaro.

LOUIS P. VITTI, ESQUIRE

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**No. 26**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-08769**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsyl-

vania, shown as Lot 244 on the Final Plan of Park View Estates, Phase 3, as recorded in Map Book 2000-5, Page 97-99, in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania, and being further bounded and described as follows, to wit:

BEGINNING at a point on the Westerly right-of-way line of Central Drive (50 feet wide) at the Southeast corner of Lot 221 of Park View Estates; thence along said Westerly right-of-way line of Central Drive (50 feet wide) South 04 degrees 38 minutes 44 seconds East 105.00 feet to a point; thence along the arc of a curve deflecting to the right having a radius of 25.00 feet and central angle of 90 degrees 00 minutes 00 seconds for an arc length of 39.27 feet (chord: South 40 degrees 21 minutes 16 seconds West 35.36 feet) to a point on the Northerly right-of-way line of Crest Boulevard North; thence along said northerly right-of-way line of Crest Boulevard North, South 85 degrees 21 minutes 16 seconds West 95.00 feet to a point at a corner of Lot 243 of Park View Estates, thence along said lands of Lot 243 of Park View Estates, North 04 degrees 38 minutes 44 seconds West 130.00 feet to a point at a corner of lands of Lot 221 of Park View Estates; thence along said lands of Lot 221 of Park View Estates, North 85 degrees 21 minutes 16 seconds East 120.00 feet to a point, the place of beginning.

CONTAINING 15,465.87 square feet or 0.36 acre.

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

Said lot being subject to restrictions pertaining to a sight line easement as shown on the final recorded plan.

TITLE TO SAID PREMISES IS VESTED IN Beverly J. Grant, Her Heirs and Assigns by Deed from LAM Contractors, Inc., a Pennsylvania Business Corporation, dated 7/29/2004 and recorded 8/27/2004 in Record Book Volume 2004-1 Page 337795.

BEING KNOWN AS 49 Crest Boulevard a/k/a 10 Central Drive, Easton, PA 18045.

TAX PARCEL NUMBER: L8NE2-15-20.

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

SEIZED AND TAKEN into execution of the writ as the property of Beverly J. Grant.

MARTHA E. VON ROSENSTIEL,  
ESQUIRE

**No. 27**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-07499**

ALL THAT CERTAIN parcel of land or lot known as Lot No. 11, Pine Acres, situate in the Township of Lehigh, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Easterly side of Pine Lane and being the Southwest corner of Lot No. 9, thence along the Southerly side of said lot North 75 degrees 00 minutes East 174.12 feet, thence along Lot No. 21 South 15 degrees 00 minutes East 49.16 feet to an iron pin, thence along lands of the former Lehigh and New England Railroad now Lehigh Township Board of Supervisors in a Southwesterly direction by a curve to the left having a radius of 1221.28 feet a distance of 150.00 feet to an iron pin, thence along Lot No. 20, South 51

degrees 38 minutes West 33.11 feet to an iron pin, thence along the turn-around of Pine Lane, having a radius of 50 feet, a distance of 78.54 feet to an iron pin, thence along the Easterly side of Pine Lane North 15 degrees 00 minutes West 129.3 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sherry Ann Mastres, Unmarried and Troy Richard Halt, Unmarried, Their Successors, Heirs and Assigns, by Deed from Ronald D. Schmidt and Cynthia L. Schmidt, Husband and Wife, dated 4/27/2007 and recorded 7/5/2007 in Record Book 2007-1, Page 246709.

PIN #5357-17-3428-5904.

BEING KNOWN AS 1142 Pine Lane, Walnutport, PA.

TAX PARCEL NUMBER: H2-12-6N-0516.

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

SEIZED AND TAKEN into execution of the writ as the property of Troy Richard Halt and Sherry Ann Mastres.

MARTHA E. VON ROSENSTIEL,  
ESQUIRE

**No. 28**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-03375**

ALL THAT CERTAIN lot or parcel of land situate in the Township of Bethlehem, Northampton County, Pennsylvania, designated as Lot No. 16, Block A, according to Map or Plan entitled "Windy Knob, Tract No. 1" prepared by William N. Strobel, C.E., dated November 6, 1969 and recorded in Plan Book 31, page 1, Northampton County Records, more particularly described as follows:

BEGINNING at a point, said point being the Northerly property line of



Ivan Street, a fifty (50) foot street, said point being a common point of Lots Nos. 15 and 16, Block "A"; thence North 01 degree 16 minutes West along the line dividing Lots Nos. 15 and 16 a distance of 111.50 feet to a point; thence South 88 degrees 44 minutes West along a line dividing Lot No. 16 and land of S. Gubich a distance of 100.00 feet to a point; thence South 1 degree 16 minutes East along the Easterly property line of Ninth Street and Lot No. 16 a distance of 96.18 feet to a point of tangent; thence by a curve to the left having a radius 15.00 feet an arc length of 23.88 feet to a point; thence North 87 degrees 31 minutes East along the Northerly property line of Ivan Street and Lot No. 16 a distance of 84.68 feet to a point; the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Blanca Berrios by Deed from Edward M. Lowrie and Lisa A. Lowrie dated 12/27/2006 and recorded 1/5/2007 in Record Book Volume 2007-1 Page 8175.

BEING KNOWN AS 2566 Ivan Street, Bethlehem, PA.

TAX PARCEL NUMBER: N7NE1-40-16-0205.

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

SEIZED AND TAKEN into execution of the writ as the property of Blanca Berrios.

MARTHA E. VON ROSENSTIEL,  
ESQUIRE

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**No. 29**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2011-01036**

ALL THAT CERTAIN messuage, tenement and lot of land lying and

being in the Borough of East Bangor in the County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the south side of Central Avenue and corner of an alley; thence along said alley South one (1) degree East one hundred forty-five (145) feet to an alley; thence along said alley South eighty-nine (89) degrees East fifty (50) feet to a corner of land now or late of William A. Winters; thence along said last mentioned land North one (1) degree West one hundred forty-five (145) feet to Central Avenue; thence North eighty-nine (89) degrees West five (5) feet to Central Avenue; thence North eighty-nine (89) degrees West fifty (50) feet to the place of beginning.

IT BEING THE SAME PREMISES which Phyllis A. Repsher, by her Indenture bearing date the twenty-fourth day of August, A.D. 2006, for the consideration therein mentioned, granted and conveyed unto the said John Weaver and Mary Weaver, his wife, and to their heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Record Book Volume 2006-1, Page 425387, etc., relation being thereunto had, more fully and at large appears.

BEING KNOWN AS 139 West Central Avenue, East Bangor, PA.

TAX PARCEL NUMBER:  
D10SW1C-6-10.

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 John Weaver and Mary Weaver.

ALFRED S. PIERCE, ESQUIRE



**No. 30**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2011-08583**

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

BEGINNING at a corner in Goble Street; thence North fifteen degrees West fifty-five feet to a corner and lands formerly of the Goble Estate; thence South sixty-seven degrees West one hundred ten feet to a corner in land of aforesaid Goble Estate; thence South fifteen degrees East fifty-five feet to a corner in Goble Estate and Street; thence along said Street, North sixty-seven degrees East one hundred ten feet to a corner in said Goble Street and the place of beginning. Containing six thousand and fifty square feet of land.

BEING KNOWN AS 403 Pennsylvania Avenue, Portland, PA 18351.

TAXPARCELNUMBER: C11NE2B-5-3.

THEREON BEING ERECTED a single ranch style dwelling with wood exterior and shingle roof: detached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Todd Constantine and Courtney E. Constantine.

MICHAEL T. MCKEEVER, ESQUIRE

**No. 31**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-07544**

ALL THAT CERTAIN lot or parcel of ground together with the buildings and improvements located thereon situate along the South side of Hilton Street in the 15th Ward, City of Bethlehem, County of Northampton, State

of Pennsylvania, and being Lot 'K' according to the map or plan entitled 'Plan Showing Resubdivision of Lots 23-23A and 22-22A, Block 4100 and 14-14A to 6-6A Block 3900 Zinzen-dorf Realty Corporation Section 2 Situate in Ward 15 City of Bethlehem, PA, Scale 1 inch to 40 feet, Date: 12/10/1956, Charles D. Remaly, Registered Surveyor, Bethlehem, PA bounded and described as follows, to wit:

BEGINNING at an iron pipe on the Southerly street line of Hilton Street, said iron pipe being distant 190.70 feet Westwardly along the Southerly street line of Hilton Street from an iron pipe the intersection of the Southerly street line of Hilton Street with the Westerly street line of Babcock Street; thence extending Westwardly along the Southerly street line of Hilton Street along a curve curving to the left having a radius of 1,950.82 feet an arc distance of 63.57 feet to an iron pipe; thence in and through the lands of the Grantor hereof of which this conveyance is a part and along Lot 'J' South 44 degrees 28 minutes 23 seconds West a distance of 100.00 feet to an iron pipe on the Northerly street line of Howard Street; thence Eastwardly along the Northerly street line of Howard Street along a curve curving to the right having a radius of 1,850.52 feet an arc distance of 60.31 feet to an iron pipe; thence in and through the lands of the Grantor hereof of which this conveyance is a part and along Lot 'L' North 46 degrees 20 minutes 24 seconds East a distance of 100.00 feet to an iron pipe on the Southerly street line of Hilton Street, the point the place of beginning.

BOUNDED on the North by Hilton Street, on the East by Lot 'L', on the South by Howard Street, and on the West by Lot 'J'.

TITLE TO SAID PREMISES IS VESTED IN Maria Gusevich, by Deed from Anna R. Labdik, dated 10/30/2006, recorded 11/08/2006 in Book 2006-1, Page 464873.

BEING KNOWN AS 1028 Hilton Street, Bethlehem, PA 18017-6163.

TAX PARCEL NUMBER: N7SW1D 13 1B 0204.

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

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

DANIEL G. SCHMIEG, ESQUIRE

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**No. 32**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-10331**

All that certain messuage or tenement and lot or piece of ground situate in the Fifteenth Ward of the City of Bethlehem, Northampton County, Pennsylvania, Known as 738 East Fairview Street according to present city numbering, bounded and described as follows:

Beginning at a point in the southerly line of Fairview Street one hundred thirteen and thirty-two one-hundredths feet west of the southwesterly intersection of Fairview Street and Steel Place (as shown on a certain Map or Plan of Minsi Trail Heights, laid out for L. Otis Gramley by R. E. Neumeyer, C.E., which was recorded December, 1916, and revised December 12, 1917), said point being also in line with the middle of the party or partition wall dividing the dwelling erected on the within described premises and the one adjoining immediately on the East, thence westwardly, in and along the southerly line of Fairview Street, 20 feet to a point, and thence southwardly of that same width, between

parallel lines, the easterly line thereof passing through the middle of said party or partition wall, a depth of 94 feet to the northern line of a certain twelve-foot-wide alley in the rear; BOUNDED on the North by Fairview Street, on the East by Lot 38 as shown on said Plan, on the South by said twelve-foot wide alley, and on the West by Lot 36 as shown on said Plan; the within described premises being designated as Lot 37 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Linda J. Schmeltzer, unmarried, and Elwood R. Miller, unmarried, by Deed from Calvin R. Troutman, married, dated 04/25/1997, recorded 04/30/1997 in Book 1997-1, Page 041683.

BEING KNOWN AS 738 East Fairview Street, Bethlehem, PA 18018-4408.

TAX PARCEL NUMBER: N6SE3C 19 2A 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Linda J. Schmeltzer and Elwood R. Miller.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 33**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-05376**

ALL THAT CERTAIN lot or piece or ground with the buildings and improvements thereon erected No. 1546 FLEMING STREET, situate in the 15th Ward of the City of Bethlehem, County of Northampton and State of Pennsylvania, and being known as Lot No. 26 on Plan of Section No. 1, Bayard Park, made by Allen G. Zoll, and Charles D. Rernaly, Registered Surveyors, Bethlehem, Pennsylvania,

dated December 31, 1952, and recorded at Easton, in Map Book 13, Page 10, &C. on November 24, 1952, more fully described as follows, to wit:

BEGINNING at a point on the northeasterly side of Fleming Street, fifty feet wide, at the distance of four hundred nineteen and thirty-seven one hundredths feet measured north-westwardly and northwardly along the northeasterly and easterly side of Fleming Street from the northwest-ernmost terminus of a radial round corner connecting the easterly side of Fleming Street with the northerly side of Fairmont Street, fifty-six feet wide; thence in a northwesterly direction along the northeasterly side of Fleming Street on the arc of a circle on a line curving to the left having a radius of three hundred ten feet the arc distance of fifty-nine and seventy-eight one-hundredths feet to a point; thence extending north forty-one degrees twenty-three minutes thirty seconds east, one hundred feet to a point; thence in a southeasterly direction along the center line of a ten feet wide easement for utilities on the arc of a circle on a line curving to the right having a radius of four hundred ten feet the arc distance of seventy-nine and seven one-hundredths feet to a point; thence extending south fifty-two degrees twenty-six minutes thirty seconds west, one hundred feet to the northeasterly side of Fleming Street, the first mentioned point and place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Eric J. Salazar, by Deed from Lillian M. Husser, widow, dated 02/25/2005, recorded 03/02/2005 in Book 2005-1, Page 75404.

BEING KNOWN AS 1546 Fleming Street, Bethlehem, PA 18017-6207.

TAX PARCEL NUMBER: N7SW1C 2 24 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Eric J. Salazar.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 34**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-14069**

TRACT NO. I: ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate in the City of Easton, County of Northampton and State of Pennsylvania BOUNDED AND DESCRIBED as follows:

BEGINNING at a point sixty-one (61') feet, more or less, south of the southeast corner of Pearl and North Eighth Streets; thence, south along the east side of said North Eighth Street Twenty (20') feet and of that same width extending eastwardly Ninety (90') feet.

TRACT NO. II: ALL THAT CERTAIN parcel or strip of land situate in the City of Easton, aforesaid, BOUNDED AND DESCRIBED as follows, to wit:

BEGINNING at the northeast corner of Lots now or formerly of Alexander E. Miller distant Sixty (60') feet from the south building line of Pearl Street; thence, along the said other lot now or formerly of Alexander E. Miller south Twenty (20) feet to other land now or formerly of Josephine Francisco; thence, east along the same Three (3') feet to lot now or formerly of Arvilla Miller; thence, north along the same Twenty (20') feet to land now or formerly conveyed to Isabella Phillips; thence, west along the same Three (3') feet to the place of beginning.

BEING KNOWN AS 33 North 8th Street, Easton, PA.

TAX PARCEL NUMBER: L9SE1B 8 28.

THEREON BEING ERECTED a three-story half-of-double style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Greenburg H. Lemus.

ROBERT P. DADAY, ESQUIRE

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**No. 37**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-11226**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the City of Easton, County of Northampton, and Commonwealth of Pennsylvania, bounded and described according to a survey and plan known as Canal Park Southside Neighborhood Development Tract 102, dated 6/6/1987; last revised 8/10/1988, made by Hanover Engineering Associates, Inc., of Bethlehem, Pennsylvania, and recorded in Map Book 88, page 425, as follows, to wit:

BEGINNING at a point on the Northerly side of Mauch Chunk Street (proposed width-50.00 feet) and being a corner of Lot No. 22, said beginning point being South 87 degrees 37 minutes 43 seconds West, a distance of 55.00 feet from a point, a monument, marking the intersection made by the Northerly side of Mauch Chunk Street with the Westerly side of Center Street (proposed width-60.00 feet); thence from said point of beginning, continuing along the northerly side of Mauch Chunk Street, South 87 degrees, 37 minutes 43 seconds West, a distance of 20.00 feet to a point, a corner of Lot No. 24; thence along line of Lot No. 24, North 02 degrees 22 minutes 17 seconds West,

a distance of 72.00 feet to a point, another corner of Lot No. 24, in line of lands reserved for use in common with others; thence along said line of lands reserved for use in common with others, North 87 degrees 37 minutes 43 seconds East, a distance of 20.00 feet to a point, a corner of Lot No. 22; thence along line of Lot No. 22, South 02 degrees 22 minutes, 17 seconds East, a distance of 72.00 feet to a point, another corner of Lot No. 22, on the Northerly side of Mauch Chunk Street, being the point and place of beginning.

BEING all of Lot No. 23 as shown on the aforesaid Plan.

UNDER AND SUBJECT to the rights in common with abutting owners in and to party walls as same may be erected hereon.

BEING KNOWN AS 705 Mauch Chunk Street, Easton, PA.

TAX PARCEL NUMBER: L9SE4D 20 23.

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

SEIZED AND TAKEN into execution of the writ as the property of Julio Quevedo.

ROBERT P. DADAY, ESQUIRE

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**No. 38**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-09607**

ALL THAT CERTAIN house and lot or piece of land known as No. 846 West Berwick Street, situate in the City of Easton, County of Northampton, Commonwealth of Pennsylvania, and bounded and described as follows:

BEGINNING at the southeast corner of West Berwick and Iron Streets; thence extending along the south side of West Berwick Street 30

feet and extending Southwardly of that width in depth along the east side of Iron Street 140 feet to a 20 foot wide alley.

BOUNDED on the East by No. 842 West Berwick Street; on the South by the said Alley; on the West by Iron Street; and on the North by West Berwick Street.

BEING KNOWN AS 846 W. Berwick Street, Easton, PA.

TAX PARCEL NUMBER: M9NE1A 7 1.

THEREON BEING ERECTED a three-story single dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of John T. Swick and Nancy E. Swick.

ROBERT P. DADAY, ESQUIRE

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**No. 39**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-09786**

ALL THAT CERTAIN house and lot of land, situated on the South side of Milton Avenue, formerly Main Street, in the City of Easton, Northampton County, Pennsylvania, being known as No. 838 Milton Avenue, BEGINNING, at a point in the middle of the partition wall of said double frame dwelling house, thence extending Westwardly along Milton Avenue twenty (20) feet, thence extending Southwardly of that width, the Eastern line of said lot being in line through the middle of said partition wall, a distance of one hundred and forty (140) feet to a twenty feet wide alley.

BOUNDED on the North by said Milton Avenue, East by land now or late of John Boylan, South by said alley and West by Lot No. 3 of a certain plan of lots.

BEING KNOWN AS 838 W. Milton Street, Easton, PA.

TAX PARCEL NUMBER: M9NE1A 18 4.

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

SEIZED AND TAKEN into execution of the writ as the property of Raymond H. Smallberger, III and Cheryl L. Smallberger.

ROBERT P. DADAY, ESQUIRE

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**No. 40**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-11068**

Lot #1

All that certain parcel of land situate in the Borough of Wilson, County of Northampton and Commonwealth of Pennsylvania, and being described as follows:

Beginning at a point in the eastern right of way line of North Seventeenth Street and being a corner of Lot #2,

thence 1), Northerly along the easterly right of way line of North Seventeenth Street North 8 degrees 00 minutes 00 seconds W, 35.00 feet to a point,

thence 2), Easterly North 82 degrees 00 minutes 00 seconds East, 140.00 feet to a point in the westerly right of way line of Apple Street,

thence 3), Southerly along the westerly right of way line of Apple Street, South 8 degrees 00 minutes 00 seconds East, 35.00 feet to a point and corner of Lot #2,

thence 4), Westerly along Lot #2, South 82 degrees 00 minutes 00 seconds West, 140.00 feet to a point the place of beginning.

Being all of Lot #1 as shown on Angelo DeBiagio Minor Subdivision Plan recorded in Book 2007-5, Page 171. and subject to all rights of ways, covenants, and easements as shown on plan and of record.

TITLE TO SAID PREMISES IS VESTED IN Jonathan Campbell and Melissa Williamson, as joint tenants with the right of survivorship, by Deed from Angelo E. Dibiagio and Lisa A. Dibiagio, husband and wife, dated 04/23/2007, recorded 5/7/2007 in Book 2007-1, Page 168101, Instrument # 2007021307.

BEING KNOWN AS 29 North 17th Street, Easton, PA 18042-3166.

TAX PARCEL NUMBER: L9SW2A 17 1 0837.

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

SEIZED AND TAKEN into execution of the writ as the property of Jonathan Campbell and Melissa Williamson.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 41**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-12873**

TRACT NO. 1

ALL THAT CERTAIN parcel of land with the Eastern 1/2 of a double brick dwelling house thereon, hereditaments and appurtenances, SITUATE in the city of Easton, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the North side of West Wilkes-Barre Street, 256 feet East of the Northeast corner of the building line of said West Wilkes-Barre Street at its intersection with St. John Street; thence extending Eastwardly along West Wilkes-Barre Street, a distance of 19 feet; thence extending Northwardly 125 feet in depth to cooper Street; thence Westwardly along Cooper Street, 19 feet thence Southwardly 125 feet to the point of beginning. BOUNDED on

the north by Cooper Street; on the East by property of the John J. Grim Estate; on the South by West Wilkes-Barre Street; and on the West by property late of Sara C. Langan, known as 133 West Wilkes-Barre Street.

TRACT NO.2

ALL THAT CERTAIN parcel of land, hereditaments and appurtenances, situate in the 10th Ward of the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

Situate on the North side of Wilkes-Barre Street (formerly Delaware Avenue) between Old Philadelphia Road and 4th Street.

Containing in front, East and West on said Avenue, 25 feet and extending of that width Northwardly in depth 125 feet to Cooper's Alley.

Bounded on the North by said Cooper's Alley; on the East by land now or late of John Carringer; on the South by the said Wilkes-Barre Street; and on the West by land now or late of James Smith.

TITLE TO SAID PREMISES IS VESTED IN Kirstin L. Roman and Marc A. Roman, w/h, as tenants by the entirety with rights of survivorship, by Deed from Kirstin L. Roman, who acquired title as Kirstin L. Stires, unmarried, now joined by her spouse Marc A. Roman, dated 11/25/2006, recorded 12/07/2006 in Book 2006-1, Page 505609.

BEING KNOWN AS 133 West Wilkes Barre Street, Easton, PA 18042-6628.

TAX PARCEL NUMBER: L9SE3C 3 11 0310.

THEREON BEING ERECTED a three-story half-of-double style dwelling with brick exterior and shingle roof.



SEIZED AND TAKEN into execution of the writ as the property of Marc A. Roman and Kirstin L. Roman.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 42**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-13500**

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

BEGINNING at a point on the Southwest corner of Lehigh and South 9th Streets; thence along the Westerly line of South 9th Street South 19 degrees 15 minutes West a distance of 60 feet to a point at the corner of a stone retaining wall; thence by land now or formerly of Reverend Francis Barbato North 70 degrees 45 minutes West a distance of 24 feet to an iron pin at the face of said stone retaining wall; thence along the Easterly line of No. 902 Lehigh Street and passing through the center of a partition wall North 19 degrees 15 minutes East a distance of 60 feet to a point; thence along the Southerly line of Lehigh Street South 70 degrees 45 minutes East a distance of 24 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Vanessa K. Reyes, by Deed from Philip J. Wiegand and Carol M. Wiegand, h/w, dated 08/31/2006, recorded 09/13/2006 in Book 2006-1, Page 376686.

BEING KNOWN AS 900 Lehigh Street, Easton, PA 18042-4330.

TAX PARCEL NUMBER: L9SE1C 13 5 0310.

THEREON BEING ERRECTED a three-story single dwelling with vinyl siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Vanessa K. Reyes.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 43**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-03151**

ALL THAT CERTAIN message and lot or piece of ground situate in the Borough of Freemansburg, Northampton County, Pennsylvania, known and designated as being lot No. 744, now 824, on a certain map entitled East Bethlehem Heights, Clearfield Terrace Building Lot, and duly recorded in said Northampton County, said lot being twenty (20) feet in width or breadth on the south side of Kossuth Street and extending of that width or breadth in length or depth southward one hundred twenty (120) feet to an alley.

TITLE TO SAID PREMISES IS VESTED by Special Warranty Deed, dated 8/22/2006, given by Andrew Hitcho, widower, to Dale A. Hitcho and recorded 8/29/2006 in Book 2006-1 Page 354102, and by Instrument #2006050330.

BEING KNOWN AS 824 Kossuth Street, Freemansburg, PA 18017-7117.

TAX PARCEL NUMBER: N7SW4C 13 12 0212.

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

SEIZED AND TAKEN into execution of the writ as the property of Dale A. Hitcho and Liliana Gutierrez.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 44**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-03719**

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



situate in the City of Bethlehem, Northampton County, Pennsylvania, known as 701 FIOT AVENUE according to present city numbering, bounded and described as follows:

BEGINNING at a point where the east line of Fiot Avenue intersects the south line of Sioux Street, thence extending southwardly, along the east line of Fiot Avenue, 35 feet to a point, thence extending eastwardly of that same width, between parallel lines at right angles to said Fiot Avenue, 110 feet to an alley; being a portion of Lot 40 on Plan of J.H. Wilhelm and David J. Pearsall, Trustee (incorrectly referred to as Plan of Land of E.P. Wilbur and Charles Hortshorne, Trustee in current Deed), which Plan is entered of record in Book of Maps 2, Page 87.

TITLE TO SAID PREMISES IS VESTED IN Alphonse A. Forsythe, by Deed from Jeffrey S. Cramer, dated 05/20/2005, recorded 5/24/2005 in Book 2005-1, Page 193293, Instrument # 2005028520.

BEING KNOWN AS 701 Fiot Avenue, Bethlehem, PA 18015-2738.

TAX PARCEL NUMBER: P6SW3B-13-22-0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Alphonse A. Forsythe.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 45**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-07399**

ALL THAT CERTAIN lot or parcel of land, Hereditaments and Appurtenances, situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania,

known as Lot No. 118 on the Plan of Walnut Hills II, prepared by Estate Developers & Engineers, dated November 20, 1987, last revised January 31, 1989, and recorded in Plan Book 89, page 170, Northampton County Records.

UNDER AND SUBJECT, NEVERTHELESS to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record.

TITLE TO SAID PREMISES IS VESTED IN Joseph M. Fancera and Stacie E. Fancera, husband and wife, by Deed from GMAC Global Relocation Services, Inc., a Delaware corporation, dated 12/12/2007, recorded 02/06/2008 in Book 2008-1, Page 32642.

BEING KNOWN AS 4120 Turner Street, Bethlehem, PA 18020-4581.

TAX PARCEL NUMBER: N7NE2 12 8 0205.

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

SEIZED AND TAKEN into execution of the writ as the property of Joseph M. Fancera and Stacie E. Fancera.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 46**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-02836**

ALL THOSE CERTAIN Two building lots, messuages, tenements, tracts or pieces of land, lying and being in the Borough of Bangor, in the County of Northampton and State of Pennsylvania, bounded and described in accordance with the said David J. Jones map or plan of lots made by Birge Pearson, dated 7/23/1883, as follows, to wit:

BEGINNING at a corner in Third Street and Lot No. 53; thence along said Lot No. 53, North Eight degrees West, One Hundred Fifty feet to Fourth Street; thence along said Fourth Street, South Eighty-two degrees West, Sixty feet to Lot No. 55; thence along the said Lot No. 55, South Eight degrees East, One Hundred Fifty feet to the aforesaid Third Street; thence along said Third Street, North Eighty-two degrees West, Sixty feet to the place of beginning.

CONTAINING Lots Nos. 54 and 55 as per plan or draft of lots aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Chris M. Hawk and Linda Hawk, husband and wife, by Deed from Mark J. Gwozdz, unmarried, dated 10/27/2006, recorded 11/01/2006 in Book 2006-1, Page 452672.

BEING KNOWN AS 565 Fairview Avenue, Bangor, PA 18013-1749.

TAX PARCEL NUMBER: D9SE4C 9 4 0102.

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

SEIZED AND TAKEN into execution of the writ as the property of Chris M. Hawk and Linda Hawk.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 47**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-05383**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania known as Lot 47 of Victoria Square as recorded in Map Book 92, page 280 in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania and being further bounded and described as follows, to wit:

BEGINNING at a point on the northerly right-of-way line of Victoria Lane (50 feet wide); said point being at the southwest corner of Lot 48 of Victoria Square;

THENCE along said northerly right-of-way line of Victoria Lane (50 feet wide) South 74 degrees 31 minutes 00 seconds West 25.00 feet to a point on a corner of Lot 46 of Victoria Square;

THENCE along said lands of Lot 46 of Victoria Square North 15 degrees 29 minutes 00 seconds West 114.59 feet to a point on line of lands of Lot 2 of the Minor Subdivision of Nicholas J. Pugliese;

THENCE along said lands of Lot 2 of the Minor Subdivision of Nicholas J. Pugliese North 75 degrees 29 minutes 06 seconds East 25.00 feet to a point on a corner of Lot 48 of Victoria Square;

THENCE along said lands of Lot 48 of Victoria Square South 15 degrees 29 minutes 00 seconds East 114.19 feet to a point, the place of the beginning.

CONTAINING 2,859.52 square feet.

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

TITLE TO SAID PREMISES IS VESTED IN Timothy A. Thomas and Jeanette Moore-Thomas, h/w, by Deed from Stephene G. Wall, n/b/m and subsequent death of her spouse, Stephene G. Molina, widow, dated 06/16/2006, recorded 06/16/2006 in Book 2006-1, Page 242907.

BEING KNOWN AS 2723 Victoria Lane, Easton, PA 18045.

TAX PARCEL NUMBER: M8NE2 34 19 0324.

THEREON BEING ERECTED a two-story row home style dwelling with attached one-car garage with vinyl siding and brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Timothy Thomas aka Timothy A. Thomas and Jeanette Moore Thomas.

DANIEL G. SCHMIEG, ESQUIRE

**No. 48**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-04474**

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate on the South side of Evergreen Street, in the Borough of Nazareth, County of Northampton and State of Pennsylvania, being known as No. 18 Evergreen Street, containing in front on said Evergreen Street thirty-two (32 feet) feet and extending of that same width Southwardly one hundred thirty-four (134 feet) feet to an alley; bounded on the North by said Evergreen Street, on the East by lot now or late of John W. Savitz and on the South and West by public alleys.

TITLE TO SAID PREMISES IS VESTED IN Tammy L. Gerstenberg, by Deed from James D. Garde, single, dated 06/20/2007, recorded 6/20/2007 in Book 2007-1, Page 228006.

BEING KNOWN AS 18 East Evergreen Street aka 18 Evergreen Street, Nazareth, PA 18064-2810.

TAX PARCEL NUMBER: J7SE3D 19 1 0421.

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

SEIZED AND TAKEN into execution of the writ as the property of Tammy L. Gerstenberg.

DANIEL G. SCHMIEG, ESQUIRE

**No. 49**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-11058**

BEGINNING at a point along the existing northerly right-of-way line of

Indian Trail Road, LR 48068, (30 feet from centerline), said point being the southwesterly property corner of lands now or late of Irvin H. Solt, Jr.; thence along the said right-of-way, North 81° 23' 48" West 420.67 feet to a point; thence in and through lands now or late of Patricia Rizzotto Moore, North 8° 36' 12" East 230.00 feet (passing through an iron pipe at 10.00 feet) to a point; and North 42° 52' 28" East 105.63 feet to a point; thence along the southerly and westerly property line of lands now or late of Irvin H. Solt, Jr., South 81° 23' 48" East 340.00 feet to a point and South 4° 47' 01" West 318.00 feet (passing through a concrete monument 307.98 feet) to the point or place of Beginning.

Title to said premises is vested in Alicia M. Howard by deed from HELEN RIZZOTTO dated April 26, 1993 and recorded April 27, 1993 in Deed Book 894, Page 37.

BEING KNOWN AS 5744 Indian Trail Road, Northampton, PA 18067.

TAX PARCEL NUMBER: K3-13-1.

THEREON BEING ERECTED a two-story single dwelling with brick exterior and shingle roof; detached barn.

SEIZED AND TAKEN into execution of the writ as the property of Alicia M. Howard.

MARGARET GAIRO, ESQUIRE

**No. 50**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-12300**

ALL THAT CERTAIN CONDOMINIUM UNIT located in the Township of Forks, Northampton County, Pennsylvania being known and designated as UNIT NUMBER E-4 OF PENN'S RIDGE CONDOMINIUM, according to the Declaration of Condominium of Penn's Ridge Condo-

minium, as recorded in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania on July 10, 2006 in Record Book 2006-1 at page 276054, et seq, and as further described on the Plat of the said Penn's Ridge Condominium as recorded on July 10, 2006 in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania in Map Book 2006-5 at Page 461 et seq;

UNDER AND SUBJECT TO THE TERMS OF THE SAID DECLARATION OF CONDOMINIUM OF PENN'S RIDGE CONDOMINIUM, as declared by Grantor and recorded in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania on July 10, 2006 in Record Book 2006-1 at page 276054, et seq, and also subject to all covenants, conditions, easements and restrictions and annotations as set forth in the said Declaration and on the Plat of the said Penn's Ridge Condominium and on any of the Plats relating to the premises upon which Penn's Ridge Condominium is located, including, but not limited to, those certain Plans which are recorded in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania in Map Book 2006-5 at Page 461 et seq, and in Map Book 2005-5 at Page 509; and also subject to the terms and conditions and restrictions referenced in the said Declaration of Condominium and such other covenants, conditions, easements and restrictions as are otherwise of record or apparent upon the ground, but the foregoing shall not revive or restore any expired or terminated easements or restrictions;

AND ALSO SUBJECT TO the obligation of Grantee and the heirs, successors and assigns of Grantee to

pay such charges as may be assessed pursuant to the terms of the said Declaration of Condominium and/or in accordance with the Pennsylvania Uniform Condominium Act; and the Grantee, by acceptance of this Deed, does agree for Grantee and all successors and assigns of Grantee, that the said Unit conveyed herein and its interest in the Common Elements shall be subject to lien for all amounts due under the said Declaration of Condominium and/or otherwise assessed by the governing body of such Condominium, except insofar as a lien may be released pursuant to the Declaration of Condominium. This covenant shall run with the Unit hereby conveyed and shall bind all subsequent owners thereof.

AND ALSO SUBJECT TO an easement to Grantor and its affiliates and contractors for access onto and through the Premises for grading, construction or repair in the development of which the Unit forms a part or fulfillment of obligations or for maintenance and/or repair.

TITLE TO SAID PREMISES IS VESTED IN Kim L. Gamble and Tyrone D. Banks, Sr., joint tenants with the right of survivorship, by Deed from Atlantic Equities, Inc., a Pennsylvania Corporation, dated 09/29/2006, recorded 10/16/2006 in Book 2006-1, Page 428890.

BEING KNOWN AS 2270 Jeanette Lane, Easton, PA 18040-5840.

TAX PARCEL NUMBER: K9 10 6-411 0311.

THEREON BEING ERECTED a two story row home style dwelling with attached one-car garage with vinyl siding and stone exterior and shingle roof.

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

Tyrone D. Banks, Sr. and Kim L. Gamble.

DANIEL G. SCHMIEG, ESQUIRE

**No. 51**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-10865**

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

BEGINNING at a point in the North side of Pennsylvania Avenue and at the corner of land of now or late of David H. Smith; thence along the North side of said Avenue and in line of therewith North 74 degrees West 30.15 feet, more or less, to a point and land about to be conveyed to Owen G. Roberts and Diewellyn Roberts; thence along the same and through the center of a partition wall of a double dwelling of which this conveyance is the Eastern side of No. 407 Pennsylvania Avenue North 8 degrees 35 minutes East 87.5 feet to a point, which is two feet South of the foundation wall of a shop and garage; thence parallel two feet south of said shop and garage North 81 degrees 25 minutes West 16.52 feet to a point; thence still parallel two feet with the West side of said shop and garage North 8 degrees 51 minutes East 31 feet, more or less, to a point in the South side of a ten foot wide alley; thence along the south side of said alley South 82 degrees East 45.5 feet to a point and land of now or late David H. Smith; thence along the same South 8 degrees West 123 feet, more or less, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Yvette Shinkle, by Deed from Antonio Salamone Jr., and Connie L. Salamone, Husband and Wife,

dated 05/01/2006, recorded 05/04/2006 in Deed Book 2006-1, Page 176373, Instrument #2006027-288.

BEING KNOWN AS 407 Pennsylvania Avenue, Bangor, PA 18013-1839.

TAX PARCEL NUMBER: E9NE1B-9-9.

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

SEIZED AND TAKEN into execution of the writ as the property of Yvette Shinkle.

DANIEL G. SCHMIEG, ESQUIRE

**No. 52**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-04932**

TRACT #1:

ALL THAT CERTAIN piece, parcel or tract of woodland and a portion of the quarry lake abutting same, situate on the east side of Stateside Drive West as shown on the map or plan of the Development of 'Spring Acres' as laid out by Richard C. Becker and Naomi J. Becker, his wife, in December 1963 and recorded in Plan Book Volume 19, Page 36, Northampton County Records, in the Township of Lehigh, County of Northampton and State of Pennsylvania, being more fully bounded and described in accordance with survey on March 1, 1967 by George W. Knehr, Registered Professional Survey No. 5260-E of Reading, Pennsylvania, as follows, to wit:

BEGINNING at an iron pin on the east side of Stateside Drive West (40 feet wide street), said iron pin being North eight degrees twelve minutes East three hundred seventy-three and ten one-hundredths feet from an iron pin at a point of tangency of a

curve joining the said east side of Stateside Drive West with the north-east side of Stateside Drive South, said curve having a radius of fifty feet and a central angle of sixty-six degrees twenty-two minutes; thence along the said east side of Stateside Drive West, North eight degrees twelve minutes East two hundred feet to an iron pin; thence leaving Stateside Drive West, mostly in said quarry lake, along residue property belonging to Richard C. Becker and Naomi J. Becker, his wife, South eighty-one degrees forty-eight minutes East one hundred sixty feet to a corner in said quarry lake; thence continuing in said quarry lake and along residue property belonging to Richard C. Becker and Naomi J. Becker, his wife, South eight degrees twelve minutes West two hundred feet to a corner in said quarry lake; thence along property about to be conveyed by Richard C. Becker and Naomi J. Becker, his wife, to Warren C. Kecher and Margueritte A. Kecher, his wife, passing through an iron pin near the edge of the quarry lake sixty feet from the last described corner, North eighty-one degrees forty-eight minutes West one hundred sixty feet to the Place of Beginning.

CONTAINING seven hundred thirty-five one-thousandths of an acre.

TRACT #2:

ALL THAT CERTAIN piece, parcel or tract of woodland, with the improvements thereon, along the west side of Stateside Drive West, being Lots Numbers 23, 24 and 25 combined in the Development of 'Spring Acres' as laid out by Richard C. Becker and Naomi J. Becker, his wife, in December, 1963 and recorded in Plan Book Volume 19, Page 35, Northampton County Records, situ-

ate in the Township of Lehigh, County of Northampton and State of Pennsylvania, being more fully bounded and described in accordance with a survey in June, 1967 by George W. Knehr, Registered Professional Surveyor Number 5260-E of Reading, Pennsylvania, as follows, to wit:

BEGINNING at an iron pin on the west side of Stateside Drive West (40 feet wide street) said iron pin being North 8 degrees 12 minutes East 273.10 feet from an iron pin at a point of tangency of a curve joining the west side of Stateside Drive West with the southwest side of Stateside Drive South, said curve having a radius of 90 feet and a central angle of 66 degrees 22 minutes; thence leaving Stateside Drive West, along Lot Number 22, property belonging to Richard C. Becker and Naomi J. Becker, his wife, North 81 degrees 48 minutes West 126.43 feet to an iron pin in line of property belonging to now or late Jere K. Hower; thence along same, North 10 degrees 1 minute East 300.15 feet to an iron pin; thence along Lot No. 26, property belonging to Richard C. Becker and Naomi J. Becker, his wife, south 81 degrees 48 minutes East 116.91 feet to an iron pin on the west side of Stateside Drive West; thence along same, South 8 degrees 12 minutes West 300 feet to the Place of Beginning.

CONTAINING eight hundred thirty-eight one-thousandths of an acre.

TITLE TO SAID PREMISES IS VESTED IN Barry A. Haydt, individually, by Deed from Dolores Zayaitz, Executrix Under the Last Will and Testament of Jean E. Zayaitz, deceased, dated 10/30/2002, recorded 11/08/2002 in Book 2002-1, Page 311662.



BEING KNOWN AS 1189 West Stateside Drive, Danielsville, PA 18038-9757.

TAX PARCEL NUMBER: H3 13 7D 0516 and H3 13 7F 0516.

THEREON BEING on parcel H3 13 7D 0516 vacant land and on parcel H3 13 7F 0516 a single mobile home with vinyl siding exterior and shingle roof; detached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Barry A. Haydt.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 53**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-07566**

ALL THAT CERTAIN piece or parcel of land with improvements thereon erected, known and designated as No. 1214 Spruce Street, situated in the City of Easton, in the County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a corner adjoining lands now or formerly of Irvin Shawde, on the South side of Spruce Street, in the said City of Easton, in the County of Northampton and State of Pennsylvania; thence extending Westwardly along said Spruce Street 25 feet to a corner of land now or formerly of Christian Ippich; thence along the same South 125 feet, more or less, to other land of the grantors herein; thence East along the same 25 feet to lands now or formerly of John Stoudt; thence along the same North 125 feet to the place of beginning.

UNDER AND SUBJECT to all the exceptions, reservations, restrictions and conditions as contained in prior conveyances hereto.

TITLE TO SAID PREMISES IS VESTED by Deed, dated 02/29/2008,

given by Florence Chicchi and Frank J Chicchi, her husband to Oscar Mazariegos and recorded 3/4/2008 in Book 2008-1 Page 57597 Instrument # 2008007884.

BEING KNOWN AS 1214 Spruce Street, Easton, PA 18042-4033.

TAX PARCEL NUMBER: L9SE1D 12 4 0310.

THEREON BEING ERECTED a three-story single dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Oscar Mazariegos.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 55**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2011-03920**

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

BEGINNING at a point on the west edge of Center Street which marks the southeast corner of land conveyed by Blanche R. More to Charles E. Walsh, Jr. and wife, and recorded in the Office for the Recording of Deeds in and for Northampton County, in Deed Book A, Volume 16, page 116; thence South 6 degrees 09 minutes East along the west edge of Center Street a distance of 147.76 feet; thence South 78 degrees 42 minutes West along property now or late of Priscilla H. Edwards a/k/a Priscilla K. Edwards, widow of Roland D. Edwards, a distance of 221.20 feet, more or less, to a point which marks the southeast corner of property now or late of Roland D. Edwards and wife; thence North 10 degrees 01 minute West along said property now or late of Roland D. Edwards and wife, a

distance of 148.75 feet, more or less, to the northeast corner of said property; thence North 80 degrees 04 minutes East along other property now or late of Priscilla H. Edwards a/k/a Priscilla K. Edwards, widow of Roland D. Edwards, a distance of 64.57 feet to an iron pipe which marks the southeast corner of property now or late of Priscilla H. Edwards a/k/a Priscilla K. Edwards, widow of Roland D. Edwards, and the southwest corner of property now or late of Charles E. Walsh, Jr. and wife; thence North 78 degrees 42 minutes East along property now or late of Charles E. Walsh, Jr. and wife, a distance of 166.55 feet, more or less, to the point of beginning.

ALL bearings are true bearings and said tract of land contains 0.76 acres, more or less.

SUBJECT, however, to the provision and restriction that nothing other than a single private dwelling house, with garage attached and with no out-buildings, be erected, and that no dwelling costing less than Twenty-Five Thousand Dollars (\$25,000) shall at any time be erected thereon.

TITLE TO SAID PREMISES IS VESTED IN Sandra L. Evans, individual and Margaret L. Van Velsor, individual, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Lisa A. Chudyk, nka Lisa Senick, individual, dated 03/24/2006, recorded 03/31/2006 in Book 2006-1, Page 129205.

BEING KNOWN AS 2331 Center Street, Bethlehem, PA 18017-3705.

TAX PARCEL NUMBER: N6NE4 5 3 0204.

THEREON BEING ERECTED a single ranch style dwelling with attached two-car garage with vinyl

siding and stone exterior and slate roof; in-ground pool.

SEIZED AND TAKEN into execution of the writ as the property of Margaret L. Van Velsor and Sandra L. Evans.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 56****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-12218****TRACT NUMBER 1:**

ALL THAT CERTAIN lot or piece of land situated in the Township of Palmer, in the County of Northampton and State of Pennsylvania, designated on the Plan of Lots of the 'Highland Park Land Company' laid out by C.M. Brady, for the parties of the first part, and recorded in the Office for the Recording of Deeds at Easton, in and for the County of Northampton, in Book of Maps No. 6 Page 20 as Lot No. 273, said lot or piece of land being bounded and described as follows:

Northerly by Lot No. 274 Easterly by 'C' Street, Southerly by Lot No. 272 and Westerly by Carbon Street.

**TRACT NUMBER 2:**

ALL THAT CERTAIN lot or piece of land situated in the Township of Palmer, in the County of Northampton and State of Pennsylvania, designated on the plan of lots of the 'Highland Park Land Company' laid out by C.M. Brady, for the parties of the first part, and recorded in the Office for the Recording of Deeds at Easton, in and for the County of Northampton, in Book of Maps. No. 6 Page 20 as Lot No. 274, said lot or piece of land being bounded and described as follows:

Northerly by Lot No. 275, Easterly by 'C' Street, Southerly by Lot No. 273 and Westerly by Carbon Street.

CONTAINING in front on Carbon Street 20 feet and extending in depth

in an Easterly direction of that width 115 feet to 'C' Street.

TRACT NUMBER 3:

ALL THOSE TWO CERTAIN lots or pieces of land situated in the Township of Palmer, in the County of Northampton and State of Pennsylvania, designated on the plan of lots of the 'Highland Park Land Company' laid out by C.M. Brady, for the parties of the first part, and recorded in the Office for the Recording of Deeds at Easton, in and for the County of Northampton, in Book of Maps No. 6 page 20, as Lots No. 275 and 276, said lot or piece of land being bounded and described as follows:

On the North by Lot No. 277, on the East by 'C' Street, on the South by Lot No. 274 and on the West by Carbon Street.

CONTAINING in front on Carbon Street 40 feet and extending in depth of that width Easterly 115 feet to 'C' Street.

TRACT NUMBER 4:

ALL THOSE TWO CERTAIN lots or pieces of land situated in the Township of Palmer, in the County of Northampton and State of Pennsylvania, designated on the plan of lots of the 'Highland Park Land Company' laid out by C.M. Brady, for the parties of the first part, and recorded in the Office for the Recording of Deeds at Easton, in and for the County of Northampton in Book of Maps No. 6 page 20, as Lots No. 277 and 278.

CONTAINING in front on Carbon Street 40 feet and of that width in depth 115 feet to 'C' Street.

EXCEPTING AND RESERVING from the aforesaid Lot No. 273 a portion of land conveyed by Philip Trapani and Theresa Trapani, his wife to Gail E. Trapani by Deed dated 6/21/1979 and recorded in the Office aforesaid in Deed Book 603 Page 722.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey C. Trapani and Gail E. Trapani, son and mother, by Deed from Jeffrey C. Trapani, dated 10/23/2008, recorded on 10/29/2008, in Book 2008-1, Page 292235.

BEING KNOWN AS 316 Carbon Street, Easton, PA 18045-5940.

TAX PARCEL NUMBER: M9NW4 16 10 0324.

THEREON BEING ERRECTED a single ranch style dwelling with attached two-car garage with vinyl siding and stone exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Jeffrey C. Trapani and Gail E. Trapani.

DANIEL G. SCHMIEG, ESQUIRE

**No. 57**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-10864**

ALL THAT CERTAIN Eastern one-half of a double house and lot or piece of ground known as Lot Number 8 on plan of lots of Lipschitz and Peter, as recorded in Map Book No. 4, Page 31, situated on the South side of Freemansburg Avenue in the Township of Wilson, now Borough of Wilson, County and State aforesaid, and known as No. 2414 Freemansburg Avenue.

Commencing at a point known as Freemansburg Avenue, and extending Westwardly twenty (20) feet on Freemansburg Avenue, thence extending Southwardly one hundred (100) feet to a ten foot wide private alley; thence extending Eastwardly twenty (20) feet along the said ten foot wide private alley; thence extending Northwardly one hundred (100) feet to the point of beginning.

BOUNDED on the North by Freemansburg Avenue, on the East by Lot

No. 7, on the South by said ten foot wide private alley, and on the West by Lot No. 9, about to be conveyed to Alice Purdy.

The middle partition wall between this property and the property adjoining on the West to be deemed and taken as the dividing line between both premises.

TITLE TO SAID PREMISES IS VESTED IN Scott Kinney and Kelly Horn, by Deed from Julie A. Butler, dated 08/27/2007, recorded 08/31/2007 in Deed Book 2007-1, page 321412.

BEING KNOWN AS 2414 Freemansburg Avenue, Easton, PA 18042-5318.

TAX PARCEL NUMBER: M9NW1B 12 15 0837.

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

SEIZED AND TAKEN into execution of the writ as the property of Scott Kinney and Kelly Horn.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 58**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-01854**

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

BEGINNING at a corner of Lot No. 7 in Block No. 1 designated on a Map made for Miller & Romig, on the west side of Broadway Street; thence along said Lot No. 7 in a Westerly direction, one hundred twenty-five (125) feet to a corner on the east side of a public alley sixteen (16) feet wide; thence along the east side of said public alley in a southerly direction, thirty (30) feet to a corner of Lot No. 8; thence along

said Lot No. 8 in an easterly direction, one hundred twenty-five (125) feet to a corner on said Broadway Street; thence along the west side of Broadway Street in a northerly direction, thirty (30) feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Roy W. Fritz and Elsie V. Garren a/k/a Elsie V. Fritz, common-law husband and wife and/or as joint tenants with rights of survivorship, by deed from Roy W. Fritz and Elsie V. Garren a/k/a Elsie V. Fritz, common-law husband and wife dated 4/23/2005 and recorded 10/16/2007 in Book 2007-1, Page 379821. And the said Roy W. Fritz diend on or about January 18, 2007 whereby title vested solely in Elsie V. Garren a/k/a Elsie V. Fritz as surviving joint tenant with right of survivorship.

BEING KNOWN AS 246 South Broadway, Wind Gap, PA 18091-1405.

TAX PARCEL NUMBER: F8NW1A 1 3 0638.

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 Elsie V. Fritz a/k/a Elsie V. Garren.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 59**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-01488**

ALL THAT CERTAIN Southern one-half of a double brick dwelling house situate on the East side of Ridge Street and known as 1005 Ridge Street, in the Borough of West Easton, County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

CONTAINING in front on said Ridge Street twenty-two feet five inches (22 feet 5 inches) and extending Eastwardly of that same width in depth, between parallel lines, a distance of one hundred nineteen (119 feet) feet more or less to property now or late of C.M. Hapgood.

BOUNDED on the North by property now or late of William Dages and wife, on the East by property now or late of C.M. Hapgood, on the South by property now or late of Anne H. Schafer and on the West by Ridge Street.

Subject to the right of Anna H. Shafer, widow, reserving thereout from the above described premises to herself, her heirs, executors, administrators and assigns the free and uninterrupted right of way over the Southern five foot strip of land of the herein described premises which said five foot strip of land shall be used in common as a driveway by the owners of the above described premises and Anna H. Shafer, her heirs, executors, administrators and assigns.

Subject to the right of Charles Y. Keller and Laura Keller, his wife, their heirs, executors, administrators and assigns, to have the free and uninterrupted right to use in common with the said Anna H. Shafer, her heirs, executors, administrators and assigns, the remaining five feet immediately to the South of the premises hereby demised, which the said Anna H. Shafer dedicated to be used as a ten foot common driveway by Charles Y. Keller and Laura Keller, his wife, their heirs, executors, administrators and assigns, and Anna H. Shafer, her heirs, executors, administrators and assigns.

TITLE TO SAID PREMISES IS VESTED Francilia E. Peters-Barnes Deed by Lawrence Transue dated

3/21/2001 and recorded 3/22/2001 in Book 2001-1, Page 43978, and by Instrument #2001010448.

BEING KNOWN AS 1005 Ridge Street, Easton, PA 18042-5440.

TAX PARCEL NUMBER: L9SW3A 15 22 0835.

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

SEIZED AND TAKEN into execution of the writ as the property of Francilia E. Peters-Barnes.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 60**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-09966**

ALL that certain lot, parcel, or piece of land situate in the Township of Forks, County of Northampton, and State of Pennsylvania, known as Lot 53, of the Estates at Steeplechase North Subdivision as shown on a certain subdivision map or plan entitled 'Estates at Steeplechase North Subdivision' dated August 8, 2002, last revised July 14, 2003, prepared by Environmental Design & Engineering filed in the Northampton County Recorder of Deeds Office in Plan Book Volume 2003-5, Pages 363 to 367 as amended by the Amendment to Recorded Plan, filed in the Northampton County Recorder of Deeds Office in Record Book Volume 2004-1, Page 422537.

TITLE TO SAID PREMISES IS VESTED IN Rondre Kelly, by Deed from Nic Zawarski and Sons Builders, Inc., a Pennsylvania Corporation, dated 06/17/2005, recorded 06/22/2005, in Book 2005-1, Page 232445.

BEING KNOWN AS 1385 Lorton Drive, Easton, PA 18040-6691.

TAX PARCEL NUMBER: J9 1 6-53 0311.

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

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

DANIEL G. SCHMIEG, ESQUIRE

**No. 62**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-10438**

ALL THAT CERTAIN message or tenement and two (2) lots or pieces of ground situate in the Borough of Nazareth, County of Northampton and Commonwealth of Pennsylvania, being known on the plan of Biggell's West End Building Lots, recorded at Easton, PA as Lots Nos. 334 and 335, situate on the West side of Ziegler Avenue, containing in front on said Ziegler Avenue, twenty-five (25 feet) feet each, or an aggregate of fifty (50 feet) feet and extending westward of that same width one hundred twenty (120 feet) feet to Cherry Street; bounded on the North by property now or late of Tony Seneca, on the East by Ziegler Avenue, on the South by property now or late of James Cameline and on the West by Cherry Street.

TITLE TO SAID PREMISES IS VESTED IN Joni Mae Schmidt and Torey Horn, as joint tenants with right of survivorship and not as tenants in common, by Deed from Joni M. Dudeck n/k/a Joni Mae Schmidt and Torey Horn, dated 6/12/2008, recorded 7/2/2008 in Book 2008-1, Page 196460, Instrument # 2008026 905.

BEING KNOWN AS 163 Cherry Street, Nazareth, PA 18064-2602.

TAX PARCEL NUMBER: J7SE4C 3 1 0421.

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

SEIZED AND TAKEN into execution of the writ as the property of Torey Horn and Joni Mae Schmidt.

DANIEL G. SCHMIEG, ESQUIRE

**No. 63**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-03665**

All that certain piece, parcel or tract of land situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania shown as Lot 6-15 on the Final Plan of The Vineyard at Wagner Farms, Phase 6 as recorded in Map Book 2003-5, Page 43-45 in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania and being further bounded and described as follows, to wit:

Beginning at a point on the southerly right-of-way line of Cabernet Place (50 feet wide) at the northeast corner of lot 151 of The Vineyard at Wagner Farms, Phase 2;

thence along said southerly right-of-way line of Cabernet Place (50 feet wide) North 82 degrees-41 minutes 57 seconds East 62.42 feet to a point at a corner of Lot 6-14 of The Vineyard at Wagner Farms, Phase 6;

thence along said lands of Lot 6-14 of The Vineyard at Wagner Farms, Phase 6 South 07 degrees-18 minutes-03 seconds East 120.00 feet to a point on a line of lands of Lot 6-17 of The Vineyard at Wagner Farms, Phase 6;

thence along said lands of Lot 6-17 and also along lands of Lot 6-16, both of The Vineyard at Wagner Farms, Phase 6 South 82 degrees-41 min-



utes-57 seconds West 60.00 feet to a point at a corner of Lot 150 of The Vineyard at Wagner Farms, Phase 2; thence along said lands of Lot 150 and also along lands of Lot 151, both of The Vineyard at Wagner Farms, Phase 2, North 08 degrees-27 minutes-24 seconds West 120.02 feet to a point, the place of the Beginning.

Containing 7,345.27 square feet or 0.1686 acre.

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

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights of way, easements and agreements of record.

TITLE TO SAID PREMISES IS VESTED IN Carlos Aguirre, by Deed from Antonio M. Marques, dated 09/30/2005, recorded 10/03/2005 in Book 2005-1, Page 383647.

BEING KNOWN AS 1942 Cabernet Place, Easton, PA 18045-5403.

TAX PARCEL NUMBER: N8-2-5A-15-0205.

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

SEIZED AND TAKEN into execution of the writ as the property of Carlos Aguirre.

DANIEL G. SCHMIEG, ESQUIRE

#### **No. 64**

#### **BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-06649**

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

BEGINNING at a point on the south side of said Freemansburg

Avenue, distant 50 feet west from the west line of Ridge Street; thence westwardly along said Avenue 24 feet to property now or late of Jacob Reed, and extending southwardly of that same width in depth 140 feet to a 20 feet wide private alley.

BOUNDED on the north by said avenue, on the east by property now or late of Sarah J. Dawes, on the south by said private alley, and on the west by property now or late of Jacob Reed.

Vested by Deed, dated 04/09/2008, given by Frank J. Soda, SR. And Ilda A. Perna to Jose R. Davila-Guzman and Luz A. Rodriguez-Ortiz and recorded 4/22/2008 in Book 2008-1, Page 114813, Instrument # 2008014687.

BEING KNOWN AS 1840 Freemansburg Avenue, Easton, PA 18042-5474.

TAX PARCEL NUMBER: L9SW3A 19 16 0837.

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

SEIZED AND TAKEN into execution of the writ as the property of Jose R. Davila-Guzman and Luz A. Rodriguez-Ortiz.

DANIEL G. SCHMIEG, ESQUIRE

#### **No. 65**

#### **BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2011-09495**

ALL THAT CERTAIN parcel of land, with the eastern one half of a double frame dwelling house thereon erected, known as 233 West Nesquehoning Street, and a two car garage in the rear, situate in the City of Easton, County of Northampton, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the northerly property line of West

Nesquehoning Street, such point being South 89 degrees 48 minutes West 224.75 feet from the Westerly property line of St. John Street; thence along the northerly property line of said West Nesquehoning Street, South 89 degrees 48 minutes West 25.00 feet; thence through the party wall of said double frame dwelling and by line of Lot No. 235 West Nesquehoning Street, North 1 degree 00 minutes West 98.41 feet to an iron pipe stake; thence through the lands now or late of Katherine C. Albus and Carrie M. Albus and parallel to and 3 feet distant from a concrete block garage, South 88 degrees 14 minutes West 15 feet to an iron pipe stake; thence through the lands now or late of Katherine C. Albus and Carrie M. Albus, and parallel to and 3 feet distant from said concrete block garage, North 3 degrees 34 minutes West 27.04 feet to an iron pipe stake in the southerly property line of Holt Street; thence along the southerly property line of Holt Street, North 89 degrees 48 minutes East 39.94 feet to an iron pipe stake, a corner also of Lot known as No. 231 West Nesquehoning Street; thence along the line of Lot No. 231 West Nesquehoning Street, South 1 degree 00 minutes East 125.00 feet to a point in the northerly property line of West Nesquehoning Street, the place of BEGINNING.

BEING THE SAME PREMISES WHICH Miguel Fernandez by deed dated 5/14/08 and recorded 7/22/08 in Northampton County Record Book 2008-1, Page 213641, granted and conveyed unto Kavier I. Rodriguez.

PIN NO. 5067-13-1225-9609.

BEING KNOWN AS 233 West Nesquehoning Street, Easton, PA 18042.

TAX PARCEL NUMBER:  
L9SE3D-4-8.

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

SEIZED AND TAKEN into execution of the writ as the property of Kavier I. Rodriguez.

LEON P. HALLER, ESQUIRE

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**No. 66**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-07779**

ALL THAT CERTAIN tract, piece or parcel of land with the messuage or tenement known as 143 Clearfield Street, (formerly known as No. 38 Clearfield Street), thereon erected, situate, lying and being in the Borough of Freemansburg, County of Northampton and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the eastern line of Clearfield Street, said point being thirty-three and ninety one-hundredths (33.90) feet south of the southeast corner of Lincoln Avenue and Clearfield Street; thence measuring southwardly along the east side of Clearfield Street twenty-seven and fifty one-hundredths (27.50) feet, to a point; thence extending eastwardly between lines parallel with Lincoln Street that same width twenty-seven and fifty one-hundredths (27.50) feet in depth one hundred twenty (120) feet to a fifteen (15) feet wide alley. Being the southern six and ten one-hundredths (6.10) feet of Lot No. 1024, all of Lot No. 1025 and the northern one and forty one-hundredths (1.40) feet to Lot No. 1026, bounded on the north by remainiug part of Lot No. 1026, on the west by Clearfield Street and on the east by a fifteen feet wide alley.

All of the foregoing being according to map titled "Clearfield Terrace Building Lots", Plan showing the extension by Charles A. and Harry O. Jones, July 17, 1915, L.J.H. Grosart, C.E. and recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, in Map Book No. 6, page 21.

TITLE TO SAID PREMISES IS VESTED IN VICTOR MARTY BY DEED FROM SARAH IRENE LYNN a/k/a SARAH I. LYNN, BY DONALD B. CORRIERE, HER AGENT DATED 05/25/2004 RECORDED 05/27/2004 IN DEED BOOK 2004-1 PAGE 200886.

BEING KNOWN AS 143 Clearfield Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER: P7NW2A-6-23.

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 Victor Marty.

MARK J. UDREN, ESQUIRE

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**No. 67**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-00914**

ALL THAT CERTAIN messuage or tenement and lot of land situated 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 southeast line of Maple Street, said point being distant one hundred seventy-five (175) feet south of the southeast corner of Beech Street and Maple Street and also being in line with the extension of the middle of a party wall dividing the premises hereby described from those adjoin-

ing on the north; thence in an easterly direction along a line at right angles to said Maple Street and passing through the middle of the aforesaid party wall a distance of one hundred ten (110) feet to a point in the west side of a twenty (20) feet wide alley; thence in a southerly direction along the west side of said alley a distance of twenty-five (25) feet to a point; thence in a westerly direction along a line at right angles to said Maple Street a distance of one hundred ten (110) feet to a point in the southeast line of Maple Street; thence in a northerly direction along the southeast side of said Maple Street a distance of twenty-five (25) feet to a point, the place of beginning.

Subject to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

TITLE TO SAID PREMISES IS VESTED IN Sean VanDusen and Colleen P. VanDusen, h/w, by Deed from Dominic A. Villani, Jr., dated 11/06/2006, recorded 11/15/2006 in Book 2006-1, Page 470801.

BEING KNOWN AS 1238 Maple Street, Bethlehem, PA 18018-2925.

TAX PARCEL NUMBER: N6SE3A-17-19-0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Sean Vandusen and Colleen P. Vandusen.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 68**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-10219**

ALL THAT CERTAIN messuage, tenement and tract of land situate on the South side of Kichline Avenue,

Hellertown, Pennsylvania, and known as and being Lots Nos. 451, 450, 449, 448, 447 and 446 on Plan of Wagner Terrace as recorded in Map Book No. 4, Page 17, at Easton, Pennsylvania, and being more fully described as follows, to wit:

BEGINNING at a point on the South side of Kichline Avenue said point being one hundred twenty (120) feet East of the southeasterly corner of Kichline and Clauser Avenues, thence East a distance of one hundred eighty (180) feet to a point, thence along the line of Lot No. 445 in a southerly direction a distance of one hundred thirty (130) feet more or less to an Alley, thence along the northerly side of said Alley in a westerly direction a distance of one hundred eighty (180) feet to a point, thence northerly along the line of Lot No. 452 a distance of one hundred thirty (130) feet to a point, the place of BEGINNING. Being all of Lots Nos. 446 to 451 inclusive on Plan of Wagner Terrace.

TITLE TO SAID PREMISES IS VESTED IN Fadi W. Salibi, a single man, and Mtanos Salibi, a single man by Deed from Ahmed S. Ragab, a married man, dated 03/12/2009, recorded 03/13/2009 in Book 2009-1, Page 054787.

BEING KNOWN AS 216 Kichline Avenue, Hellertown, PA 18055-1014.

TAX PARCEL NUMBER: Q7NW2D 5 3 0715.

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

SEIZED AND TAKEN into execution of the writ as the property of Fadi W. Salibi and Mtanos I. Salibi aka Mtanos Salibi.

DANIEL G. SCHMIEG, ESQUIRE

**No. 69**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-04660**

ALL that certain messuage, tenement and tract, parcel or piece of ground, situate in the Borough of Hellertown, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows to wit:

Beginning at a point on the curb line on the East side of Northampton Street, said point being located a distance of three Hundred Sixty-One (361') feet North of the point of intersection of the curb line on the North East corner of Northampton and Walnut Streets, thence along the aforesaid curb line on the East side of Northampton Street North fifty (50) minutes East fifty (50') feet to a point in line of land now or late of Jesse Bauder, thence along the same South eighty-eight degrees thirty-six minutes East One hundred fifty (150') feet, more or less, to a point on the West side of a public alley running parallel with Northampton Street; thence along the same South fifty (50) minutes West forty-eight and thirty-nine hundredths (4839/100') feet to a point in line of other lands now or late of the Grantors named herein, thence along the same North eighty-nine degrees fifteen minutes West One hundred fifty (150') feet, more or less, to the place of beginning.

BEING THE SAME PREMISES which Diane Borgia, by Deed dated 10/5/2007 and recorded 10/25/2007 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2007-1, Page 390223, granted and conveyed unto Rudolph A. Borelli and Diane M. Borelli.

BEING KNOWN AS 155 Northampton Street, Hellertown, PA 18055.

TAX PARCEL NUMBER:  
Q7SW3C-2-11-0715.

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

SEIZED AND TAKEN into execution of the writ as the property of Rudolph A. Borelli and Diane M. Borelli.

GREGORY JAVARDIAN, ESQUIRE

**No. 70**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-08536**

ALL THAT FOUR joining building lots, with improvements thereon erected, known as Lots Number 1, 2, 3 and 4 on a plan of survey made by J. H. Silfies, Borough Engineer of the Borough of Bath, said lots being situated in the Borough of Bath, County of Northampton, and Commonwealth of Pennsylvania, and bounded and described as follows to wit:

BEGINNING at a point on the Northeast corner of Chestnut and Northampton Streets, each street 33 feet wide; thence North three degrees West one hundred and sixty feet along the East side of said Chestnut Street, to a point at Lot #5; thence along Lot #5 North eighty-seven degrees East one hundred and seventeen feet to a point on a ten feet wide alley; thence along said alley South three degrees East one hundred and fifty-two feet to a point on the aforesaid Northampton Street; thence along the North side of said Northampton Street North eighty-nine degrees West one hundred and seventeen feet to the place of Beginning.

BEING KNOWN AS 107 N. Chestnut Street, Bath, PA 18014.

TAX PARCEL NUMBER: K6NW4B  
6 11.

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

SEIZED AND TAKEN into execution of the writ as the property of RCL Investment Group, LLC.

SARAH A. ELIA, ESQUIRE

**No. 71**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-09544**

ALL THAT CERTAIN message or tenement and lot or piece of ground situate in the City of Bethlehem (formerly Borough of South Bethlehem), County of Northampton and Commonwealth of Pennsylvania, known and designated as No. 612 ONTARIO STREET, bounded and described as follows to wit:

BEGINNING at a point in the western line of Ontario Street at a distance of one hundred one feet and six inches (101 feet 6 inches) South from the point where the western line of Ontario Street intersects the Southern line of Itaska Street; thence southwardly along the western line of Ontario Street eighteen feet and six inches (18 feet 6 inches) to a point; thence extending westwardly a distance of one hundred forty feet (140 feet) to a twenty-foot-wide alley; thence extending northwardly along the eastern line of said alley a distance of eighteen feet and six inches (18 feet 6 inches) to a point in other lands of Harvey M. Clewell and Annie A. Clewell; thence extending eastwardly in and through the partition wall dividing houses 610 and 612 Ontario Street a distance of one hundred forty (140) feet to the western line of Ontario Street, the place of beginning.

Vested by Special Warranty Deed, dated 07/10/1997, given by William

B Vogler and Amy L Vogler, his wife to Robert R Frey, Jr and recorded 7/14/1997 in Volume 1997-1 Page 74125.

BEING KNOWN AS 612 Ontario Street, Bethlehem, PA 18015-2826.

TAX PARCEL NUMBER: P6SW3B 6 7 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Robert R. Frey, Jr.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 72**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-12977**

ALL THAT CERTAIN message, tenement and lot or piece of land, Hereditaments and Appurtenances, Situate at the Southeast corner of Fairview Avenue and South 18th Street in the Borough of Wilson, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

CONTAINING in front on said South 18th Street 25 feet and extending of that width in depth Eastwardly along the South side of Fairview Avenue 120 feet to Maple Street.

BOUNDED on the north by Fairview Avenue, on the East by Maple Street, on the South by property now or formerly of Bernard Melwit and on the West by South 18th Street.

DESIGNATED as Lot No. 13.

TITLE TO SAID PREMISES IS VESTED IN Michael A. Riville, unmarried, by Deed from Kevin L. Hendershot and Camille L. Hendershot, h/w, dated 04/27/2007, recorded 04/30/2007 in Book 2007-1, Page 158038.

BEING KNOWN AS 136 South 18th Street, Easton, PA 18042-3952.

TAX PARCEL NUMBER: L9SW2D 18 10 0837.

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

SEIZED AND TAKEN into execution of the writ as the property of Michael A. Riville.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 74**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-13107**

ALL THAT CERTAIN message or tenement and tract of land, situated in the Fourth Ward, in the Borough of Bangor, on the South side of Pennsylvania Avenue, between Eighth and Ninth Streets, in the County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of Pennsylvania Avenue, thence along the west side of an alley twenty feet wide, South Ten Degrees and a half West, One Hundred and Twenty-eight Feet to a corner in line of land now or late of Emanuel Stetler or of said Emanuel Stetler's Estate; thence along the North side of said land, North Eighty Degrees West, Thirty-five Feet to a corner in line of land now or late of Wilhelm Fecht; thence along the East side of said land, North Ten Degrees and a Half East, One Hundred and Twenty-eight Feet to a stone or corner in the middle of said Pennsylvania Avenue, thence along the middle of said Avenue, South Eighty Degrees and a half East, Thirty-five Feet to the Place of Beginning. Containing Thirty-five Feet in Front on said Pennsylvania Avenue, and extending Southward of an equal width One Hundred and Twenty Eight Feet to line of land now or lane of Emanuel Stetler.



TITLE TO SAID PREMISES IS VESTED by Special Warranty deed, dated 6/28/2007, given by Ferize S. Katzarova, married, to James J. Eberhardt and Danielle M. Eberhardt, husband and wife, as tenants by the entireties and recorded 7/5/2007 in Book 2007-1, Page 247000, and by Instrument #2007031032.

BEING KNOWN AS 822 Pennsylvania Avenue, Bangor, PA 18013-1633.

TAX PARCEL NUMBER: E9NE1A 7 3 0102.

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

SEIZED AND TAKEN into execution of the writ as the property of James J. Eberhardt and Danielle M. Eberhardt.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 75**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-11272**

ALL THAT CERTAIN UNIT, designated as Unit #30, in the Enclave at Knobhill Condominiums, situated in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania, as designated in Declaration of Enclave at Knobhill Condominiums, dated September 30, 2005, and recorded on June 1, 2006 in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, in Record Book Volume 2006-1, Page 218310, as amended by the First Amended Declaration as recorded on October 31, 2006 in Record Book Volume 2006-1, Page 451415, as amended by the Second Amended Declaration as recorded on June 11, 2007 in Record Book Volume 2007-1, Page 214994, as amended by the Third Amended Declaration as recorded on October

18, 2007 in Record Book Volume 2007-1, Page 383433, as amended by the Fourth Amended Declaration as recorded on November 6, 2008 in Record Book Volume 2008-1, Page 300344, as amended from time to time. As amended by the Fifth Amended Declaration as recorded 10/28/2009 in Record Book Volume 2009-1, Page 273053. As amended by the Sixth Amended Declaration as recorded 12/2/2009 in Record Book Volume 2009-1, Page 301185.

TOGETHER with a 2.77% percent undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium, Condominium Plat and Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Norman N. Channel, by Deed from Nic Zawarski and Sons Builders, Inc., a Pennsylvania Corporation, with offices located in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, dated 11/14/2008, recorded 11/20/2008, Book 2008-1, Page 308788.

BEING KNOWN AS 22 North Hillside Court Unit 30, Easton, PA 18045-4956.

TAX PARCEL NUMBER: L9 32 1B-30 0324.

THEREON BEING ERECTED a two-story row home style dwelling with attached one-car garage with vinyl siding and stone exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Norman N. Channel.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 76**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-02025**

ALL THAT CERTAIN tract or parcel of land and premises, situate lying

and being in the Township of Lower Saucon in the County of Northampton and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a stake set for a corner on the West side of Old Bethlehem Road at the corner of a twenty (20) feet wide driveway. Thence along the west side of said Bethlehem Road, South nineteen (19) degrees West, sixty-seven (67) feet and six (6) inches to a stake set for a corner, thence by other land of the said William Bachman, North seventy-one (71) degrees and one-half (1/2) west, one hundred and forty (140) feet to a stake and by the same North nineteen (19) degrees east, sixty-seven (67) feet and six (6) inches to a stake set for a corner on the south side of the aforesaid twenty (20) feet wide driveway, thence along the said driveway owned by the said William Bachman opposite lands of Jacob Diehl and Mrs. Ellen J. Ruth, South seventy-one (71) degrees and one-half (1/2) East one hundred and forty (140) feet to the place of BEGINNING.

Containing nine thousand four hundred and fifty (9,450) square feet of ground.

TITLE TO SAID PREMISES IS VESTED IN Thomas W. Schmidt, by Deed from Richard W. Vanemburgh and Kathleen T. Vanemburgh, as tenants by the entirety, their assigns and unto the survivor of them, and the survivor's personal representatives and assigns, their heirs and assigns, dated 01/10/2001, recorded 1/30/2001 in Book 2001-1, Page 13461, Instrument #2001003595.

BEING KNOWN AS 3536 Old Philadelphia Pike, Bethlehem, PA 18015-5316.

TAX PARCEL NUMBER: Q6SW3 5 13 0719.

THEREON BEING ERECTED a single ranch style dwelling with brick exterior and shingle roof; detached two-car garage.

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

DANIEL G. SCHMIEG, ESQUIRE

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**No. 77**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-10405**

ALL THAT CERTAIN messuage, tenement, and lot or parcel of ground situate on the West side of Main Street, and being designated as No. 262 Main Street according to the numbering system of the Borough of Freemansburg, in the Borough of Fremansburg, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West side of Main Street distant 27.23 feet Southwardly from the Southwest corner of Main and Monroe Streets, thence extending South 03 degrees, 15 minutes West along the West side of main Street a distance of 12.88 feet to a point, thence extending through the property of F.L. Donchez, the grantor hereof, of which this conveyance is a part, the 3 following courses and distances, to wit: North 86 degrees, 45 minutes West, and passing in and along the party or partition wall located between the dwelling on the premises herein conveyed and the dwelling located on the premises adjoining to the South, a distance of 28.15 feet to a point, South 03 degrees, 15 minutes West a distance of .95 feet to a point, and North 86 degrees, 45 minutes West, and passing through aforesaid party or partition wall located between the dwelling on the herein conveyed premises and the

dwelling located on the premises adjoining to the South, a distance of 138.85 feet to an iron pipe; thence extending North 03 degrees, 15 minutes East along property of the Central Railroad of Pennsylvania (formerly the Lehigh and Susquehanna Railroad Company), a distance of 13.83 feet to an iron pipe; thence extending South 85 degrees, 45 minutes East, through property of F.L. Donchez, the grantor hereof, of which this conveyance is a part, and passing through the party or partition wall located between the dwelling on the premises herein conveyed and the dwelling located on the premises adjoining to the North, a distance of 167 feet to the point on the West side of Main Street, the point, the place of beginning.

TOGETHER with the uninterrupted free use, right and privilege to the Grantees herein, their heirs and assigns, of ingress, egress and regress to a 4 foot wide strip of ground or walkway over and across the premises now designated as Nos. 264 and 266 Main Street, being immediately to the North of the within described premises to Monroe Street. The Easterly side of said 4 foot wide walkway being parallel and distant 52 feet from the Westerly side of said Main Street.

TITLE TO SAID PREMISES IS VESTED IN Christopher Zeeh McDermott, by Deed from Ann L. Hugosson formerly known as Ann L. Wooten, dated 10/25/2002, recorded 12/10/2002 in Book 2002-1, Page 348204.

BEING KNOWN AS 262 Main Street, Freemansburg, PA 18017-7263.

TAX PARCEL NUMBER: P7NW2B-3-3-0212.

THEREON BEING ERECTED a two-story row home style dwelling with stone exterior and slate roof.

SEIZED AND TAKEN into execution of the writ as the property of Christopher Zeeh McDermott.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 78**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-11210**

ALL THAT CERTAIN tract or parcel of land situate on the southerly side of Hamilton Avenue, between Roth Street and Linden Street, in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, designated as Lot #10 on a map or plan entitled "Plan of Linden Square", Bethlehem, Pennsylvania, scale 1 inch 30 feet March 1, 1946, Leonard M. Fraivling, Company Engineers, recorded in the Office of Recording of Deeds etc., at Easton, Pennsylvania, in and for the County of Northampton in Map Book 11, Page 64, bounded and described as follows, to wit:

BEGINNING at an iron pipe on the southerly side of Hamilton Avenue, distant 65 feet eastwardly along the southerly side of Hamilton Avenue from the southeast corner of Hamilton Avenue and Roth Street; thence extending South 86 degrees 10 minutes east along the southerly side of Hamilton Avenue, a distance of 65 feet to an iron pipe, thence extending South 3 degrees 50 minutes West along the dividing line between Lots #10 and 11 on the aforesaid plan, a distance of 150 feet to an iron pipe; thence extending North 86 degrees 10 minutes West along the dividing line between Lots #10 and 2 on the aforesaid mentioned plan, a distance of 65 feet to an iron pipe; thence extending North 3 degrees 50 minutes East along the dividing line between Lots #9 and 10 on the aforesaid plan, a distance of 150 feet to an iron pipe

on the southerly line of Hamilton Avenue, the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Alex Puyarena and Trisha Puyarena, husband and wife, as tenants by the entireties by Deed from Irene J. Sandor dated 03/16/06 recorded 04/10/06 in Deed Book 2006-1 Page 141130.

BEING KNOWN AS 340 Hamilton Avenue, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N6SE1C-11-1.

THEREON BEING ERECTED a single ranch style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Alex Puyarena and Trisha Puyarena.

MARK J. UDREN, ESQUIRE

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**No. 79**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-07114**

ALL THAT CERTAIN two story frame dwelling house, tenement and lots or pieces of ground, situate in the Borough of North Catasauqua Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Fourth Street, where it intersects with land now or late of Harvey F. Kidd, thence in a western direction, along lands last mentioned, one hundred eighty (180) feet to Church Alley; thence in a northern direction along Church Alley twenty-eight and one-half (28-1/2) feet to Chapel Street; thence in an easterly direction along Chapel Street one hundred eighty (180) feet to Fourth Street; thence along Fourth Street twenty-eight and one-half (28-1/2) feet to the place of beginning.

CONTAINING five thousand one hundred thirty (5130) square feet.

BEING THE SAME PREMISES WHICH Ronald L. Gogle and Anita L. Gogle, Husband and Wife, by Deed dated March 28, 1990 and recorded in the Office for the Recording of Deeds in and for Northampton County in Deed Book Volume 796, page 254, granted and conveyed unto Gary J. Heckenberger and Deborah P. Heckenberger, in fee.

TITLE TO SAID PREMISES IS VESTED IN Eliezer De La Rosa and Dinamarca Rosario, as tenants in common by Deed from Gary J. Heckenberger and Deborah P. Heckenberger dated 07/28/06 recorded 08/09/06 in Deed Book 2006-1 Page 325042.

BEING KNOWN AS 1032 4th Street, Catasauqua, PA 18032.

TAX PARCEL NUMBER: M4SE4C-8-1.

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

SEIZED AND TAKEN into execution of the writ as the property of Eliezer De La Rosa and Dinamarca Rosario.

MARK J. UDREN, ESQUIRE

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**No. 80**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-13858**

ALL THAT CERTAIN lot or piece of land thereon erected a two and one-half story brick dwelling situate on the north side of Mechanic Street, east of North Street, in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, containing together in front on said Mechanic Street fifteen feet six inches (15' 6") more or less and ex-

tending of the width northwardly one hundred twenty-three feet (123') to Fortuna Alley.

BOUNDED on the north by said alley; on the east by land now or late of Bethlehem Steel Company; on the south by Mechanic Street; and on the west by a brick dwelling.

The said property is known as 1235 Mechanic Street, Bethlehem, Northampton County, Pennsylvania, according to the present system of city numbering.

BEING the same premises which Redevelopment Authority of the City of Bethlehem, by its Deed dated August 7, 1997 and recorded August 20, 1997 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 1997-1, Page 89081 granted and conveyed unto Allentown Neighborhood Housing Services, Inc.

SUBJECT to restrictions and covenants of record, and in particular those set forth in Deed Book Volume 1997-1, Page 089081, et seq.

TITLE TO SAID PREMISES IS VESTED IN Rosina Tina Palermo a/k/a Rosina T. Palermo, an Unmarried Adult Individual by Deed from Allentown Neighborhood Housing Services, Inc., a Pennsylvania Non-profit Corporation dated 02/25/2002 recorded 02/27/2002 In Deed Book 2002-1 Page 54481.

BEING KNOWN AS 1235 Mechanic Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SE2B-5-21.

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

SEIZED AND TAKEN into execution of the writ as the property of Rosina Tina Palermo a/k/a Rosina T. Palermo.

MARK J. UDREN, ESQUIRE

## **No. 81**

### **BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-03326**

ALL THAT CERTAIN message or tenement and lot or piece of land situate in the Township of Palmer, County of Northampton, State of Pennsylvania, being Lot 5 as shown on plan of lots of Stone's Crossing as made by Walter F. Auch, C.E., on July 17, 1925, and being bounded and described as follows, to wit:

BEGINNING at a point in the west side of the road leading from William Penn Highway to the road leading from Easton to Freemansburg, said point being in the division line between Lots Nos. 5 and 6; thence extending along the west side of said road South one (1) degree eleven (11) minutes West fifty (50) feet to a point in the division line between Lots Nos. 4 and 5; thence along said Lot No. 4 southwardly three hundred ninety-one and fourteen one-hundredth (391.14) feet to a point in line of land now or late of William Vaughn; thence by the same and land now or late of Leah Helburn North one (1) degree eight (8) minutes East fifty (50) feet to a point in line of division between Lots Nos. 5 and 6; thence eastwardly along said Lot No. 6; three hundred ninety-one and nineteen one-hundredth (391.19) feet to a point, the place of beginning.

And also all, that certain lot or piece of land situated in the Township of Palmer, County and State aforesaid, being a part of Lot No. 4, as shown on plan of lots of Stone's Crossings as made by Walter F. Auch C.E. on July 17, 1925, and bounded and described, as follows:

BEGINNING at a point in the west side of the road leading from William Penn Highway to the road that leads

from Easton to Freemansburg, said point being the division line between Lots Nos. 4 and 5; thence extending along the west side of said road South one (1) degree and eleven (11) minutes West ten (10) feet to a point, thence in a line at right angle with line of said road in a westerly direction 391.14 feet to a point in line of land now or late of Leah Helburn thence North one (1) degree eight (8) minutes East ten (10) feet to a point in the division between Lots Nos. 4 and 5; thence East along said division line three hundred and ninety-one and fourteen hundredth (391.14) feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William C. Shellenberger and Carolyn Jane Shellenberger, his wife by Deed from Russell J. Moser and Nancy J. Moser, his wife dated 1/05/1969 recorded 11/06/1969 in Deed Book 359 Page 14.

BEING KNOWN AS 818 Stones Crossing, Easton, PA 18045.

TAX PARCEL NUMBER: M8SE1-3-12.

THEREON BEING ERECTED a single ranch style dwelling with brick exterior and shingle roof; detached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Carolyn J. Shellenberger and United States of America.

MARK J. UDREN, ESQUIRE

**No. 82**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2004-05347**

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

BEGINNING at a stone corner in lands of Enos Heller and running thence South seventeen degrees West thirty-five perches to a stone; thence North thirty-one degrees West fifty-six perches to a stone; thence thirty and one-half degrees East thirty-five and two-tenth perches to a stone corner; thence by the lands of John Nicholas, South seventy-five degrees West one hundred and five perches to a stone; thence North twenty degrees West twenty-seven perches to a stone; thence by lands of David Paul, North forty degrees East thirty-five perches to a stone; thence by lands of Daniel Dietrich, North twenty degrees West sixty-five perches to a stone; thence North seventy-three degrees East twenty-two perches to a stone; thence fifty-seven degrees East twenty-three perches to a stone; thence by lands of Charles Kohl, North twenty-three degrees West, thirty-one perches to a stone; thence North seventy-five degrees East, thirty-one and a quarter perches to a stone; thence North four degrees West, twenty and a half perches to a stone; thence North fifty-eight and a half degrees East thirty-five and three-tenth perches to a stone; thence North sixty-two degrees West thirty-six and fourth-tenth perches to a stone; thence South fifty-eight and a half degrees West fifty-two perches to the place of BEGINNING. Containing eighty-six acres and eighty-two perches.

IT BEING THE SAME PREMISES, which Salvatore Liiro and Shirley Liiro, his wife, did by their deed dated September 1, 1978, and recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book Volume 587 at Page 642, did grant and convey unto Philip J. Malone and Mary Ann Malone, his wife.



EXCEPTING AND RESERVING thereout and therefrom the following conveyances, to wit:

A conveyance by Jacob Rotzell and Catherine Rotzell, his wife, to Levin Groner, dated April 4, 1879, recorded as aforesaid in Deed Book F, Volume 35, Page 261.

A conveyance made by John K. Miller and Lizzie Miller, his wife, to Levi Groner, dated April 11, 1903, recorded as aforesaid in deed Book F, Volume 35, page 268.

A right-of-way granted by Hattie M. Miller to the Manufacturers Light and heat Company dated April 9, 1947, recorded as aforesaid in Book of Miscellaneous Volume 106, Page 56.

A conveyance made by Hattie M. Miller (single) to Florence Mae Itterly, dated August 17, 1951, recorded as aforesaid in Deed Book H, Volume 88, Page \_\_\_\_.

A right-of-way granted Melvin Fretz and Evelyn M. Fretz, his wife, to the Pennsylvania Power and Light Company dated October 16, 1953, recorded as aforesaid in Book of Miscellaneous Volume 119, Page 35.

A conveyance from Frederick L. Reigle, Chapter XIII Trustee by Order of the United States Bankruptcy Court and Philip J. Malone, also known as Philip J. Malone, Jr. and Mary Ann Malone, his wife, to David K. Sickler and Patricia C. Sickler, his wife, by a deed Dated September 11, 1984, and recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book Volume 670 at Page 1118.

Northampton County Tax Parcel Nos. C10-20-1 (60.17 acres as shown on the Northampton County Tax Map) and C10-17-26 (11.74 acres as shown on the Northampton County Tax Map).

Northampton County Tax Parcel No. C10-17-35.

ALL THOSE FOUR adjoining tracts, parcels or pieces of land situated in the Township of Upper Mt. Bethel, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

No. 1. BEGINNING at stone; thence by land of late of Jacob Oyer North forty-one (41) degrees East fifty-six (56) perches to a stone; thence North seventeen (7) degrees East thirty-five (35) perches to a stone; thence by land late of Henry Hester South forty-eight and a half (48-1/2) degrees East twenty-one and three-tenths (21.3) perches to a stone; thence by land late of George Eckhart South sixteen (16) degrees West fifty-four and a half (54-1/2) perches to a white oak; thence in a southwesterly direction about seventeen (17) perches to a corner; thence by late Findley's land South eighteen and three quarter (18-3/4) degrees West twenty-one and a half (21-1/2) perches to a stone; thence by land late of Philip Oyer and one of the other lots South seventy-two (72) degrees West seventeen (17) perches and one-tenth (.1) to a stone; thence North thirty and a half (30-1/2) degrees West thirty-five and two tenths (35.2) perches to the place of BEGINNING. Containing about seventeen and a quarter (17-1/4) acres.

No. 2. BEGINNING in line of one of the other lots; thence by the same South forty-eight and a half (48-1/2) degrees—twelve (12) perches to a stone; thence by land late of George Eckhart North sixteen (16) degrees East four and two tenths (4.2) perches to a corner; thence by land late of Henry Hester ten and eight tenths (10.8) perches to the place of BEGINNING. Containing twenty-two (22) perches.

No. 3. BEGINNING at a stone; thence by land late of Jacob Oyer North seventy-two (72) degrees East forty and three-tenths (40.3) perches to a stone; thence by land late of Owen Owens South nineteen and three fourth (19-3/4) degrees East twenty-five and three-tenths (25.3) perches to a stone; thence by land late of Conrad Keiser South two (2) degrees East twelve and two tenths (12.2) perches to a stone and South seventy-six and a half (76-1/2) degrees West forty-two and three tenths (42.3) perches to a stone; thence by land late of Christian Misch North ten and a half (10-1/2) degrees West thirty-four (34) perches to the place of BEGINNING. Containing eight (8) acres and one hundred and forty (140) perches.

No. 4. BEGINNING at a corner in line of one of the other lots and thence by land late of William Oyer South sixty-eight (68) degrees East ten and a half (10-1/2) perches to a stone, thence South twenty-eight degrees West five and one-tenth (5.1) perches to a stone; by South fifty-one and a half (51-1/2) degrees East—perches and nine tenths (.9) to a stone; by same South twenty-six and three quarter (26-3/4) degrees West eight (8) perches to a stone; by same—thirty-three and three quarter (33-3/4) degrees West ten (10) perches to a stone; thence by land late of William Oyer South thirty and three quarter (30-3/4) degrees West twelve (12) perches to a stone; by the same South forty-two and a quarter (42-1/4) degrees West eleven and six tenths (11.6) perches to a stone; thence by land late of Jacob LaBar North sixteen and a half (16-1/2) degrees West three and two tenths (3.2) perches to a stone; thence along one of the other tracts North eighteen (18) de-

grees East forty-three and seven tenths (43.7) perches to the place of BEGINNING. Containing two (2) acres and thirty-two (32) perches, from which is sold off about one (1) acre.

IT BEING THE SAME PREMISES which Burness Adams did by deed dated November 15, 1979 and recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book Volume 608 at Page 532 did grant and convey unto Philip Malone and Mary Ann Malone, his wife.

BEING KNOWN AS 1855 Ridge Road, Bangor, PA.

TAX PARCEL NUMBER: C10 20 1 0131 and C10 17 26 0131 and C10 17 35 0131.

THEREON BEING ERECTED on parcel C10 20 1 0131 a two-story single dwelling with attached one-car garage with stone exterior and shingle roof; detached barn, on parcel C10 17 26 0131 vacant land, on parcel C10 17 35 0131 vacant land.

SEIZED AND TAKEN into execution of the writ as the property of Philip J. Malone and Mary Ann Malone.

PETER C. LAYMAN, ESQUIRE

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**No. 84**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-04943**

ALL THAT CERTAIN lot or piece of ground situate in Bushkill Township, City of Wind Gap, County of Northampton, Commonwealth of Pennsylvania.

ALL THAT CERTAIN messuage, tenement, tract, parcel or piece of land lying and being in the Township of Bushkill, in the County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe on the northerly side of the State Highway leading from Wind Gap to Moorestown and in the line of the land of Phillip Chamberlain; thence along the land of Phillip Chamberlain, north 16 degrees 15 minutes West 100 feet to a stake and the land of the grantors; thence along the land of the grantors, of which this has been a part, North 66 degrees 57 minutes East 150 feet to a stake; and South 16 degrees 15 minutes East 100 feet to a stake on the northerly side of said highway; thence along the northerly side of said highway South 66 degrees 57 minutes west 150 feet to the point and place of beginning.

CONTAINING in area .342 of an acre of land strict measure

TITLE TO SAID PREMISES IS VESTED Wayne Romanishan, Jr and Kathleen Romanishan, husband and wife. Deed by Wayne Romanishan, Jr and Wayne Romanishan, Sr. Dated 11/26/2008 and recorded 12/12/2008 in Book 2008-1 Page 323154 Instrument # 2008046488.

BEING KNOWN AS 283 East Moorestown Road, Wind Gap, PA 18091-9724.

TAX PARCEL NUMBER: F7-16-8-0406.

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

SEIZED AND TAKEN into execution of the writ as the property of Wayne Romanishan, Jr. and Kathleen Romanishan.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 85**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2011-09113**

ALL THAT CERTAIN Unit, designated as 11 W. Second Street, Suite

302, being Unit #302 in Lehigh Riverport Condominium, Situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, as designated in Declaration of Lehigh Riverport Condominium, dated August 26, 2004, and recorded on August 26, 2004, in the Office of the Recorder of Deeds in and for Northampton County in Book Volume 2004-1 Page 336478, as amended from time to time and as identified on the Lehigh Riverport Condominium Plat, recorded in the Office of the Recorder of Deeds in and for Northampton County in Plan Book Volume 2004-5 Page 531, as amended from time to time.

TOGETHER with a 0.3180% percent undivided interest, of in and to the common elements as set forth in the aforesaid Declaration of Condominium, Condominium Plat and Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Richard L. Simononis and Shannon A. Simononis, h/w, by Deed from Lehigh Riverport Realty, L.P., successor by merger to Lehigh Riverport Development, LLC., dated 06/19/2006, recorded 07/25/2006 in Book 2006-1, Page 298978.

BEING KNOWN AS 11 West 2nd Street Unit 302, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6 2 302 0204.

THEREON BEING ERECTED a single story condominium style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Shannon A. Simononis and Richard L. Simononis.

DANIEL G. SCHMIEG, ESQUIRE

**No. 86**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2011-08541**

All that certain message, tenement and lot or piece of ground situate in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, and known as 231 East Garrison Street according to present city numbering, bounded and described as follows:

Beginning at a point on the northerly side of Garrison Street one hundred feet east from the northeast corner of Garrison and Penn Streets; thence extending eastwardly along the northerly side of Garrison Street a distance of thirty (30) feet; and of that width extending in a northerly direction between parallel lines a distance of one hundred and two (102) feet. Bounded on the south by Garrison Street, on the west by land now or late of Henry Frankenfield, on the north by Lots Nos. 44 and 46 Union Street and on the east by land now or late of Walter Cortright.

BEING THE SAME PREMISES which Joann Talbot, by Deed dated 7/6/2006 and recorded 7/11/2006

in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2006-1, Page 281046, granted and conveyed unto Arthur R. Talbot.

BEING KNOWN AS 231 East Garrison Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: P6NE1B-23-31.

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

SEIZED AND TAKEN into execution of the writ as the property of Arthur R. Talbot.

GREGORY JAVARDIAN, 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.

RANDALL P. MILLER

Sheriff

Northampton County,  
Pennsylvania

CHRISTOPHER T. SPADONI  
ESQUIRE

Solicitor to the Sheriff

Mar. 15, 22, 29

## **MEMOIR WRITING CONFERENCE**

**APRIL 28, 2012,**

**STEELSTACKS, BETHLEHEM, PA**

**NINE NATIONALLY KNOWN ARTISTS AND WRITERS,  
KEYNOTE SPEAKER, AND PANEL DISCUSSION**

**[WWW.MEMOIR2012.COM](http://WWW.MEMOIR2012.COM)**

### **PARALEGAL/LEGAL SECRETARY**

Personal injury firm in Easton is looking for a full-time Paralegal/Legal Secretary, experience preferred. Organizational, communication and computer skills a must. Please forward resume and cover letter to: The Law Office of John R. Vivian, Jr., Esquire, 831 Lehigh Street, Easton, PA 18042; or e-mail: [stella.hammerstone@johnvivianjr.com](mailto:stella.hammerstone@johnvivianjr.com).

Mar. 8, 15

**FULL-TIME LEGAL ASSISTANT POSITION**

Immediate opening for full-time legal assistant available in busy civil litigation department of our Bethlehem Law Office. Applicant must possess legal secretary and para-legal skills and be a team player. Salary commensurate with experience and benefits offered. For immediate consideration, please fax resume with salary requirements to (610) 332-3401.

Mar. 15, 22





Lehigh Carbon Community and Northampton Community Colleges' ABA approved Paralegal Studies programs are seeking your input regarding their programs of study.

Recently, you should have received a short two-page survey requesting information on the utilization of paralegals. A stamped self-addressed envelope was included for return of the survey responses. The survey is designed to take no longer than five to ten minutes. **We would appreciate completion of the survey by March 26, 2012.**

If you desire, you may respond online to the survey at the following link:

**<http://survey.northampton.edu/cgi-bin/rws5.pl?FORM=SP12LEGALSURVEY>**

The responses are anonymous and will be utilized to ensure that both programs are meeting the needs of the legal community. Your input will provide the guidance we need to ensure the continued quality of the graduates of our Paralegal programs.

Thank you.

*Diane Tallarita*

Diane Tallarita  
Associate Professor and Coordinator of  
Paralegal Studies  
Lehigh Carbon Community College  
(610) 799-1594

*John G. Thomas III*

John G. Thomas III  
Professor, Business Law/  
Paralegal Studies  
Northampton Community College  
(610) 861-4546

Mar. 15

**IN THE UNITED STATES DISTRICT COURT FOR  
THE EASTERN DISTRICT OF PENNSYLVANIA****NOTICE**

On February 27, 2012, pursuant to 28 U.S.C. §2071(e), the judges of the United States District Court, determining that there is an immediate need, approved a Resolution amending Local Rule of Civil Procedure 7.1 (c) *Motion Practice*, to comply with changes made to the Federal Rules of Civil Procedure relating to deadlines in seven-day multiples, and also amending Local Rule of Civil Procedure 7.4(b)(2), *Notices; Stipulations*, to comply with changes made to the Federal Rules of Civil Procedure relating to extensions of time to respond to a Complaint to read as follows:

**Rule 7.1 Motion Practice**

(a) Every motion shall be accompanied by a form of order which, if approved by the court, would grant the relief sought by the motion. Every response in opposition to a motion shall be accompanied by a form of order, which, if approved by the court, will deny or amend the relief sought by the motion.

(b) Every uncontested motion shall be accompanied by a certificate of counsel that such motion is uncontested.

(c) Every motion not certified as uncontested, or not governed by Local Civil Rule 26.1(g), shall be accompanied by a brief containing a concise statement of the legal contentions and authorities relied upon in support of the motion. ~~Unless the parties have agreed upon a different schedule and such agreement is approved under Local Civil Rule 7.4 and is set forth in the motion, or unless the Court directs otherwise, any party opposing the motion shall serve a brief in opposition, together with such answer or other response which may be appropriate, within fourteen (14) days after service of the motion and supporting brief, except that in the case of a motion under Fed. R. Civ. P. 12(b) or 56, the opposing party shall respond within twenty-one(21) days.~~

~~In the absence of timely response, the motion may be granted as uncontested except that a summary judgment motion, to which there has been no timely response, will be governed by Fed.R.Civ.P. 56(c). The court may require or permit further briefs or submissions if the Court deems it appropriate, except that a movant has a right to file a reply under Fed. R. Civ. P. 56(c)(1)(C), though the Court in its discretion may alter the time for reply. Unless the Court directs otherwise, any party opposing the motion shall serve a brief in opposition together with such answer or other response that may be appropriate, within fourteen (14) days after service of the motion and supporting brief. In the absence of timely response, the motion may be granted as uncontested except as provided under Fed. R. Civ. P. 56. The Court may require or permit briefs or submissions if the Court deems them necessary.~~

#### **Rule 7.4 Notices; Stipulations**

- (a) All notices by parties or counsel shall be in writing.
- (b) Stipulations of Counsel
  - (1) Stipulations of counsel relating to the business of the court, except such stipulations at bar as are noted by the Clerk upon the minutes or by the court reporter's notes, shall be written and signed by counsel of record. Upon receipt of a stipulation, the Clerk shall stamp the date it is received and forward it to the Court for consideration.
  - ~~2) When the parties file with the Clerk a written stipulation for an extension of time to answer, plead or otherwise move, and no such prior extension has been granted (which shall affirmatively appear in the stipulation), the Clerk shall grant the stipulated extension for a period not exceeding thirty (30) days by endorsement upon the stipulation.~~
  - ~~(3) Except as provided in paragraph (2) and except as permitted by Federal Rule of Civil Procedure 29, no stipulation between the parties relating to extension of time shall be effective until approved by the court.~~

**(2) In accordance with Fed. R. Civ. P.6(b), no stipulation between the parties relating to extension of time shall be effective until approved by the Court.**

As the above changes merely conform our Local Rules with the Federal Rules of Civil Procedure, an Order of the Court was entered on February 27, 2012, making these amendments effective on February 27, 2012, with a period to follow of forty-five days afforded for purposes of Notice to the Bar and Public and Solicitation of Comment, pursuant to 28 U.S.C. §2071(e).

Those wishing to obtain submit comments on these amendments may do so by submitting said comments to the attention of Michael E. Kunz, Clerk of Court, United States Courthouse, 601 Market St., Room 2609, Philadelphia, PA, 19106, or by fax at 215-597-6390 or 215-580-2167, before the close of business, Monday, April 16, 2012. Copies of the amended Local Rules may be obtained by submitting a request at the address listed above, or by obtaining them in person at the Clerk's Office, or at the court's Website, [www.paed.uscourts.gov](http://www.paed.uscourts.gov).

J. Curtis Joyner, Chief Judge

During the treatment, Dr. Valliere described the appellant's conduct as follows:

He was difficult throughout and became increasingly difficult, which resulted in his discharge. Initially, he complied. It was clear he had been in a lot of treatment because he used a lot of good treatment words. But after time went on, we had a great deal of difficulty with him being arrogant, dismissive, he was demeaning. He revealed a very long history of violence beginning when he was very little, cruelty to animals. Different violence in the school setting.

[*Id.*] After approximately one year, Dr. Valliere observed that the appellant was not amenable to treatment and was noncompliant. [*Id.* at 52.]

Based on her observations of the appellant, Dr. Valliere indicated that the appellant has antisocial personality disorder. [*Id.* at 46.] Dr. Valliere explained that this disorder is not "really a mental illness;" instead, "[i]t's a foundational disorder that your character is built around; problems in how you perceive the world, inability with the world and think about the world." [*Id.*] Also, Dr. Valliere stated that "when you try to treat people with these personality disorders, you can never cure them. You can only teach them about their symptoms so they manage their symptoms." [*Id.* at 47.] Further, [t]he antisocial personality disorder is really characterized by a general disregard for the rules of society and the rights of others.

And so in somebody with antisocial personality disorder, what you find is a very early history of disobeying the rules, difficulty adjusting to school, aggression, criminal rule breaking, fighting, stealing, all those kind of things beginning sometimes in childhood but at least in adolescence.

And then as time goes on, that personality characteristic stays. And so a person with that personality disorder tends to be highly manipulative. They have little conscience or empathy. They break the rules over and over. They lie. They manipulate others and they don't learn very well from their own behaviors. [*Id.* at 47-48.] Dr. Valliere opined that based on her interaction with the appellant and her diagnosis of antisocial personality disorder, the appellant is a danger to others including others in a prison setting. [*Id.* at 49.]

As with the other three rebuttal witnesses, we respectfully submit that we did not err in permitting the Commonwealth to introduce the testimony of Dr. Valliere as rebuttal to Dr. Johnson's testimony. Dr. Valliere's testimony discredited Dr. Johnson's opinion that, after meeting with the appellant for three hours and reviewing his corrections records, he would be a nonviolent life prisoner. Even though Dr. Valliere is a psychologist and not a penologist, Dr. Valliere could testify to facts that contradicted the factual underpinnings for Dr. Johnson's opinions. In addition, while she did not spend the entire 150 hours of the appellant's violent offender treatment with the appellant, she did spend a considerable amount of time with

the appellant in violent offender therapy to sufficiently opine as to his future dangerousness to individuals around him. Dr. Valliere's testimony and opinions were properly admitted for the jury's evaluation and assessment of the weight to give to Dr. Johnson's opinions.

## 2. Trooper Judge's Rebuttal Testimony

The appellant also contends that we erred in permitting the Commonwealth to call Trooper Judge as a rebuttal witness concerning the relationship between the appellant and his father, Mickey Ballard. The appellant argues that his mitigation evidence dealt with the relationship between the appellant and his father when the appellant was a young child. Since Trooper Judge testified about the appellant's current relationship with his father, the appellant asserts that his testimony did not rebut any defense mitigation evidence. As explained below, Trooper Judge's testimony served as proper rebuttal evidence to the defense's mitigation evidence.

During the appellant's mitigation case, he attempted to introduce evidence showing that he had a difficult childhood, which included being raised (at least during the times that they lived together) by an abusive, aggressive, inattentive and often intoxicated father.<sup>59</sup> Despite this evidence,

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<sup>59</sup> In this regard, we note that the appellant presented, *inter alia*, testimony by Sheriff James Acker of the Washington County Sheriff's Office in Arkansas about his arrest of Mickey Ballard in 1981 for terroristic threats. [Day Three Tr., at 124-26.] Then-Sergeant Acker had responded to Mickey Ballard's residence because of a call about him allegedly threatening his daughter. [*Id.* at 124.] While investigating the disturbance, Mickey Ballard, who was intoxicated, threatened Sheriff Acker and had to be subdued. [*Id.* at 131-33, 136-37.] In addition, the appellant presented the following witnesses who testified about the appellant's childhood relationship with his father: (1) childhood friend, Rhonda Maples, who testified that (a) the appellant came to school once or twice with bruises, (b) the appellant told her that his father caused the bruises, and (c) she overheard Mickey Ballard yell at the appellant and call him "a no-good worthless bastard;" (2) childhood friend, Justin Cook Letwich, who testified that (a) the appellant often stayed at his house because he was not welcome at home, (b) he personally observed the appellant with bruises, (c) the appellant stated that he had gotten into fights with his father, and (d) he observed Mickey Ballard show up at his house in an intoxicated state and overheard him shoot out a window with a gun; (3) childhood friend, Russell Drake, who testified that he observed the appellant apparently get hit in the face after entering a house where his father was located; (4) Mickey Ballard's former wife, Thelma Jeanine Richardson, who testified that Mickey Ballard would drink after work in the evenings; and (5) Caroline Lavern Cook, who used to take care of the appellant's grandmother, testified that (a) while the appellant lived with his grandmother, Mickey Ballard never visited him there, (b) Mickey Ballard was always in an intoxicated state when she saw him after the appellant became older, and (c) Mickey Ballard was always angry. [*Id.* at 140-42, 144-45, 155-56, 158, 161, 185, 213-15.]

The appellant also presented Louise Luck as a mitigation specialist, and she testified concerning various incidents involving Mickey Ballard. Ms. Luck relayed some of the same incidents described by the witnesses referenced above, and other alleged incidents of neglect, abuse, inattentiveness, or outright abandonment. [Day Four Tr., at 31-74.] Ms. Luck also testified that the appellant had "minimal" contact with his father as an adult, and his father had not told the appellant that he loved him until his July 2010 recorded telephone call between the two of them while the appellant was in Northampton County Prison after his arrest on these charges. [*Id.* at 74.] In addition, Ms. Luck stated that the appellant's parents visited him one time during his entire period of incarceration. [*Id.* at 73.]



the appellant's witnesses also provided some conflicting evidence regarding Mickey Ballard and the appellant's relationship with his father, which was not nearly as negative as the appellant's other evidence portrayed.<sup>60</sup> In addition, the appellant played a tape recording of his conversation with his father shortly after the appellant's arrest on these homicide charges, *i.e.*, July 6, 2011. This recorded conversation showed an empathetic, fatherly Mickey Ballard talking to and supporting his son despite knowing the charges that he murdered four people. [Day Five Tr., at 143-47, 150; Defendant's Exhibits 9, 9-A.]

When Trooper Judge testified, he stated that he had acquired and listened to ten to twelve telephone calls the appellant placed from the prison to Mickey Ballard in Arkansas from June 2010 until March 2011. [Day Six Tr., at 30-32.] During these conversations, the appellant and his father were cordial and "just a normal father/son give and take over the phone." [*Id.* at 33.] Also, the appellant "expressed his affection for his father, and his father reciprocated and offered in almost every phone call moral support for [the appellant]." [*Id.*]

We respectfully submit that Trooper Judge's testimony was properly admitted to rebut the appellant's evidence concerning his allegedly poor relationship with his father as a child (and even well into his adulthood) as testified to by various witnesses and Ms. Luck. Although the appellant attempted to argue and show that the appellant and his father had reconciled after the charges were filed in this case, the jury was free to disbelieve that they had recently reconciled. Instead, evidence about the appellant's positive relationship with his father as adults would at least potentially rebut a previous negative relationship (especially during his childhood) because the jury could believe that the appellant and his father had had a similar relationship during the appellant's childhood as they do now.

#### *E. Victim Impact Testimony*

The appellant contends that we erred in permitting the Commonwealth to introduce victim impact testimony in this case because it violated his rights under the Due Process Clauses of the United States and Pennsylvania Constitutions, the Eighth Amendment of the United States Constitution, and Article I, Section 13 of the Pennsylvania Constitution. In this regard, the appellant argues that this testimony was excessive and unduly prejudi-

<sup>60</sup> For example, Joseph Bearden, the appellant's first cousin, testified despite his fairly consistent interaction with the appellant during their childhoods, he never saw Mickey Ballard hit the appellant. [Day Three Tr., at 147, 153-54.] Also, Russell Drake, despite seeing the appellant exit a house in which his father was located with a mark on his face, never saw Mickey Ballard hit the appellant. [*Id.* at 191.] Further, Mickey Ballard's former wife, Thelma Jeanine Richardson, testified that Mickey Ballard was a good father and she never saw him beat the appellant during the course of her relationship with the appellant's father. [*Id.* at 194, 205.]

cial because it interjected an arbitrary outpouring of grief which unconstitutionally focused the jury's attention on the victims' lives rather than the crime. In addition, the appellant asserts that the introduction of victim impact testimony pursuant to 42 Pa. C.S. §9711(a)(2) is unconstitutional due to the lack of specific statutory criteria on how the jury should weigh victim impact testimony in assessing the statutorily permitted aggravating factors. The appellant contends that this lack of statutory criteria may cause the jury to arbitrarily enhance or strengthen a statutory aggravating factor; thus, the victim impact testimony becomes an additional non-statutory aggravating factor. Further, the appellant believes that this lack of statutory criteria introduces an arbitrary and impermissible factor into the jury's sentencing determination.

Alternatively, the appellant argues that even if victim impact testimony is constitutional, we abused our discretion in allowing particular aspects of the victim impact evidence to be admitted over the appellant's objections. In this regard, he raises concerns with aspects of each of the five witnesses who provided victim impact testimony in this case.

As explained below, the appellant's arguments concerning the constitutionality of the admission of victim impact testimony lack merit. Moreover, we respectfully submit that we did not permit the introduction of any improper victim impact testimony in this case. Instead, the testimony presented was in accordance with the acceptable form of victim impact evidence in this Commonwealth.

### 1. *Constitutionality of Victim Impact Testimony*

Prior to 1991, the United States Supreme Court had conclusively prohibited the introduction of victim impact evidence in capital sentencing proceedings. *Booth v. Maryland*, 482 U.S. 496, 107 S. Ct. 2529, 96 L. Ed. 2d 440 (1987); *South Carolina v. Gathers*, 490 U.S. 805, 109 S. Ct. 2207, 104 L. Ed. 2d 876 (1989). In 1991, the United States Supreme Court changed course and held that prosecutors should be permitted to present evidence "designed to show ... *each* victim's uniqueness as a human being" and thus, "offering a quick glimpse of the life which [the] defendant chose to extinguish" and "demonstrating the loss to the victim's family and to society ... result[ing] from the defendant's homicide." *Payne v. Tennessee*, 501 U.S. 808, 822, 111 S. Ct. 2597, 115 L. Ed. 2d 720 (1991) (emphasis in original). The Court stated that the rationale behind allowing victim impact evidence is that "[t]he State has a legitimate interest in counteracting the mitigating evidence which the defendant is entitled to put in, by reminding the sentencer that just as the murderer should be considered as an individual, so too the victim is an individual whose death represents a unique loss to society and in particular to his family." 501 U.S. at 825 (quoting *Booth*, supra at 517, 107 S. Ct. at 2540 (White, J., dissenting)).

While the Court did not expressly set forth a category of admissible victim impact evidence, the Court noted,

[v]ictim impact evidence is simply another form or method of informing the sentencing authority about the specific harm caused by the crime in question, evidence of a general type long considered by sentencing authorities. We think the Booth Court was wrong in stating that this kind of evidence leads to the arbitrary imposition of the death penalty. In the majority of cases, and in this case, victim impact evidence serves entirely legitimate purposes. In the event that evidence is introduced that is so unduly prejudicial that it renders the trial fundamentally unfair, the Due Process Clause of the Fourteenth Amendment provides a mechanism for relief. Courts have always taken into consideration the harm done by the defendant in imposing sentence[.]

501 U.S. at 825 (internal citation omitted). Thus, the United States Supreme Court will only find a state's capital sentencing process fundamentally unfair and determine that the accused's due process rights have been violated if a state permits the Commonwealth to introduce unduly prejudicial evidence during the proceeding. *Id.*

In response to *Payne*, the General Assembly amended the Sentencing Code to permit victim impact testimony and the Supreme Court of Pennsylvania has previously upheld the constitutionality of that amendment. More specifically, the General Assembly amended 42 Pa. C.S. §9711(a)(2) to state in pertinent part as follows:

In the sentencing hearing, *evidence concerning the victim and the impact that the death of the victim has had on the family of the victim is admissible*. Additionally, evidence may be presented as to any other matter that the court deems relevant and admissible on the question of the sentence to be imposed. Evidence shall include matters relating to any of the aggravating or mitigating circumstances specified in subsections (d) and (e), and *information concerning the victim and the impact that the death of the victim has had on the family of the victim*.

*Id.* (emphasis added). The Supreme Court has already upheld the constitutionality under both the Pennsylvania and United States Constitutions of the amendments to Section 9711(a)(2) in *Commonwealth v. Means*, 565 Pa. 309, 773 A.2d 143 (2001).

The parameters for the admission of victim impact testimony are as follows:

[V]ictim impact testimony will only be admitted where the Commonwealth establishes that the victim's death did in fact have an impact on the victim's family. Generalizations of the effect of the victim's death on the community at large, or

information concerning the particular characteristics of the victim presented in a vacuum will not fall within the ambit of the statutory provision. Once this threshold for admissibility has been met, the exact method victim impact testimony is presented is left to the discretion of the trial court.

*Means*, supra, 773 A.2d at 158. In addition, “[t]estimony that is a personal account describing the devastating impact the murders had on the surviving families is wholly appropriate and admissible at the sentencing phase of a capital case.” *Commonwealth v. Baumhammers*, 599 Pa. 1, 960 A.2d 59, 93 (2008) (internal quotation marks and citation omitted).

We also note that

[a]bsent an abuse of discretion, th[e Supreme] Court will not disturb a trial court’s admission of testimony under Section 9711(a)(2). *Commonwealth v. Eichinger*, 591 Pa. 1, 915 A.2d 1122, 1140 (2007). An abuse of discretion ‘exists where the court has reached a conclusion which overrides or misapplies the law, or where the judgment exercised is manifestly unreasonable, or the result of partiality, prejudice, bias or ill-will.’ *Id.*

Although the evidence that is the subject of Section 9711(a)(2) has been generally labeled ‘victim impact’ evidence, it is important to note that the text of the statute explicitly refers twice to two types of evidence or information: ‘concerning [1] the victim *and* [2] the impact that the death of the victim has had on the family of the victim.’ (emphasis added). In *Commonwealth v. Singley*, 582 Pa. 5, 868 A.2d 403 (2005), this Court affirmed the trial court’s admission of a victim impact statement that included information as to the good qualities of the victim, particularly as they related to his job. Specifically, the victim’s fiancée testified that the victim’s employer had shut down its plant for some days following the victim’s death, and then had asked her to participate in an award ceremony that was to recognize the characteristics exemplified by the victim. *Id.* at 415. In affirming the admissibility of this testimony, we recognized that the information was not relayed in a vacuum, but rather was presented in the context of the fiancée’s involvement in the award ceremony and her family relationships after the victim’s death. *Id.*

*Commonwealth v. Flor*, 606 Pa. 384, 998 A.2d 606, 634 (2010).

As indicated above, the appellant contends that we erred in permitting the Commonwealth to introduce victim impact testimony in this case because it violated his rights under the Due Process Clauses of the United States and Pennsylvania Constitutions, the Eighth Amendment of the United States Constitution and Article I, Section 13 of the Pennsylvania Constitution. The appellant argues that (1) the testimony was excessive,

and (2) the testimony was unfairly prejudicial because it focused the jury's attention on the victims' lives rather than on the crimes. Additionally, the appellant asserts that Section 9711(a)(2) lacks specific statutory criteria on how the jury should weigh victim impact testimony, which essentially converts victim impact testimony into a non-statutory aggravating factor.

In the first instance, we note that the appellant has waived any claim that the victim impact testimony was excessive by failing to object to the testimony on this basis during the sentencing hearing. Pa. R.A.P. 302(a). In particular, the appellant did not object to the number of witnesses the Commonwealth intended to call to provide victim impact testimony. [*See Day Two Tr.*, at 169 (indicating that appellant did not object to number of witnesses).]<sup>61</sup> Nonetheless, even if the appellant had objected on this basis, the victim impact testimony in this case was not excessive. Six witnesses provided victim impact testimony concerning the four victims in this case. Considering that the appellant killed four people, we submit that the testimony of six witnesses was not excessive. *See Baumhammers*, supra, 960 A.2d at 94 (concluding that trial court did not err in allowing fourteen witnesses to provide victim impact testimony related to five victims as "the number of witnesses called to testify was not disproportionate to the number of Appellant's victims").

The appellant's second issue is an assertion that the testimony presented in this case was unconstitutional because it was unfairly prejudicial insofar as it focused the jury's attention on the victims rather than on the crimes. We respectfully submit that the victim impact testimony admitted in this case is similar to victim impact evidence that the court has determined to have been properly admitted in other cases. All of the witnesses were family members, their testimony was relatively brief, and the testimony related to the victims and the impact of the homicides on the families. There is nothing about this evidence that was so unduly prejudicial that it rendered the trial fundamentally unfair, thus warranting relief under either the Due Process Clause of the United States Constitution or any provision of the Pennsylvania Constitution.<sup>62</sup> Furthermore, although the appellant has not specifically pointed out the manner in which the testimony was unfairly prejudicial, we submit that the statements did not somehow unconstitutionally prejudice the jury simply because the statements were powerful and emotional.

<sup>61</sup> The appellant also did not object to the duration of the testimony.

<sup>62</sup> We note that in *Kelly v. California*, 129 S. Ct. 564, 172 L. Ed. 2d 445 (2008), Justice Paul Stevens of the United States Supreme Court issued a statement concerning the Court's denial of the petitions for writ of certiorari in a death penalty matter. In his statement, Justice Stevens noted that since the *Payne* decision, "this Court has left state and federal courts unguided in their efforts to police the hazy boundaries between permissible victim impact evidence and its impermissible, 'unduly prejudicial' forms." *Kelly*, supra at 566. The victim impact testimony in this case was not comparable to the evidence (and form of the evidence) at issue in *Kelly*, which Justice Stevens intimated was potentially constitutionally problematic.

Moreover, the fact that the family members and some jurors cried during the presentations would not warrant reversal. The appellant senselessly murdered four people, and senseless murders usually generate strong emotional responses. Therefore, even though for the overwhelming majority of their testimony they did not cry or sob, it is not unreasonable to expect that murder victims' family members may come to tears when making their impact statements. It is also similarly reasonable to expect that some jurors will have emotional reactions after hearing the victims' families' accounts of the losses they have suffered. Accordingly, these statements were not unfairly prejudicial as to render the sentencing proceeding fundamentally unfair and to justify relief in the nature of a reversal.

As for the appellant's contention regarding Section 9711(a)(2) lacking statutory criteria for how the jury should weigh victim impact evidence, we agree with the appellant only insofar as Section 9711 does not specifically describe how the jury should weigh this evidence.<sup>63</sup> In this regard, Section 9711(a)(2) only states that "evidence concerning the victim and the impact that the death of the victim has had on the family of the victim" is relevant and admissible during the sentencing phase of a capital proceeding. 42 Pa. C.S. §9711(a)(2). In addition, Section 9711(c)(2), which addresses the trial court's instructions to the jury relating to victim impact testimony, only states as follows:

The court shall instruct the jury that if it finds at least one aggravating circumstance and at least one mitigating circumstance, it shall consider, in weighing the aggravating and mitigating circumstances, any evidence presented about the victim and about the impact of the murder on the victim's family.

42 Pa. C.S. §9711(c)(2).

Thus subsection (c)(2) provides that the trial court shall instruct the jury that it may only consider victim impact testimony if it has found at least one aggravating circumstance and one mitigating circumstance. Moreover, the jury may use this evidence only while weighing the aggravating and mitigating circumstances. We respectfully submit that the statute is not unconstitutional simply because it does not specifically delineate how the jury should weigh the evidence. Furthermore, there is no support for the appellant's bald contention that victim impact evidence acts as a non-statutory aggravating factor or otherwise introduces an arbitrary and impermissible factor into the jury's sentencing determination.

Moreover, as the Supreme Court set forth in *Means*, the trial court will instruct the jury about how to use this testimony and this instruction "furthers the intended goal of admitting relevant victim impact testimony,

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<sup>63</sup> It is unclear that the appellant objected to the victim impact testimony via this particular argument at any point during the trial. [See Day Two Tr., at 168-69.] Thus, it is possible that the appellant has not preserved this issue for appellate review.



while eliminating the potential for impassioned emotional appeals to the jury.” *Means*, supra, 773 A.2d at 158. In instructing the jury in this case, we followed the standard criminal jury instructions about how the jury should consider the victim impact evidence presented in this case. Also, we instructed the jury about victim impact testimony prior to the witnesses’ testimony and after the witnesses’ testimony, and we provided the same instruction as part of our closing charge. [See Day Two Tr., at 197-99, 266-68; Day Six Tr., at 204-206.] We respectfully submit that our instructions are substantially similar to those suggested in *Means* and we properly informed the jury how to weigh the victim impact testimony presented in this case.

## 2. *Specific Objections to Particular Parts of the Victim Impact Testimony*

In addition to challenging the constitutionality of the victim impact testimony, the appellant challenges some of our rulings regarding the victim impact statements themselves. We respectfully submit that none of these claims have merit.

Before addressing each of the appellant’s particular contentions, we note that at our request, the Commonwealth provided copies of the proposed victim impact testimony to the court and to the appellant for review. We then thoroughly reviewed each line of each statement on our own, and then conducted an on-the-record discussion with counsel about the appellant’s specific objections and our own concerns about the proposed testimony.<sup>64</sup>

### a. Luther Marsh.

The appellant contends that we erred in permitting Luther Marsh, the brother of the victim, Alvin Marsh, to testify that “[o]ur family is eternally grateful to the heroic effort of Steven Zernhelt. He and his family will forever remain in our hearts and prayers.” [Day Two Tr., at 171-72, 206-207; Luther Marsh Statement.] In particular, the appellant argued that the reference to Steven Zernhelt was impermissible. [Day Two Tr., at 171.]

We respectfully submit that we did not err in allowing this particular sentence as part of Luther Marsh’s overall victim impact statement. In this regard, we note that in *Commonwealth v. Flor*, supra, the appellant argued that the trial court improperly allowed the Commonwealth to present victim impact evidence from the victim’s brother. *Id.* at 635. Although the Court determined that the appellant had failed to preserve this claim by objecting during the trial, the Court pointed out that

the challenged portion of [the victim’s brother’s] testimony was merely a few sentences describing how his grieving family was

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<sup>64</sup> We note that we have referenced the proposed written statements in discussing the appellant’s particular objections. It is unclear whether the documents themselves were admitted as part of the record in this case.

comforted by the knowledge that [the victim] had performed his professional duties well and was recognized in the community for his service. The brief statement of [the victim's] admirable characteristics was not 'improper testimony [that] shifted the focus of the proceeding away from victim impact.' ... Rather, it was testimony that rested well within the parameters explicitly set forth in Section 9711(a)(2). *See* [Commonwealth v. Singley, 868 A.2d 403, 415 (Pa. 2005).] Appellant fails to mention Singley, and indeed provides absolutely no convincing argument that the trial court abused its discretion in admitting [the victim's brother's] testimony in its entirety.

*Id.* at 635-36.

Here, the appellant has pointed to one sentence out of Luther Marsh's entire victim impact testimony describing how his family is thankful for Steven Zernhelt's effort to assist his family. Similar to the testimony in *Flor*; this sentence did not shift the focus of the proceeding away from victim impact. Accordingly, we submit that we did not abuse our discretion in permitting this sentence as part of Luther Marsh's victim impact testimony.

b. Christopher Stettler.

Christopher Stettler is Merhi's first cousin, Dennis Marsh's nephew and Alvin Marsh's great-nephew. [Day Two Tr., at 208.] During our review of his proposed statement, the appellant objected to the following paragraph:

I will be forever haunted by the last moments of my family and their heroic neighbor, Steven Zernhelt. I imagine Dennis trying to defend his family; Pop [*i.e.*, Alvin Marsh] helpless in his wheelchair, Steve rushing to help my family and then fighting for his own life. Most of all I think about how scared and alone Denise must have felt.

[*Id.* at 174-76; Christopher Stettler Statement.]

After a discussion with counsel about the appellant's objection, the Commonwealth suggested (in light of our comments) that we allow the first sentence and strike the remainder of that paragraph. We then specifically asked the appellant whether he agreed to this resolution, and the appellant stated that this resolution was "sufficient." Accordingly, as demonstrated by the record, the appellant withdrew any objection to this paragraph after agreeing to the aforementioned resolution and, as such, he has nothing to complain of on appeal with respect to this statement.<sup>65</sup>

<sup>65</sup> Even if the appellant had preserved an objection to the first sentence in this paragraph, the sentence was admissible as victim impact evidence. We note that Mr. Stettler changed this sentence during his testimony to "I will forever remember the last moments of my family and neighbor Steven Zernhelt[.]" [Day Two Tr., at 213.] In this sentence, Stettler directly discusses the impact that the homicides had upon him. This was not a generalization of the effect of the victims' deaths on the community at large or information concerning the particular characteristics of the victims in a vacuum. Accordingly, this sentence was properly admitted in the context of Mr. Stettler's entire statement.

c. Jamie Zernhelt.

Jamie Zernhelt is the daughter of the victim, Steven Zernhelt. [Day Two Tr., at 226.] The appellant objected to the following (emphasized) sentence in this paragraph:

My dad was the most amazing man and father. This horrible crime has affected my family and me in so many ways. My father was taken away, the man I look up to, the man who was always there for me to guide me. He didn't hesitate to assist or help anyone in need. *He proved that on June 26, 2010, when he ran into the Merhi's [sic] residence to try in away [sic] to help our neighbors in need.*

[Day Two Tr., at 184; Jamie Zernhelt Statement.]

We submit that we did not abuse our discretion in allowing Jamie Zernhelt to include this sentence in her statement. She had included the statement with no details as to how the crime actually occurred, and she only referenced it insofar as mentioning her father's unique and admirable quality to not hesitate to assist or help others in need. She did not mention this unique quality in a vacuum, but rather as part of the overall impact that the death of her father had upon her. *See Commonwealth v. Hall*, 582 Pa. 526, 872 A.2d 1177, 1185 (2005) ("Generally, only those statements which describe qualities of the victim and are designed to show the victim's uniqueness as an individual fall within the rubric of 'victim impact evidence.'"). This is precisely the type of testimony admissible under Section 9711(a)(2); moreover, there is no indication that this sentence unfairly affected the outcome of the proceedings.

d. Geraldine Dorwart.

The appellant objects to four parts of the victim impact testimony of Denise Merhi's mother, Geraldine Dorwart. First, the appellant objects to the following paragraph:

The worst possible thing that could happen to a parent, is to have their precious child, in this case, my only child, brutally murdered. To know that Denise suffered terrible pain and utmost fear before her life was taken from her, is beyond any heartache imaginable.

[Day Two Tr., at 188-90; Dorwart Statement.] Although the appellant objects to the use of the word "brutally," we specifically struck that word from the statement. [*Id.* at 188-89.] Thus, the appellant cannot complain about our permitting this word when we specifically excluded it and Ms. Dorwart did not mention it during her testimony. [*Id.* at 259-60.]

As for the second sentence in that paragraph, this sentence is directly related to the significant impact that Merhi's death had upon her mother. Thus, even though it referenced Ms. Dorwart's belief that her

daughter sustained terrible pain and fear, this was permissible victim impact evidence under Section 9711(a)(2).

The appellant next complains about Ms. Dorwart's reference to Denise Merhi's fortieth birthday party. [*Id.* at 190.] More specifically, Ms. Dorwart's proposed statement provided that "[m]y only child, Denise, was just 39 years old when she was tragically taken from me. For two years prior to that, I had been planning her surprise 40th celebration." [*Id.* at 190-91; Dorwart Statement.] The appellant objected to this evidence because of a Commonwealth stipulation prior to trial that neither party would mention that Merhi's birthday occurred on the first day of the evidentiary portion of the trial. [*Id.*]

We did not abuse our discretion in allowing Ms. Dorwart to testify about the impact of the homicides upon her inability to celebrate Merhi's fortieth birthday. In this regard, while the appellant is correct that the Commonwealth agreed to not reference the fact that Merhi was turning forty years old on the first day of trial, there was no agreement that neither party would reference that she was eventually going to turn forty years old. Regardless, the appellant has pointed to no grounds that this statement by Ms. Dorwart was objectionable.

The appellant's third contention relates to Ms. Dorwart's testimony that she and Denise Merhi's two young children still live in the Residence where the homicides occurred. [*Id.* at 192-93.] The appellant claimed that this statement went directly to "the emotion of the situation." [*Id.* at 193.] We respectfully disagree.

We note that the Commonwealth changed the statement from "[m]ost people can't understand how we could continue to live in the house where the murders took place. But it is the place Trystan and Annikah call home," to "[w]e continue to live in the house where the murders took place. But it is the place Trystan and Annikah call home." [*Id.*; Dorwart Statement.] This sentence specifically describes the impact of Merhi's death on Ms. Dorwart and Merhi's two children. Additionally, this statement was not any more emotional than the other victim impact evidence properly admitted in this case.

The appellant's next claim concerns Ms. Dorwart's statement that she no longer has health insurance, is financially "strapped," and she is not given compensation to assist with the children's expenses. [*Id.* at 195.] Once again, this evidence directly relates to the impact that Merhi's murder has had upon her. Per her statement, she sustained a significant financial impact and life-related impact insofar as she no longer has health insurance. Thus, this allegation of error also lacks merit.<sup>66</sup>

<sup>66</sup> We also note that while Ms. Dorwart's original statement referenced the Commonwealth of Pennsylvania not providing compensation to grandparents to help assist grandchildren, we eliminated the reference to the Commonwealth in her statement. [Day Two Tr., at 196.]

e. Janet Zernhelt.

The appellant's final victim impact claim relates to the victim impact testimony of Janet Zernhelt, Mr. Zernhelt's wife. During her testimony, Mrs. Zernhelt testified about what happened to her on the date of the homicides including how her husband became involved and ran into the Residence and how she eventually entered the Residence to find her husband lying in a pool of blood. [Day Two Tr., at 240-45.] The appellant did not object to this testimony, but after the conclusion of her testimony raised an objection to Mrs. Zernhelt's description of what she experienced on the date of the homicides. [*Id.* at 252.] We respectfully submit that, in the first instance, the appellant has waived this issue by failing to timely object to the testimony. Nonetheless, even if the appellant had timely objected, this evidence was properly admitted and relevant to show the impact of the death of her husband on her and to place into context the extent of the impact on her in this case.<sup>67</sup> Accordingly, the appellant's claim lacks merit.

*F. Refusal To Instruct Jury on Appellant's Proposed  
Points for Charge Nos. 4 and 11*

The appellant contends that we erred in failing to instruct the sentencing jury with respect to two of his requested points for charge, namely proposed jury instructions numbers 4 and 11. As discussed below, we respectfully submit that our jury charge was proper under the law and that the appellant's allegations of error lack merit.

*1. Standard of Review*

The Supreme Court's standard of review for penalty phase jury instructions is the same as that which guides us in reviewing a jury charge during the guilt phase of a trial. In reviewing a challenge to a jury instruction the entire charge is considered, not merely discrete portions thereof. *Commonwealth v. Stokes*, 532 Pa. 242, 615 A.2d 704, 708 (1992). The trial court is free to use its own expressions as long as the concepts at issue are clearly and accurately presented to the jury. *Id.*

*Commonwealth v. Eichinger*, 591 Pa. 1, 915 A.2d 1122, 1138 (2007).

*2. Proposed Point for Charge Number 4*

The appellant's fourth requested jury instruction stated as follows:

*PRESUMPTION OF LIFE IMPRISONMENT*

There is a presumption of life imprisonment in this case.

The Commonwealth bears a heavier burden to show aggravat-

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<sup>67</sup> With the exception of the testimony relating to Mr. Zernhelt lying in a pool of blood, we note that the essence of the remainder of Mrs. Zernhelt's experience had been already relayed to the jury by the prior testimony in this matter.

ing factors beyond a reasonable doubt while factors in mitigation need only be proven by a mere preponderance of the evidence. Life has intrinsic value and should not be taken by the Commonwealth without good cause, proven to our highest standard, whereas life imprisonment remains our default punishment for capital cases.[]

Com. v. Eichinger, 591 Pa. 1 (2007).

[Appellant's Proposed Jury Instructions Death Penalty Hearing Supplementing the Standard Pattern Jury Instructions, at ¶4; see Day Six Tr., at 66-67, 218, Court Exhibit 1.] The Commonwealth objected to this proposed instruction because it misrepresented the holding in *Eichinger*. [*Id.* at 67.] After reviewing the proposed instruction, we refused to give the instruction as stated, but indicated that our charge would encompass the essence of the proposed instruction. [*Id.*] We respectfully submit that we did not err by refusing to instruct the jury in accordance with proposed instruction number 4.

In this regard, as the Commonwealth indicated, *Eichinger* did not hold that the trial court must instruct the jury that there is a presumption of life imprisonment. In fact, the Supreme Court fairly recently interpreted the holding in *Eichinger* in *Commonwealth v. Spatz*, 18 A.3d 244 (Pa. 2011). In *Spatz*, the Court affirmed a trial court's determination in a Post-Conviction Relief Act proceeding that the court did not err in failing to instruct the jury about a "presumption of life" because these words were not mandatory in a capital penalty phase jury instruction. *Id.* at 298. In agreeing with the trial court's reasoning, the Court discussed the propriety of a "presumption of life" instruction as follows:

In *Commonwealth v. Travaglia*, 502 Pa. 474, 467 A.2d 288, 300 (1983), this Court acknowledged that, in some sense, a 'presumption of life' is inherent in the capital sentencing statute. This 'presumption' arises from the limited number of statutory aggravating circumstances, any one of which the Commonwealth must prove beyond a reasonable doubt, as compared to the wide latitude granted for mitigating circumstances, which the defendant need prove only by a preponderance of the evidence. *Id.* In *Eichinger*, [915 A.2d] at 1137, the appellant relied on *Travaglia* to allege denial of due process by the trial court because it had declined to include an explicit 'presumption of life' jury instruction. We recognized that 'life has intrinsic value and should not be taken by the state without good cause, proven to our highest standard, whereas life imprisonment remains our default punishment for capital cases.' *Id.* at 1138. However, consistent with this Court's policy to give trial courts latitude and discretion in the phrasing of jury instructions, we held that the words 'presumption of life' were not



explicitly required in penalty phase instructions. We clarified what *was* required in a proper instruction as follows:

An explanation of the deliberately disparate treatment of the aggravating and mitigating circumstances under the applicable standards of proof and a clear indication that life in prison is the sentence unless the Commonwealth meets its high burden is sufficient to convey the fact that life is presumed.

*Id.*; *accord*, Commonwealth v. Lesko,—Pa.—, 15 A.3d 345 (2011).

*Id.*

The Court then indicated that after reviewing the entire jury charge during the penalty hearing, the trial court had satisfied the *Eichinger* standard by (1) “clearly explain[ing] and provid[ing] the correct rationale for the disparate treatment of and the distinct standard of proof applicable to aggravating and mitigating circumstances,” and (2) “stat[ing] directly and indirectly that life imprisonment was the appropriate sentence unless the Commonwealth met its high burden of proof with regard to aggravating factors.” *Id.* Therefore, the Court rejected the appellant’s claim that his trial counsel was ineffective for failing to challenge the jury charge. *Id.* at 299.<sup>68</sup>

Pursuant to the Court’s holdings in *Eichinger* and *Spotz*, we respectfully submit that we properly refused to specifically instruct the jury that there was a “presumption of life imprisonment.” Moreover, we properly instructed the jury insofar as we (1) appropriately and properly explained to the jury about the deliberately disparate treatment of the aggravating and mitigating circumstances and their applicable standards of proof, and (2) clearly indicated to the jury that life in prison was the appropriate sentence unless the Commonwealth met its high burden.<sup>69</sup> In this regard, we instructed the jury concerning the different burdens of proof relative to the Commonwealth’s burden to prove each aggravating circumstance beyond a reasonable doubt and the appellant’s burden to prove each mitigating circumstance by a preponderance of the evidence. [*Id.* at 195-96.] We also defined the two standards of proof and we explained that the preponderance of the evidence standard was a “lesser standard to prove than beyond a reasonable doubt.” [*Id.*]

In addition, after providing the jurors a copy of the verdict slip for their review, we instructed the jurors as follows:

When voting on general findings, you are to regard a particular aggravating circumstance as present only if you all agree that it is present.

<sup>68</sup> The Court also noted that the jury charge closely followed the Pennsylvania Standard Jury Instructions. *Spotz*, *supra*, 18 A.3d at 299 n.33.

<sup>69</sup> Similar to the trial court in *Spotz*, we also closely followed the Pennsylvania Standard Jury Instructions regarding the jury’s consideration of aggravating and mitigating circumstances. *See* Pa. SSJI (Crim.) §15.2502F.

On the other hand, each of you is free to regard a particular mitigating circumstance as present despite what other jurors may believe.

This different treatment of aggravating and mitigating circumstances is one of the law's safety guards against unjust death sentences. It gives the defendant full benefits of any mitigating circumstances.

It is closely related to the burden of proof requirements. Remember, the Commonwealth has to prove any evidence beyond a reasonable doubt, while the defendant only has to prove any mitigating circumstance by a preponderance of the evidence.

[*Id.* at 208-209.]

Based on a review of the aforementioned parts of our jury charge and the charge in its totality, we respectfully submit that our jury instruction was proper and the appellant's allegation that we erred in failing to give a "presumption of life imprisonment" instruction lacks merit.

### 3. Proposed Point for Charge Number 11

The appellant's eleventh proposed jury instruction stated as follows:

*DEATH SENTENCE NEVER REQUIRED*

\* \* \*

You the jury are to consider whether the aggravating factor or factors unanimously found by you to exist sufficiently outweigh any mitigating factor or factors found to exist to justify a sentence of death, or in the absence of mitigating factors, whether the aggravating factor or factors are themselves sufficient to justify a sentence of death. A finding with respect to a mitigating factor may be made by any one or more of the members of the jury, and any member of the jury who finds the existence of a mitigating factor may consider such factor established for purposes of his or her weighing of the aggravating factor or factors and mitigating factor or factors regardless of the number of jurors who concur that a particular mitigating factor has been established. *A jury is never required to impose a death sentence and a sentence of death cannot be imposed except by unanimous vote.*

*See U.S. v. Hammer* 404. Supp. 2d 676, 868 (M.D. Pa., 2005); *See also Jones v. United States*, 527 U.S. 373, 119 S.Ct. 2090, 144 L.Ed. 2d 370 (1999). (Court permitted the instruction 'keep in mind, however, regardless of your findings with respect to aggravating and mitigating factors, you are never required to recommend a death sentence').

[Appellant's Proposed Jury Instructions Death Penalty Hearing Supplementing the Standard Pattern Jury Instruction, at ¶11.]

**To Be Continued**

## Northampton County Bar Association Notification of Change Form

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