

Northampton County Reporter

(USPS 395-280)

VOL. LIV

EASTON, PA October 19, 2006

NO. 94

Richard Kotch and Dorothy Kotch, his wife, Plaintiffs v. Scottsdale Insurance Company, Gary Rhiel, Individually and doing business as Rhiel Recreational, Defendants.

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INSERT: Lilac: 1. Bridge The Gap Program

2. 2006 Calendar of Events
 3. "Bankruptcy, Pension & Property Issues in Equitable Distribution After Recent Bankruptcy and Divorce Code Amendments"
 4. PBI/CLE Seminars—NCBA Office: October-December 2006
- Creem: 1. "2006 DUI Updates"
2. "The Appeals Process Following an Adverse Decision of the Social Security Administration"
 3. "Workers' Compensation Perspectives from a Judge"
 4. Quarterly Association Meeting

NOTICE TO THE BAR...

RULE N1915.1(15)—Child Custody Conference Procedure—requires that at least twenty-one days prior to a non-jury trial, all custody matters shall have a pretrial conference.

No custody matter will be heard until a pretrial conference has been held.

To obtain a listing for a pretrial conference, submit a request to the Office of Court Administration.

Any questions concerning these changes should be directed to the Court Administrator's Office (610) 559-6700.

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Northampton County Reporter

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

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Robert C. Brown, Jr., Esquire

Editor

NOTICES TO NCBA MEMBERS—BAR NEWS

INCLUDED IN THIS ISSUE:

Lunch Lectures

1. "2006 DUI Updates"—Tuesday, November 7, 2006 @ NCBA Office
2. "The Appeals Process Following an Adverse Decision of the Social Security Administration"—Wednesday, November 8, 2006 @ NCBA Office
3. "Bankruptcy, Pension & Property Issues in Equitable Distribution After Recent Bankruptcy and Divorce Code Amendments"—Wednesday, November 22, 2006 @ Best Western, Bethlehem

Bridge the Gap Seminar: Friday, November 3, 2006 @ NCBA Office

Seminar: "Workers' Compensation: Perspectives from a Judge"—Thursday, November 9, 2006 @ Northampton County Courthouse, Room #407

Quarterly Association Meeting Registration—Thursday, November 9, 2006 @ Best Western, Bethlehem

NCBA Calendar of Events

PBI/CLE Seminar Schedule

PBA Health Insurance Plan—The PBA health insurance plan underwritten by Highmark Blue Shield and available to NCBA members will see a reduction in base rates for 2007 along with new plan options. Members could save on their health care cost this year through USI Colburn. For a quotation or to discuss the plan options, contact Jennifer Roth at 610-573-1473 or 1-800-265-2876, ext. 1473.

Children are the living messages we send to a time we will not see.
—Neil Postman, 1931 -

ESTATE NOTICES

Notice is hereby given that in the estate of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay to the executors or administrators or their attorneys named below.

FIRST PUBLICATION**ANDERSON, EVELYN N.,** dec'd.

Late of the City of Easton, Northampton County, PA
Administrator: Mr. Donald C. Anderson c/o Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 West Lafayette Street, Suite 100, Easton, PA 18042-1412

Attorneys: Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 West Lafayette Street, Suite 100, Easton, PA 18042-1412

BONORA, GRACE a/k/a GRACE E. BONORA, dec'd.

Late of Easton, Northampton County, PA
Executrix: Mary Ellen Callanan, 825 North 19th Street, Allentown, PA 18104
Attorney: Nancy K. Busch, Esquire, 825 North 19th Street, Allentown, PA 18104

CHABACK, MARY J., dec'd.

Late of the City of Bethlehem, Northampton County, PA
Administrator: Michael J. Chaback c/o Law Office of

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

Attorneys: Law Office of Mary Ann Snell, 3400 Bath Pike, Suite 311, Bethlehem, PA 18017

CONDON, ELIANE C., dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executor: James J. Narlesky, Esquire c/o Justin K. McCarthy, Esquire, Suite 100, 528 N. New Street, Bethlehem, PA 18018

Attorney: Justin K. McCarthy, Esquire, Suite 100, 528 N. New Street, Bethlehem, PA 18018

COSTANZA, ROSA, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Angelina Witkoski 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

DAVIS, JOAN a/k/a JOAN R. DAVIS, dec'd.

Late of the Borough of Bath, Northampton County, PA
Executrix: Joanne Rehrig c/o John J. Bartos, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

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

DODGE, WILLIAM M., dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Paulette Dodge 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

GRUNMEIER, ARLENE M., dec'd.

Late of 216 W. High Street, Hellertown, Northampton County, PA

Administratrix: Elizabeth Grunmeier-Kwansniceski, 2709 Placid Drive, Villas, NJ 08251

Attorneys: William J. McCarthy, III, Esquire, McCarthy Law Offices, 1319 Main Street, Hellertown, PA 18055-1352

HEISERMAN, BARBARA S., dec'd.

Late of 413 Fox Circle, Easton, Northampton County, PA

Administratrix: Gail McClenaghan, 413 Fox Circle, Easton, PA 18042

Attorneys: William J. McCarthy, III, Esquire, McCarthy Law Offices, 1319 Main Street, Hellertown, PA 18055-1352

KEMP, ELEANOR V., dec'd.

Late of Bethlehem Township, Northampton County, PA

Executrix: Barbara J. Gombocz c/o Chester A. Reybitz, Esquire, 429 East Broad St., P.O. Box 1445, Bethlehem, PA 18016-1445

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

MOCIDLOWSKI, JOSEPH a/k/a JOSEPH F. MOCIDLOWSKI, dec'd.

Late of Lower Saucon Township, Northampton County, PA
Executrix: Patricia M. Check c/o Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219

Attorneys: Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219

PANUCCIO, BARBARA ANN a/k/a BARBARA ANN TRANSUE, dec'd.

Late of the City of Easton, Northampton County, PA

Co-Executrices: Deborah Diane Panuccio a/k/a Deborah D. Wiltraut and Stephanie Jean Supinski 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

SCHIRO, ANNE M., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: Dr. John C. Schiro, 855 Kiehl Drive, Lemoyne, PA 17043

Attorneys: Dean A. Weidner, Esquire, Wix, Wenger & Weidner, 508 North Second Street, P.O. Box 845, Harrisburg, PA 17108-0845,

TOMLIN, WILLIAM M., dec'd.

Late of the Township of Upper Mount Bethel, Northampton County, PA

Administratrix C.T.A.: Janet C. Pearson, 54 Ye Olde Highway, Mt. Bethel, PA 18343
Attorneys: Ronold J. Karasek, Esquire, Zito, Martino and Karasek, LLP, 641 Market Street, Bangor, PA 18013

SECOND PUBLICATION

BERTOLET, KATHRYN B., dec'd.

Late of the Township of Palmer, Northampton County, PA

Executor: William B. Bertolet, II 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

BOGUSKY, CHARLES, dec'd.

Late of the Borough of West Easton, Northampton County, PA

Executrix: Marian Bogusky Molleur c/o Frank S. Poswistilo, Esquire, 26 N. Thirteenth Street, Easton, PA 18042

Attorney: Frank S. Poswistilo, Esquire, 26 N. Thirteenth Street, Easton, PA 18042

BOTTGE, JOHN J., dec'd.

Late of the Borough of Bath, Northampton County, PA

Executor: Edward Bottge, 517 Penn Street, Bath, PA 18014
Attorney: Daniel G. Spengler, Esquire, 110 East Main Street, Bath, PA 18014

CREYER, VIOLET I., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Co-Executors: Luther L. Snyder, Jr., 2356 Community Drive, Bath, PA 18014 and

Dale W. Creyer, 534 Bo Road, Northampton, PA 18067

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

GARY, WILLARD R., dec'd.

Late of Easton, Northampton County, PA

Executrix: Evelyn Flannigan, 1808 Willow Drive, Easton, PA 18040

GILMAN, ROBERT G. a/k/a ROBERT G.N. GILMAN, dec'd.

Late of Northampton County, PA

Executor: Charles B. Gilman c/o Brett B. Weinstein, Esquire, 705 W. Dekalb Pike, King of Prussia, PA 19406

Attorney: Brett B. Weinstein, Esquire, 705 W. Dekalb Pike, King of Prussia, PA 19406

GODSHALK, URSULA M., dec'd.

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

Executor: Eric M. Godshalk, 290 King of Prussia Rd., Radnor, PA 19087

Attorney: Catherine Sue Clark, Esquire, 206 W. Miner St., West Chester, PA 19382

GRIFFITH, BLANDINA R., dec'd.

Late of Northampton County, PA

Executor: Nicholas Noel, III c/o Richard P. Kovacs, Esquire, Noel, Kovacs & McGuire, P.C., 2505 Newburg Road, Easton, PA 18045-1963

Attorneys: Richard P. Kovacs, Esquire, Noel, Kovacs & McGuire, P.C., 2505 Newburg Road, Easton, PA 18045-1963

HETRICK, LEONARD A., JR., dec'd.

Late of Easton, Northampton County, PA

Administrator: Leonard A. Hetrick, III c/o Richard J. Shiroff, Esquire, 724 Lehigh Street, Easton, PA 18042
 Attorney: Richard J. Shiroff, Esquire, 724 Lehigh Street, Easton, PA 18042

HOST, ARLENE E. a/k/a ARLENE E. BRADER a/k/a ARLENE E. HOST BRADER, dec'd.

Late of Bethlehem, Northampton County, PA
 Executor: Harold Neith, 2141 Taylor Drive, Center Valley, PA 18034

KEGG, E. JANE, dec'd.

Late of Lower Saucon Township, Northampton County, PA

Executor: James F. Kegg c/o Jacob S. Kolb, Esquire, Kolb, Vasiliadis and Florenz, 74 West Broad Street, Ste. 170, Bethlehem, PA 18018-5738
 Attorneys: Jacob S. Kolb, Esquire, Kolb, Vasiliadis and Florenz, 74 West Broad Street, Ste. 170, Bethlehem, PA 18018-5738

KISSAWETTER, JAMES E., dec'd.

Late of Bethlehem Township, Northampton County, PA
 Administratrix D.B.N.C.T.A.: Janet J. Leshner c/o Judith A. Harris, Esquire, Tallman, Hudders & Sorrentino, PC, The Paragon Centre, 1611 Pond Road, Suite 300, Allentown, PA 18104
 Attorneys: Judith A. Harris, Esquire, Tallman, Hudders & Sorrentino, PC, The Paragon Centre, 1611 Pond Road, Suite 300, Allentown, PA 18104

KITLAN, LORRAINE A., dec'd.

Late of 498 Washington Street, Easton, Northampton County, PA

Executor: Edward Kitlan c/o Robert Long, Esquire, 1908 Allen Street, Allentown, PA 18104

Attorney: Robert Long, Esquire, 1908 Allen Street, Allentown, PA 18104

KOVALOVSKY, LUCILLE E., dec'd.

Late of the Borough of Bath, Northampton County, PA
 Co-Executors: Linda M. Krotzer, 89 Pheasant Drive, Kutztown, PA 19530 and John M. Kovalovsky, 335 Green Street, Bath, PA 18014

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

KURTZ, HERMINA, dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executor: Louis Kurtz c/o Victor F. Cavacini, Esquire, Gross, McGinley, LaBarre & Eaton, LLP, 33 South 7th St., P.O. Box 4060, Allentown, PA 18105

Attorneys: Victor F. Cavacini, Esquire, Gross, McGinley, LaBarre & Eaton, LLP, 33 South 7th St., P.O. Box 4060, Allentown, PA 18105

ROSATI, RAYMOND F., SR., dec'd.

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

Executor: Steven Rosati c/o Haber, Corriere and Backenstoe, 433 East Broad

Street, P.O. Box 1217, Bethlehem, PA 18016-1217
 Attorneys: Haber, Corriere and Backenstoe, 433 East Broad Street, P.O. Box 1217, Bethlehem, PA 18016-1217

THIRD PUBLICATION

BEERS, MILDRED E., dec'd.

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

Executrix: Nancy L. George c/o Dennis A. DeEsch, Esquire, Minotti & DeEsch, 2240 Northampton Street, Easton, PA 18042

Attorneys: Dennis A. DeEsch, Esquire, Minotti & DeEsch, 2240 Northampton Street, Easton, PA 18042

BELLIS, HARRY K., dec'd.

Late of the Borough of Portland, Northampton County, PA

Executor: Harry Jack Bellis 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

BOGER, WILLARD J., JR. a/k/a WILLARD J. BOGER, dec'd.

Late of the Township of Lehigh, Northampton County, PA

Executrix: Lois M. Warner, 3779 Mountain View Drive, Danielsville, PA 18038

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

HOFER, THERESA J., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Monica L. Macy c/o Alfred S. Pierce, Esquire, Pierce & Dally, LLP, 124 Belvidere Street, Nazareth, PA 18064

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

RODRIGUEZ, MARIA, dec'd.

Late of Bethlehem, Northampton County, PA

Co-Administrators: Victor Locadia and Friselina Locadia, 632 South Bishopthorpe Street, Bethlehem, PA 18015

SELL, PAUL R. a/k/a PAUL RAYMOND SELL, SR., dec'd.

Late of 3864 Cedar Drive, Walnutport, Northampton County, PA

Co-Executors: Paul R. Sell, Jr., Jamin S. Sell and Melody L. Sell c/o Larry R. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

Attorneys: Larry R. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

NOTICES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on October 6, 2006, in the Pennsylvania Department of State for: ART'S CONTRACTING, LTD.

in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

DANIEL E. COHEN, ATTORNEY LAUB, SEIDEL, COHEN HOF & REID, L.L.C.

8 Centre Square
 Easton, PA 18042-3606

Oct. 19

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

J&D CLEANING SERVICE, INC. a corporation organized under the Pennsylvania Business Corporation Law of 1988.

APRIL L. CORDTS, ESQUIRE
391 Nazareth Pike
Bethlehem, PA 18020
Tele. #(610) 759-0531

Oct. 19

MK LOTITO

ENTERPRISES, INC.

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

Oct. 19

PROVISIO DESIGN SOLUTIONS, INC.

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

Oct. 19

NOTICES OF NONPROFIT INCORPORATION

AIRPORT COMMONS CONDOMINIUM ASSOCIATION

has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended, for the following purposes: to manage, maintain, care for, preserve and administer a condominium known as Airport Commons Condominium located in Hanover Township, Northampton County, Pennsylvania.

CARL N. WEINER, SOLICITOR
HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN, P.C.
ACTS Center—Blue Bell
375 Morris Road
P.O. Box 1479
Lansdale, PA 19446-0773

Oct. 19

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on September 14, 2006 with a proposed non-profit corporation formed pursuant to the provisions of the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is:
TOWNES AT BRANDYWINE CREEK COMMUNITY ASSOCIATION

James F. Preston, Esquire
Broughal & DeVito, L.L.P.
38 West Market Street
Bethlehem, PA 18018

Oct. 19

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on September 14, 2006 with a proposed non-profit corporation formed pursuant to the provisions of the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is:
TOWNE CENTRE AT SULLIVAN TRAIL I COMMUNITY ASSOCIATION

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

Oct. 19

CERTIFICATE OF AMENDMENT NOTICE

NOTICE IS HEREBY GIVEN that RezFuzion, LLC, a Domestic Limited Liability Company, has changed its name to InterviewStream, LLC. A Certificate of Amendment has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on

September 27, 2006 for the purpose of changing its name under the provisions of Title 15, Corporations and Unincorporated Associates at 15 Pa. C.S.A. §8901 et seq., approved December 7, 1994, P.L. 703, No. 106(4).

The new name of the Domestic Limited Liability Company is:

InterviewStream, LLC
GREGG M. FEINBERG,
ESQUIRE

1390 Ridgeview Drive
Suite 301
Allentown, PA 18104-9065

Oct. 19

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

Petition of

Ricardo Francesco Dinnini

No. C0048CV2006-

NOTICE

NOTICE IS HEREBY GIVEN that on September 25, 2006, the Petition of Ricardo Francesco Dinnini was filed in the above-named Court, requesting an Order to change the name of Ricardo Francesco Dinnini to Riccardo Dadamio.

The Court has fixed November 27, 2006, at 9:00 A.M. at the Northampton County Government Center, 669 Washington Street, Easton, PA Courtroom No. 4, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

CHRISTOPHER M. SHIPMAN,
ESQUIRE

Attorney for Petitioner

726 Walnut Street
Easton, PA 18042

Oct. 19, 26

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

FIRST COMMONWEALTH
FEDERAL CREDIT UNION,

Plaintiff

vs.

CHRISTOPHER D. SOS,
Defendant

NO.: C0048-CV-2006-5070

NOTICE

TAKE NOTICE THAT First Commonwealth Federal Credit Union has filed a Complaint in the aforesaid Court at the above term and number requesting that the Plaintiff be awarded judgment in the amount in excess of \$14,000.00.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

RYAN G. FOLEY, ESQUIRE
Attorney I.D. No. 89986
FITZPATRICK LENTZ &
BUBBA, P.C.
4001 Schoolhouse Lane
P.O. Box 219
Center Valley, PA 18034-0219
(610) 797-9000

Oct. 19

ATTORNEY NEEDED

Staff attorney position, full-time in Bethlehem office. More info. at "jobs" at www.northpennlegal.org. Resumes accepted until position filled. Reply to: resumes@northpennlegal.org, or HR Manager, North Penn Legal Services, 329 Market St., Williamsport, PA 17701. Ref. 101306LV EOE

Oct. 19

LEGAL SECRETARY

Busy General Practice law firm seeking full-time legal secretary for their Easton office, criminal and/or Personal Injury helpful, but not necessary. Salary commensurate with experience. Interested applicants should fax a resume, references and salary requirements in confidence to (610) 559-7405.

Oct. 19, 26; Nov. 2

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
- JOANNE N. CASILIO; Maria Medei, Executrix
- JOANNE N. CASILIO, TRUST; Maria Medei, Successor Trustee
- CHARLOTTE B. DUCEY a/k/a CHARLOTTE DUCEY a/k/a CHARLOTTE HESS DUCEY; Janis Hofmann a/k/a Janice C. Hofmann

and Florence Hofmann a/k/a Florence C. Hofmann, Co-Executrices
ANNA M. ETTWEIN a/k/a A. MILDRED ETTWEIN; Paul J. Connolly, Sr., Executor
MARGARETA. FRY; Walter C. Fry, Jr., Executor

DOROTHY A.M. GAFFORD; Manufacturers and Traders Trust Company, Executor

DOROTHY A.M. GAFFORD, TRUST; Manufacturers and Traders Trust Company, Successor to Dauphin Deposit Bank and Trust Company, Trustee

LUCY A. GOTE BESKY; Edward S. Lavage and Gary Gotebeski, Co-Executors

VERNA M. HAIDLE; Joan H. Smith and Allen J. Haidle, Co-Executors

ALVIN J. HOFFMAN; James G. Stintzman, Executor
RALPH W. KROBOTH; Linda R. Shivek, Executrix

WALTER R. LAMBERT; William P. Coffin, Esquire, Attorney for the Estate

BETTY LOU RUTT; Carol A. Welsler a/k/a Carol A. Gould, Executrix

RUTH L. SIEG; Keystone Nazareth Bank and Trust Company, Executor
ROSE DEUTSCH TARNOCK a/k/a ROSE D. TARNOCK; Ruth O'Connor, Executrix

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: THURSDAY, OCTOBER 26, 2006 AT 9:00 A.M. IN COURTROOM #1.

Dorothy L. Cole
Clerk of the Orphans' Court
Oct. 12, 19

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on November 9, 2006 at ten o'clock a.m. in the COUNCIL CHAMBERS, FOURTH FLOOR, of the Northampton County Government Center, within the City of Easton, County of Northampton and State of Pennsylvania, to wit:

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

**No. 1
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-001809**

ALL THAT CERTAIN message, tenement and tract of land Situate along the Easterly side of Williams Avenue, in the borough of Walnutport, County of Northampton, Commonwealth of Pennsylvania, begin bounded and described, as follows, to wit:

BEGINNING at an iron pipe set on the Easterly side of Williams Avenue (40 feet wide) at the Southwest corner of lands now or formerly of James J. Smith; thence (1) along the Southerly line of said lands North 77 degrees 12 minutes 00 seconds East 223.14 feet to an iron pipe found; thence (2) along the Westerly line of lands now or formerly of Lester A. Butz South 12 degrees 48 minutes 00 seconds East 80.33 feet to an iron pipe set; thence (3) along the Northerly line of lands now or formerly of Arlene B.M. Seibert South 77 degrees 12 minutes 00 seconds West 119.29 feet to an iron pipe set; thence (4) along the Westerly line of the same

and partly along the Westerly line of lands now or formerly of Care Free Village Homes Sales, Inc., also the Easterly side on a 33 feet wide proposed street South 12 degrees 48 minutes 00 seconds East 140.55 feet to an iron pipe set on the Easterly side of the aforementioned Williams Avenue; thence (5) along the Easterly side of Williams Avenue by the arc of a curve convey to the Northeast (having a radius of 170 feet, a central angle of 37 degrees 32 minutes 10 seconds and a chord of North 44 degrees 05 minutes 45 seconds West 109.39 feet) an arc distance of 111.37 feet to an iron pipe set at a point of reverse curvature; thence (6) along the same by the arc of a curve to the right (having a radius of 130 feet, a central angle of 49 degrees 06 minutes 35 seconds and a chord of North 38 degrees 18 minutes 33 seconds West 108.05 feet) an arc distance of 111.43 feet to an iron pipe set at a point of tangency; thence (7) continuing along the same North 13 degrees 45 minutes 15 seconds West 29.89 feet to the place of beginning.

CONTAINING an area of 23,336.26 square feet.

SUBJECT to an easement for a 33 feet wide proposed street as mentioned in Deed Book Volume 558 page 142, and Deed Book Volume 564 page 522.

BEING KNOWN AS 759 Williams Avenue, Walnutport, PA 18088.

Also known as Northampton County Uniform Parcel Identifier: Map J2SW4B Lot: 6 Block: 22.

IMPROVEMENTS: Single family ranch w/attached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Ernest F. Ritter, Jr.

CRAIG H. FOX, ESQUIRE

No. 5
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-003800

ALL THAT CERTAIN message or tenement half of a double frame house situate on the east side of Washington Avenue between 18th and 17th Streets in the 2nd Ward of the Borough of Northampton, County of Northampton and State of Pennsylvania bounded and described as follows:

BEGINNING at the Southeast corner of a 20 foot wide alley and Washington Avenue; thence from said point Southward along the east side of Washington Avenue; thence from said point southward along the east in line of lot now or late of Albert F. Tranklot; thence eastward along said lot, passing through the middle of a party wall of a double frame dwelling a distance of 125 feet to a point on the west side of 20 foot wide alley; thence northward along the west side of said alley a distance of 30 feet to a corner or point on the south side of another alley 20 feet wide; thence westward along the south side of said alley a distance of 125 feet to the point or place of beginning.

CONTAINING 3,750 square feet, more or less.

BEING known as No. 1629 Washington Avenue.

BEING the same premises which Jeffrey K. Rawbecker, Sheriff of the County of Northampton, in the State of Pennsylvania, by Deed date October 22, 2003, and recorded October 23, 2003 in the Office of the Recorder of Deeds in and for Northampton County, in Record Book Volume 2003-1, Page 444995, granted and conveyed unto Citifinancial Services, Inc.

BEING THE SAME PREMISES which CITIFINANCIAL SERVICES, INC. by Indenture bearing the date of June 24, 2004 and recorded in the Office of the Recorder of Deeds, in and for the County of Northampton, COMMONWEALTH OF PENNSYLVANIA on July 1, 2004 in Book 20041 Page 254830 granted and conveyed unto GREATER LEHIGH VALLEY PROPERTY MANAGEMENT, INC., a Pennsylvania corporation, its successors and/or assigns.

Parcel No. L4SW4C-11-24.

BEING KNOWN AS: 1629 WASHINGTON AVENUE, NORTHAMPTON, PA 18067.

PROPERTY ID NO.: L4SW4C-11-24.

TITLE TO SAID PREMISES IS VESTED IN Gael Sterner by Deed from Greater Lehigh Valley Property Management, a Pennsylvania Corp. dated 12/23/04 recorded 1/14/05 in Deed Book 2005-1 Page 19730.

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

SEIZED AND TAKEN into execution of the writ as the property of Gael Sterner.

MARK J. UDREN, ESQUIRE

No. 6
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-003408

ALL THAT CERTAIN parcel of land, Hereditaments and Appurtenances, Situate in the Borough of West Easton, Northampton County, Pennsylvania and being described as follows:

BEGINNING at a point in the Northerly side of Lehigh Drive and being a corner of 306 Lehigh Drive

thence 1) Westerly along 306 Lehigh Drive North 51 degrees 15 minutes 0 seconds West 63.19 feet to a point in line of lands now or formerly Conrail; thence 2) Northerly along lands now or formerly of Conrail North 39 degrees 57 minutes 0 seconds East, 95.60 feet to a corner of lands now or formerly of Helen Wagner; thence 3) Easterly along lands now or formerly of Helen Wagner South 51 degrees 15 minutes 0 seconds East, 60 feet to a point on the Northerly side of Lehigh Drive, thence 4) Southerly along Lehigh Drive South 38 degrees 45 minutes 0 seconds West, 125 feet to the place of beginning.

CONTAINING 7727 square feet of land.

BEING all of Lot No. 2 as shown on Riverfront Estates Minor Subdivision Plan recorded at the Northampton County Recorder of Deeds Office in Plan Book 2002-5 page 161.

BEING Part of the same premises which George E. Huey, by Indenture dated July 9, 2003 and recorded in the Recorder of Deeds, in and for the County of Northampton, aforesaid, in Deed Book Volume 2003-1 page 263319 &c., granted and conveyed unto Jan Dutt and George P. Chilmonki, Jr., in fee.

PROPERTY BEING: 304 LEHIGH DRIVE, WEST EASTON, PENNSYLVANIA.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: M9NW2D-14-2E.

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

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

DANIEL G. SCHMIEG, ESQUIRE

**No. 7
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-004444**

All that certain messuage, tenement or lot of land situated in the City of Easton, South Side, in the County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the North side of Wilkes-Barre Street and corner of lands now or late of the Lehigh Valley Railroad Company; thence along said company's lands North 3 1/2 degrees West one hundred forty (140) feet to Cooper's Alley; thence, along said alley North 86 1/2 degrees East forty (40) feet to corner of land now or late of Hugh Coyle; thence along said land of Hugh Coyle South 3 1/2 degrees east one hundred forty (140) feet to Wilkes-Barre Street; thence, along said Wilkes-Barre Street South 86 1/2 degrees West forty (40) feet to the place of beginning

TAX PARCEL #: L9SE4D-14-2-0310.

PROPERTY ADDRESS: 909 W. WILKES-BARRE STREET, EASTON, PA 18042.

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 Pamela Davis, known heir to the Estate of John D. Davis, deceased.

JOSEPH A. GOLDBECK, JR.,
ESQUIRE

**No. 8
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-003966**

All that certain parcel of land situated in the Township of Williams, County of Northampton and State

of Pennsylvania and bounded and described as follows:

Beginning at an iron pipe lying on the west side of Philadelphia Road; said pipe being in line of land formerly of Charles Kline, thence along land formerly of Charles Kline north 87 degrees 45' west 86.3 feet to an iron pipe; thence along land of Louis W. Aust and Virginia E. Aust, his wife, of which this is a part north 6 degrees 13' east 87.48 feet to an iron pipe (the said pipe being 183.79 feet southwardly from the south line of Line Street); thence still along said land of Louis W. Aust and Virginia E. Aust, his wife, south 80 degrees 47' east 68.33 feet to an iron pipe lying on the west side of Philadelphia Road (the said pipe being 191.35 feet southwardly from the south line of Line Street); and thence along the west side of the Philadelphia Road south 6 degrees 43' east 90.00 feet to an iron pipe, the place of beginning.

TX PARCEL NO: M9-16-1A-0836.

BEING KNOWN AS 30 Morgan Hill Road, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of John H. Kerkendall, Jr.

JOSEPH A. GOLDBECK, JR.,
ESQUIRE

No. 10
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-004476

All that certain lot or tract of land located on the eastern side of First Avenue and situate in the Borough of Hellertown, County of Northampton, Commonwealth of Pennsylvania,

bounded and described according to a survey thereof made the 31st day of December, 1960, by W.E. Bleckley, Registered Engineer of Bethlehem, R.D. #20, Penna., as follows, to wit:

Beginning at an iron pin, said pin being located on the eastern property line of First Avenue and at right angles to ten (10') feet distance from the curb line of same; and being sixty-five (65') feet southerly from the intersection of property lines of First Avenue with Linden Avenue, thence along land now or late of Charles F. Donchez and Elanor V. Donchez, his wife eastwardly one hundred twenty (120.00) feet to an iron pin on the west side of a fifteen (15') feet wide alley, thence along same side of alley southwardly forty-seven and seventy-six hundredths (47.76') feet to a point, thence along the northern line of lo No. 139 in a westerly direction one hundred twenty (120.00') feet to a point on the easterly property line of First Avenue, thence along line of the latter in a northwardly direction forty-seven and seventy-six hundredths (47.76') feet to an iron pin the place of beginning.

Containing 5,731.20 sq. ft. accurate measure and being all of Lot No. 140 and the southern twenty-two and seventy-six hundredths (22.76') feet of Lot No. 141, according to the Plan of Building Lots on the Koek-Le Addition to the Borough of Hellertown, Penna., in Map Book No. 3, Page 141.

PARCEL No. Q7NW3D-10-15A-0715.

BEING KNOWN AS 1151 First Avenue, Hellertown, Pennsylvania.

THEREON BEING ERECTED a two story single dwelling with brick and aluminum siding exterior and

shingle roof; detached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Diane M. Suba.

JOSEPH A. GOLDBECK, JR.,
ESQUIRE

No. 11
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-003377

ALL THAT CERTAIN Messuage and lots or tracts of land Situate in the Borough of Bath, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

ON THE North by Pearl Street, on the South by a sixteen foot (16 ft.) wide alley, on the East by Lot No. 95, and on the West by Lot No. 91.

CONTAINING in front on Pearl Street sixty feet (60 ft.) and extending in depth of equal width one hundred fifty feet (150 ft.) to the afore-said sixteen feet (16 ft.) wide alley, being Lots Nos. 92, 93 and 94 as shown upon the map or plan of Sunnyside Building Lots belonging to the Bath Land and Improvement Company and recorded in the Office for the Recorder of Deeds in and for the County of Northampton in Map Book No. 2 page 174.

BEING COUNTY PARCEL NUMBER K6NW3D-9-3.

BEING THE SAME Premises which Robert W. Thornburg and Sheryl K. Thornburg, Husband and Wife, by Indenture dated April 12, 1991 and recorded in the Office for the Recorder of Deeds, in and for the County of Northampton on April 15, 1991 in Deed Book No. 826 page 634, granted and conveyed unto, James R. Labar, Jr. and Margaret A. Haines, in fee.

PARCEL IDENTIFICATION NO:
K6NW3D-9-3.

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN David M. Feudale and Debra A. Feudale, husband and wife, by Deed from James R. Labar, Jr., and Margaret A. Haines, now known as Margaret Haines Labar, also known as Margaret A. Labar, dated 9-29-99, recorded 10-15-99, in Deed Book 1999-1, page 156522,

PRIOR DEED INFORMATION

TITLE TO SAID PREMISES IS VESTED IN James R. Labar, Jr. and Margaret A. Haines, by Deed from Robert W. Thornburg and Sheryl K. Thornburg, husband and wife, dated 4-12-91, recorded 4-15-91, in Deed Book 826, page 634.

Premises being: 329 PEARL STREET BATH, PA 18014.

Tax Parcel No. K6NW3D-9-3.

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

SEIZED AND TAKEN into execution of the writ as the property of David M. Feudale and Debra A. Feudale a/k/a Debra Piggott a/k/a Debra Piggott Amendt.

DANIEL G. SCHMIEG, ESQUIRE

No. 12
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2003-007423

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

BEGINNING at a point on the Westerly curb line of Kennedy Drive, a corner of land belonging to Domenic DeRea and Lilly DeRea, his wife; thence along said curb line South 5 degrees 23 minutes West

164 feet, more or less, to a point on line of John Goffredo and Sons, Inc.; thence along said line South 70 degrees 00 minutes West 206.0 feet to an old stone corner; thence North 7 degrees 00 minutes East, along land late of Jacob Godshalk, now of Joseph H. Beers and wife, 191 feet, more or less, to an iron pin, which pin is one and one-half feet South of a black birch tree; thence North 82 degrees 26 minutes East, along land of Domenic DeRea and Lilly DeRea, his wife, first above mentioned, for a distance of 240 feet, more or less, to the point of beginning.

CONTAINING Lot No. 2 in accordance with a Map of The Slate Belt Park Property prepared for Mabel Cascioli by Michael A. Policelli, Registered Engineer, in October 1971 to Drawing Number C-2044.

SAID premises are more accurately described in accordance with a survey made by George J. Collura, Registered Surveyor, October 30, 1978, as follows, to wit:

BEGINNING at a point on the Westerly curb line of Kennedy Drive, a corner of land belonging to Lilly DeRea; thence along curb line South 5 degrees 23 minutes West 158.92 feet to a point in line of land of the Grantors; thence along said line, South 72 degrees 13 minutes West 223 feet to a corner in land of Slate Belt Medical Center; thence along the same North 6 degrees 49 minutes West 194.21 feet more or less to an iron pin in the Southwest corner of land of Lilly DeRea; thence along land of said Lilly DeRea North 82 degrees 22 minutes 51 seconds East 252.54 feet to a point on the Westerly curb line of Kennedy Drive, the place of beginning.

CONTAINING 0.9368 acres.

TAX PARCEL #D9-16-4L.

BEING KNOWN AS 260 Kennedy Drive, Roseto, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of David A. Romano, as real owner and mortgagor, Anthony P. Romano, as real owner and mortgagor and Lonnie R. Romano, as mortgagor.

BARBARA A. FEIN, ESQUIRE

No. 13

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-004132**

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

BEGINNING at a point in the Easterly building line of Warren Street, said point being 60 feet North of the intersection of Warren and Liberty Streets; thence extending in front along the East side of Warren Street Northwardly 20 feet, more or less, to property now or late of Mrs. Mary Eleanor Croll; thence extending Eastwardly and preserving the same width 106 feet 8 inches, more or less, to a ten foot wide private alley.

BOUNDING on the North by property now or late of Mrs. Mary Eleanor Croll; on the East by said ten feet wide private alley; on the South by property now or late of William H. Meixell; and on the West by Warren Street.

Northampton County Tax Parcel number: L9SE1A-11-19.

Being the same premises which Donald Koyt and Sherwill F. Schmidt, Administrators of the Estate of Rosemarie A. Koyt, aka Rosemarie A. Schmidt, deceased, by Deed dated 3/15/94 and recorded 3/21/94 in the Office for the Recorder of Deeds in and for the County of Northampton in Deed Book 1994-1, page 9843, granted and conveyed unto Ronald A. Schmidt, in fee.

TITLE TO SAID PREMISES IS VESTED IN Ronald A. Schmidt & Doreen K. Schmidt, his wife, as tenants by the entireties, by Deed from Ronald A. Schmidt in Dated 11/17/1997 and Recorded 11/25/1997 in Deed Book 1997-1, Page 131461.

Premises being: 110 NORTH WARREN STREET, EASTON, PA 18042.

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

SEIZED AND TAKEN into execution of the writ as the property of Ronald A. Schmidt and Doreen Schmidt.

DANIEL G. SCHMIEG, ESQUIRE

**No. 14
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2001-004535**

PARCEL A

ALL THAT CERTAIN lot or piece of ground situate in the City of Easton, County of Northampton and State of Pennsylvania, on the south side of Walnut Street, containing in front on said Walnut Street 60 feet and extending of that width in depth between parallel lines to a twelve foot wide alley, the eastern line between 72-1/2 feet, more or less, and the western line being 46 feet.

BOUNDED on the north by Walnut Street, on the east by land now or late of Julia M. Joseph and Charles J. Joseph, her husband herein designated below as Parcel B, on the south by said 12 foot alley, and on the west by what was formerly a 12 foot wide alley, formerly known as 644 Walnut Street.

The southwest corner of said tract is approximately in the center of concrete steps partially on the herein described premises and leading to the premises commonly known as 643 Ferry Street, Easton, Pennsylvania.

A recent survey by Paul E. Sandt, Registered Engineer, has more accurately established boundary lines as those described above rather than as described in said Deed recorded in the office aforesaid, in Deed Book E, Vol. 27, Page 340, for Survey See Plan Book 8, Page 26.

PARCEL B

ALL THAT CERTAIN lot or piece of land situate on the south side of Walnut Street aforesaid, containing in front on said street eighty (80) feet and extending southwardly between parallel lines to a twelve foot wide alley, the west line being 72-1/2 feet, more or less, and the east line being 75 feet, more or less.

BOUNDED on the north by Walnut Street, on the east by property now or late of Arthur H. Gray and Lena P. Gray, on the south by said alley, on the west by the eastern side of the dwelling on the lot of land described as Parcel A above. Being also the eastern boundary line of said Parcel A.

BEING KNOWN AS: 644 WALNUT STREET, EASTON, PA 18042.

PROPERTY ID NO.: L9SEIB-32-2.

TITLE TO SAID PREMISES IS VESTED IN Carol J. Weaver by Deed from Herbert H. Hillman, single also known as Herbert F. Hillman dated 6/30/87 recorded 7/6/87 in Deed Book 729 Page 509.

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

SEIZED AND TAKEN into execution of the writ as the property of Carol J. Weaver.

MARK J. UDREN, ESQUIRE

No. 15

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-003344**

Parcel No. 1 ALL THAT CERTAIN lot or land, with improvements thereon erected, being the western one-half of a double dwelling house known as 167 East Wilkes-Barre Street, situate on the south side of said street, in the City of Easton, County of Northampton and State of Pennsylvania, containing in front thereof 25 feet and extending of that width in depth southwardly 125 feet to Burr Street. Being Lot 73 of Plan of Lots in Seitzville.

Bounded on the North by said East Wilkes-Barre Street, East by the eastern one-half of said double dwelling house, known as 169 East Wilkes-Barre Street, South by said Burr Street, and West by Parcel No. 2 hereof.

Parcel No. 1 ALL THAT CERTAIN lot or land situate on the south side of said East Wilkes-Barre Street, in said City of Easton, containing in front thereof 50 feet, and extending of that width in depth southwardly 25 feet to Burr Street, but having a width on said Burr Street of 46 feet 9 inches.

Bounded on the North by said East Wilkes-Barre Street, East by

Parcel No. 1 hereof, South by said Burr Street, and West by property known as 167 East Wilkes-Barre Street.

Northampton County Tax Parcel number: L9SE3C-7-14.

SEIZED AND TAKEN into execution of the writ as the property of Kurt Ostrander.

DAWN SCHMIDT, ESQUIRE

No. 16

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

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

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

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

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

BEING KNOWN AS 525 Broadway, Bangor, Pennsylvania.

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

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

DANIEL G. SCHMIEG, ESQUIRE

No. 17

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2002-005787**

ALL THAT CERTAIN messuage, tenement and lot or piece of land situate on the West side of Wood Street, between Fairview and Frankford Street, in the City of Bethlehem (formerly Borough of Bethlehem), County of Northampton and State of Pennsylvania, being the Southern half of a double two and a half story brick dwelling house and lot, bounded and described as follows, to wit:

BEGINNING at a point on the Western line of Wood Street, distant forty (40) feet North from the Northwestern corner of Fairview and Wood Streets, thence extending Northwardly along the West line of said Wood Street a distance of seventeen feet six inches (17 ft. 6 in.) to a point in the middle of the partition wall in said double brick dwelling house, thence extending Westwardly through said partition wall a distance of one hundred (100) feet to an alley, thence extending Southwardly along the Eastern line of said alley a distance of seventeen feet six inches (17 ft. 6 in.) to a point in Lot No. 275, according to Plans of Lots of Fairview Land and Improvement Company, filed in the

Recorder's Office, Easton, Pa., in Map Book No. 4, page 28, thence extending Eastwardly through said Lot No. 275 a distance of one hundred (100) feet to Wood Street, the place of beginning.

BOUNDED on the North by the Northern half of said double brick dwelling house, the property now or late of James Kelshaw and wife, on the East by said Wood Street, on the South by the remaining portion of Lot No. 275, aforesaid, and on the West by said alley.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: N6SE3D-22-6.

TITLE TO SAID PREMISES IS VESTED IN Dawn L. Little by Deed from Norman W. Nelson dated 2/19/1997 and recorded 2/20/1997 in Record Book Volume 1997-1 Page 16309.

BEING KNOWN AS 1005 Wood Street, Bethlehem, Pennsylvania.

SEIZED AND TAKEN into execution of the writ as the property of Dawn Little a/k/a Dawn L. Little.

DANIEL G. SCHMIEG, ESQUIRE

No. 20

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-004133**

ALL THAT CERTAIN lot, piece or parcel of land, situate in the Township of Upper Mt. Bethel, County of Northampton, and Commonwealth of Pennsylvania, shown as Lot No. 2 of the Delaware Heights Subdivision, according to Drawing 87D1777, as prepared by Joseph E. Policelli, Registered Surveyor, and recorded at the Northampton County Recorder of Deeds Office in Plan Book 87, at Page 321, bounded and described as follows:

BEGINNING at a concrete monument on the southerly dedicated right of way line of the public road

known as Township Route 806, and said monument also marking the northeasterly corner of Lot No. 3; THENCE along said right of way line of Township Route 806, North 58 degrees, 54 minutes 41 seconds East 290.91 feet to a point of curve; THENCE along a curve to the left having a radius of 1187.70 feet, a central angle of 1 degree 19 minutes 44 seconds, an arc distance of 27.55 feet to a concrete monument; THENCE along the westerly side of Lot No. 1, South 32 degrees 25 minutes 03 seconds East, 446.03 feet to a concrete monument; THENCE along the northerly side of a 20 feet wide private road, South 37 degrees 10 minutes 00 seconds West, 171.21 feet to a point; THENCE along the same, South 48 degrees 33 minutes 07 seconds West, 247.90 feet to a concrete monument; THENCE along the easterly side of Lot No. 3, first above mentioned, North 21 degrees 35 minutes 54 seconds West, 449.31 feet to an iron pipe; THENCE along the same, North 31 degrees 05 minutes 19 seconds West, 110.43 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ronald M. Michalski & Jennifer K. Michalski, husband and wife Deed from Gary John Horwath & Dianne Andrea Horwath, husband and wife dated 11/5/04 recorded 11/24/04 in Book 2004-1 Page 457088.

Premises being: 1615 RIVER ROAD, MOUNT BETHEL, PA 18343.

Tax Parcel No. E12-6-6T.

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

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

Ronald M. Michalski and Jennifer K. Michalski.

DANIEL G. SCHMIEG, ESQUIRE

No. 21

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-004710**

All that certain tract or parcel of land and premises hereinafter described as follows, lying and being in the Borough of Wilson, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point 96 feet 9 inches, more or less, South from a point in the Southern building line of Hay Street, said point in Hay Street being 57 feet 6 inches East from the Southeast corner of 23rd and Hay Streets; thence extending Southwardly at right angles to the Southern building line of said Hay Street 23 feet 3 inches, more or less, to a point in land now or late of Erwin S. Lambert; thence extending Westwardly in a line parallel to said Hay Street 84 feet 6 inches to a point in the Eastern building line of said 23rd Street; thence Northwardly along the Eastern building line of said 23rd Street 23 feet 3 inches, more or less, to land now or late of the Grantors herein; thence Eastwardly along the said other lands now or late of the Grantors herein in a line parallel to the Southern building line of said Hay Street to the place of beginning. The middle of the partition wall being the dividing line between this property and the property now or late of the Grantors herein adjoining on the North.

Bounded on the North by land now or late of the Grantors herein; on the East by land now or late of Sarah E. Moser; on the South by

land now or late of Erwin S. Lambert; and on the West by said 23rd Street.

TAX PARCEL NO: L9SW4C-16-50-0837.

BEING KNOWN AS 802 South 23rd Street, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Lori L. Heck.

JOSEPH A. GOLDBECK, JR.,
ESQUIRE

No. 23

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-004684**

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

TRACT NO. 1:

BEGINNING three hundred fifty-four feet from a corner northeast to a Hickory Tree, from said Hickory Tree two hundred seventy-five feet northeast to a slate corner, THENCE two hundred sixty-eight feet to a slate corner (south), THENCE one hundred sixty-four feet west to a slate corner THENCE one hundred thirty-eight and one-half feet north to the place of beginning.

TRACT NO. 2:

BEGINNING south on the public road at a white oak tree; THENCE three hundred twenty-eight feet northeast along said public road to a slate corner one hundred ninety-five feet south to a slate corner: THENCE one hundred sixty-four feet west to a slate corner; THENCE two hundred eighty-four feet north to the place of beginning.

TRACT NO. 3:

BEGINNING at a stone corner, which said stone corner is one hundred ninety-five feet south of the public road leading from Gatellen to Wind Gap; THENCE in a southerly direction one hundred thirty-five feet South 5° 30' East to another corner; THENCE in a southerly direction one hundred sixty-seven feet South 16° 30' West to another corner, THENCE in a westerly direction one hundred eighty-six and five-tenths feet North 80° 20' West to another corner, THENCE in a northerly direction 15 feet North 12° 30' West to another stone corner, THENCE in an easterly direction one hundred sixty-four feet North 85° 4' East to another corner; THENCE in a northerly direction two hundred and sixty-eight feet North 12° 26' East to the place of beginning. Containing 11,952 square feet or 44 perches, or 0.274 acres of woodland.

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

BEGINNING at a point in the middle of Male Road, said Male Road being also known as Pennsylvania Legislative Route 48101; THENCE in and along the middle of said Male Road South 89 degrees 34 minutes 04 seconds West, 255.6 feet to a point; THENCE along a curve to the right, having a radius of 133.47 feet, a chord of North 74 degrees 30 minutes 56 seconds West 73.20 feet, and an arc distance of 74.15 feet to a point in said Male Road; THENCE leaving said road, South 35 degrees 14 minutes 00 seconds West, 21.53 feet to an iron pin; THENCE along land formerly of Russell Williamson,

South 27 degrees 17 minutes 54 seconds East, 309.03 feet to a point; THENCE along the same, South 62 degrees 29 minutes 25 seconds West, 110.34 feet to a hickory tree; THENCE along lands of Paul S. Wentzell, South 14 degrees 19 minutes 12 seconds East, 151.14 feet to a post; THENCE along the same, South 80 degrees 20 minutes 00 seconds East, 186.50 feet to a point; THENCE along the same, North 16 degrees 30 minutes 00 seconds East, 167.00 feet to a point; THENCE along the same, and along land of Stanley Wentzell, North 6 degrees 14 minutes 47 seconds West, 152.02 feet to an iron pipe; THENCE along land of said Stanley Wentzell, North 12 degrees 29 minutes 52 seconds East, 196.73 feet to the place of beginning. Containing 2.6298 acres.

BEING KNOWN AS: 448 MALE ROAD, (BUSHKILL TOWNSHIP) WIND GAP, PA 18091.

PROPERTY ID NO.: F7-11-14.

TITLE TO SAID PREMISES IS VESTED IN James C. Albrecht and Katherine W. Albrecht, his wife by Deed from Frederick L. Ritter, Jr. and Nancy A. Ritter, his wife dated 5/23/1988 recorded 5/24/1988 in Deed Book 748 Page 212.

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

SEIZED AND TAKEN into execution of the writ as the property of James C. Albrecht and Katherine W. Albrecht.

MARK J. UDREN, ESQUIRE

No. 24
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2002-002191

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Palmer, County of Northampton

and State of Pennsylvania, being known as Lot No 106, as shown on the plan of "Wilden Acres", said map or plan being recorded in Map Book Vol 12, Page 53, Northampton County Records, and being more particularly bounded and described as follows, to wit

On the north by Middle Court,

On the east by Lots Nos 107, 108, 109 and 110 on said plan,

On the south Lots Nos 125 and 126 (in part) on said plan, and

On the west by Lot No 105.

CONTAINING in front or width, on Middle Court, 65 07' and in depth along lot no 105, 157 94' being irregular in shape.

BEING THE SAME premises which Terry Melick, executrix of the estate of Frank Milton Ricker, Jr. by her Deed of Indenture dated 9/4/98 and intended to be recorded forthwith, granted and conveyed unto Fabian B. Wamba and Carla Wamba, his wife, the within mortgagors, their heirs and assigns.

UNDER AND SUBJECT TO RESTRICTIONS AS CONTAINED IN PRIOR DEEDS OF RECORD.

ALSO BEING KNOWN AS NORTHAMPTON UNIFORM PARCEL IDENTIFIER M8SE2-18-20.

Vested by Deed, dated 9/4/98, given by Terry Melick, Executor Under the Last Will and Testament of Frank M. Ricker, Jr. a/k/a Frank Milton Ricker, Jr. Deceased to Fabian B. Wamba and Carla Wamba, husband and wife and recorded 9/4/98 in Volume 1998-1 Page 120941.

BEING KNOWN AS 4 Middle Court, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Fabian B. Wamba and Carla Wamba.
DANIEL G. SCHMIEG, ESQUIRE

No. 26
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-004730

All those certain lots or parcels of land situate in Bethlehem Township, Northampton County, Pennsylvania, being designated as Lots Nos. 17, 18, 19 and 20, Block 29, according to the "Plan of Freemansburg Heights" recorded in Map Book 6, page 52, Northampton County Records. Being known as 1526 Third Street, Bethlehem Township, Northampton County, Pennsylvania.

Containing in front on the easterly side of Third Street one hundred (100') feet and extending in depth between parallel lines a distance of one hundred ten (110') feet to an unopened street.

TAX PARCEL #: N7SE1-14-1-3-0205.

PROPERTY ADDRESS: 1526 3RD STREET, BETHLEHEM, PA 18020.

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

SEIZED AND TAKEN into execution of the writ as the property of Diane Ochman and Jan Ochman.

JOSEPH A. GOLDBECK, JR.,
ESQUIRE

No. 27
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-004281

ALL THAT CERTAIN tenement, messuage, and tract or piece of land situate in the Township of Forks, Northampton County, Pennsylvania,

bounded and described as follows, to-wit:

BEGINNING at a point in the center of Lieb Road, said point being the northwest corner of land of Lloyd Mutchler; thence along the centerline of Lieb Road North 6 degrees 06 minutes East 149.81 feet to a point; thence along line of land now or late of James Love South 88 degrees 17 minutes East 518.83 feet to an iron pipe found; thence along line of land now or late of D.D. Wagener South 6 degrees 58 minutes West 150.00 feet to an iron pipe found; thence along line of land now or late of Lloyd Mutchler North 88 degrees 17 minutes West 516.55 feet to a point in the centerline of Lieb Road, the place of beginning.

BEING THE SAME PREMISES which Catherine M. Bolas, unmarried, and John A. Gannon, unmarried, by their Indenture dated June 10, 1983 and recorded in the Office of the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania, in Deed Book Volume 650, Page 986, did grant and convey unto Edward S. Rauktis and Jean Rauktis, husband and wife.

PARCEL IDENTIFICATION NO: K9SW4-6-9.

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Ronald Casciole and Denise M. Casciole, husband and wife, by Deed from Carolyn A. Lee, Executrix of the Estate of Jean Rauktis, dated 04/29/1996, recorded 05/02/1996, in Deed Book 1996-1, page 41591.

PRIOR DEED INFORMATION

TITLE TO SAID PREMISES IS VESTED IN Edward S. Rauktis and Jean Rauktis, husband and wife, by Deed from Catherine M. Bolas, unmarried and John A. Gannon,

unmarried, mother and son, dated 06/10/1983, recorded 06/10/1983, in Deed Book 650, page 986.

Premises being: 1413 LIEB ROAD EASTON, PA 18040.

Tax Parcel No. K9SW4-6-9.

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

SEIZED AND TAKEN into execution of the writ as the property of Ronald D. Casciole and Denise M. Casciole.

DANIEL G. SCHMIEG, ESQUIRE

No. 28

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-004718**

ALL THOSE CERTAIN lots or pieces of ground on Philadelphia Road, (formerly Old Philadelphia Road) in the City of Easton, County of Northampton, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1

BEGINNING at a point on Philadelphia Road and the east side of a seven foot wide alley, thence extending northwardly along said alley 65 feet, more or less, to a point; thence extending eastwardly at right angles to said seven foot wide alley 30 feet, more or less, to a point; thence extending southwardly, 35 feet, more or less, in a line parallel with the aforesaid seven foot wide alley to the north side of said Philadelphia Road; thence extending southwestwardly along the north side of said Philadelphia Road 42 feet, more or less, to the point of beginning.

BOUNDED on the north by property known as 260-262 Milton Street, on the east by property of

Stassi and Shiro, on the south by said Philadelphia Road, and on the west by said seven foot wide alley. Being known and designated as 721 Philadelphia Road, Easton, Pennsylvania.

TRACT NO. 2

BEGINNING at a point on the southerly building line of Milton Street at a distance of 115.88 feet in an easterly direction by the said building line from the easterly side of an alley of the width of 7.0 feet; thence by the southerly building line of Milton Street, South 85 degrees 51 minutes East, 17.87 feet to a point, the southwestery corner of Old Philadelphia Road and Milton Street; thence by the westerly side of Old Philadelphia Road, South 49 degrees 00 minutes West, 144.63 feet to a point; thence by lot of Arthur R. Smith, North 4 degrees 09 minutes East, 42.24 feet to a point; thence by lot now or late of Richard Ihrie, North 59 degrees 53 minutes East, 103.91 feet to a point, the place of beginning.

ALSO BEING MORE FULLY BOUNDED and described in a survey made by Sam Carrio as follows:

BEGINNING at a point in the southerly line of Milton Street, said point being a distance of 115.88 feet from the easterly line of a seven (7) foot alley on a course South 85 degrees 51 minutes East; thence (1) South 06 degrees 29 minutes East 12.21 feet to a point; thence (2) along the north westerly line of Philadelphia Road South 49 degrees 00 minutes West 167.50 feet to a point; thence (3) along the easterly line of a seven (7) foot alley North 04 degrees 09 minutes East 65 feet to a point; thence (4) along lands now or late of P. Calza and C.C. Wyker South 85 degrees 51 minutes East

30 feet to a point; thence (5) along landes now or late of C.C. Wyker North 04 degrees 09 minutes East 7.24 feet to a point; thence (6) along same North 59 degrees 53 minutes East 103.91 feet to a place of beginning.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP M9NE2A BLOCK 14 LOT 4.

BEING THE SAME PREMISES which Arthur C. Smith and Rose Marie Smith by Deed dated October 10, 1977 and recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book Volume 574, Page 707, granted and conveyed unto Marvin L. Boyer and Clarine Boyer, husband and wife.

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Donnell L. Snyder, by Deed from Victor Scomillio, Administrator d.b.n.c.t.a. of the Last Will and Testament of Clarine Boyer, deceased and Ella Mendoza, dated 02/02/2004, recorded 03/03/2004, in Deed Book 2004-1, page 80056.

WHEREAS, Marvin L. Boyer died on the 16th day of February, 1986, whereupon title to said premises vested solely in Clarine Boyer under the laws of Pennsylvania pertaining to Estates by the Entireties.

WHEREAS, Clarine Boyer died on the 22nd day of November, 2002; and

WHEREAS, the Last Will and Testament of Clarine Boyer was probated before the Register of Wills of Northampton County, Pennsylvania, on the 21st day of February, 2003; and

WHEREAS, Marvin L. Boyer, Jr., Marie Apgar, Ella Mendoza, Theresa

Snyder and Joseph R. Boyer, Sr. were appointed Administrators c.t.a. of the Estate of Clarine Boyer on the 21st day of February, 2003; and

WHEREAS, Victor Scomillio, by Order of Court dated the 22nd day of August, 2003 and signed by Senior Judge James C. Hogan was appointed, without bond, Administrator d.b.n.c.t.a. replacing the said Marvin L. Boyer, Jr., Marie Apgar, Ella Mendoza, Theresa Snyder and Joseph R. Boyer, Sr.

WHEREAS, the Last Will and Testament of Clarine Boyer devised the real estate to Ella Mendoza.

PRIOR DEED INFORMATION

TITLE TO SAID PREMISES IS VESTED IN Martin L. Boyer and Clarine Boyer, husband and wife, by Deed from Arthur C. Smith and Rose Marie Smith, husband and wife, dated 10/10/1977, recorded 11/21/1977, in Deed Book 574, page 707.

Premises being: 721 PHILADELPHIA ROAD, EASTON, PA 18042.

Tax Parcel No. M9NE2A-14-4.

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

SEIZED AND TAKEN into execution of the writ as the property of Donnell L. Snyder.

DANIEL G. SCHMIEG, ESQUIRE

No. 29

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2006-000500

ALL THOSE TWO (2) CERTAIN lots, tracts or pieces of land situated in the Township of Palmer, County of Northampton, and Commonwealth of Pennsylvania, designated on the Plan or Draft of 'Palmer Heights' Building Lots 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 37, as Lots Nos. 481 and 482 with improvements thereon erected known as 2618 Nazareth Road, bounded and described as follows, to wit:

SAID LOTS being located on the Southwest side of the Nazareth Pike as shown on said Plan, each lot containing a width in front on said Nazareth Pike of twenty (20) feet, or a total width of forty (40) feet, and extending of that width in depth Southwestwardly one hundred and twenty-five (125) feet to Lots Nos. 390 and 391 as shown on said Plan.

BOUNDED on the Northeast by the Nazareth Pike, on the Southeast by Lot No. 480 as shown on said Plan, on the Southwest by Lots Nos. 390 and 391, as shown on said Plan, and on the Northwest by Lot No. 483 as shown on said Plan.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP L8SE2; BLOCK 25; LOT 9.

TITLE TO SAID PREMISES IS VESTED IN Ronald Princeton by Deed from Paul S. Robinson and Gloria A. Robinson, his wife, dated 8/4/1997 and recorded 8/18/1997 in Volume 1997-1 Page 88258.

AND THE SAID Ronald Princeton being so seized thereof, in fee, departed this life on 7/29/2001 having first made his Last Will and Testament in writing bearing the date of 6/30/2001, duly proven and registered at Northampton County, PA, being Will # 1332 of 2001, wherein and whereby the said Testator did nominate, constitute and appoint Monica Princeton Executrix of his Estate to whom Letters Testamentary were duly granted by the Register of Wills of Northampton County, PA on 11/8/2001.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L8SE2-25-9.

BEING KNOWN AS 2618 Nazareth Road, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of the estate of Ronald Princeton, Monica Princeton, Executrix and Devisee of the estate of Ronald Princeton.

DANIEL G. SCHMIEG, ESQUIRE

No. 30

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-001424**

ALL THAT part or parcel of tract No. 2 of a certain messuage, tenement and tract of land situate in Moore Township, Northampton County, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone in the middle of a public road leading from Point Phillips to Danielsville thence South fifty-two degrees East six and eight-tenths perches to a stone, thence South twenty-three and one-half degrees East fourteen and six-tenths perches to a stone in the middle of said public road, thence South twenty-six and one-half degrees West fourteen and seven-tenths perches to a private lane, thence along lands of William Green South eighty-eight and one-half degrees West thirteen and eight-tenths perches to a stone, thence along land Herber I. Schafer North twelve and one-half degrees East twenty-seven and eight-tenths perches to a stone in the middle of said public road, the place of beginning.

CONTAINING two acres and fifteen perches be the same more or less.

Tax Parcel #G5-13-8.

TITLE TO SAID PREMISES IS VESTED IN Robert Imbody by Deed from Hannah J. McGinnis a/k/a Hannah K. McGinnis and Rebecca Ann Barrett a/k/a Rebecca K. Barrett, dated 7/22/2000 and recorded 7/24/2000 in Record Book Volume 2000-1, Page 093107.

BEING KNOWN AS 2793 Delps Road, Danielsville, Pennsylvania.

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 Robert Imbody.

MARTHA E. VON ROSENSTIEL,
ESQUIRE

No. 31
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-002245

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

BEGINNING at an iron pin on the east side of a private alley; thence in an easterly direction through the center of a two car garage and through the center of a double house 150 feet to a point and continuing in the same direction to the center of the public highway leading from Nazareth to Bethlehem; thence along the center of said highway North 30 degrees 30 minutes East 43 feet to a point; thence in a westerly direction through a stake and from said stake continuing in the same direction along other lands now or late of Arthur W. and Elaine S. Edelman

150 feet to an iron pin on the east side of the aforesaid private alley; thence South 30 degrees 30 minutes West along said private alley 43 feet to an iron pin, the place of Beginning.

BOUNDED on the west by a 16-foot private alley; on the north by lands now or late of Herbert and Hilda M. Gower; on the east by the aforesaid public road; and on the south by the southerly half of the garage and southerly half of the house.

TOGETHER with the right of ingress, egress and regress at all times and for all purposes with or without vehicles, to and from the land hereby conveyed, over and along a certain 16 foot private alley situate to the west of the property hereby conveyed and over and along a certain private roadway situate north of the north property line of land now or late of Clinton Kern, said property line being 18 inches north of an east-west line formed by passing through the center of a row of trees which are situate on the property now or late of Clinton Kern.

ALSO, UNDER AND SUBJECT to any covenants or restrictions appearing in the chain of title.

BEING KNOWN AS 729 NAZARETH PIKE.

IT BEING THE SAME PREMISES which Anthony G. Saslo, Jr. by his Deed dated July 15, 1995 and recorded July 24, 1995 in the Northampton County Office of the Recorder of Deeds in Record Book 1995-1, Page 65205, granted and conveyed unto Barbara S. Biggar Saslo.

IT ALSO BEING THE SAME PREMISES which Randy A. Nesfeder and Sharon A. Nesfeder, his wife,

by Deed dated July 29, 1991 and recorded August 2, 1991 in the Northampton County Office of the Recorder of Deeds in Deed Book 837, Page 526, granted and conveyed unto Anthony G. Saslo, Jr. and Barbara S. Biggar Saslo, Husband and Wife, and Myron J. Biggar and Nancy J. Biggar, Husband and Wife.

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Brian M. Collins and Heidi E. Collins, husband and wife, by Deed from Barbara S. Biggar Saslo, unmarried and Myron J. Biggar and Nancy J. Biggar, husband and wife, dated 6/20/97, recorded 6/23/97, in Deed Book 1997-1, page 65005.

PRIOR DEED INFORMATION

TITLE TO SAID PREMISES IS VESTED IN Barbara S. Biggar Saslo, by Deed from Anthony G. Saslo, Jr., dated 7/15/95, recorded 7/24/95, in Deed Book 1995-1, page 65205.

Premises being: 729 NAZARETH PIKE, NAZARETH, PA 18064.

Tax Parcel No. K7NE4-1-21A.

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

SEIZED AND TAKEN into execution of the writ as the property of Brian Mark Collins and Heidi Collins a/k/a Heidi L. Buss.

DANIEL G. SCHMIEG ESQUIRE

No. 32

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2006-004470

ALL THAT CERTAIN lot or piece of ground with single dwelling house thereon erected known as 134 South Sixth Street, situate on the east side of South Sixth Street, in

the City of Easton, County of Northampton and Commonwealth of Pennsylvania, containing in front on the east side of said South Sixth Street, 27 feet, more or less, and extending of that width in depth eastwardly, 110 feet, more or less, to Rose Street.

BOUNDED on the East by said Rose Street, on the South by property 136 South Sixth Street, on the West by said South Sixth Street, and on the North by property 132 South Sixth Street, now or late of Congregation of Children of Abram.

PARCEL #L9SE2D-3-13.

BEING THE SAME PREMISES which Maikis Kiriakatos and Anna Kiriakatos, his wife, by Deed dated September 29, 1978 and recorded October 2, 1978 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 588, Page 970, granted and conveyed unto James Sailor and Ruth Sailor, his wife. Ruth Sailor became the sole owner of the property by virtue of the death of James Sailor.

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

SEIZED AND TAKEN into execution of the writ as the property of Ruth Sailor a/k/a Ruth Ann Sailor and James Sailor, deceased.

GREGORY JAVARDIAN, ESQUIRE

No. 33

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2004-008576

ALL THAT CERTAIN lot or piece of land with the dwelling thereon erected, situate on the North side of Kleinhans Avenue (formerly Franklin Street) between Fourth and Cherry Streets, and known as No. 255 W. Kleinhans Avenue, in the

City of Easton, County of Northampton, and Commonwealth of Pennsylvania.

CONTAINING in front East and West on Kleinhans Avenue twenty-five (25) feet, and extending North of that Width one-hundred twelve (112) feet to Chestnut Alley.

BOUNDED on the North by said alley, on the East by land late of Adolph Leopold, on the South by said Kleinhans Avenue, and on the West by land of late Annie Dicker.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL ID# L9SE3D-18-9.

BETWEEN Richard G. Lippincott, Jr., single, by Deed dated 10/27/1999 and recorded 11/03/1999 in Record Book Volume 1999-1 Page 165062, granted and conveyed unto Milagros Ramirez, married.

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

SEIZED AND TAKEN into execution of the writ as the property of Milagros Ramirez.

LAUREN TABAS, ESQUIRE

No. 34

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION

CV-2006-004557

ALL THAT CERTAIN lot or piece of ground with the improvements erected thereon, known as 1018 Lehigh Street, situate on the South side of Lehigh Street, in the City of Easton, County and State aforesaid, containing in front on said Lehigh Street Twenty-two (22 feet) feet and extending of that width in depth southwardly One Hundred Seventeen (117 feet) feet Six (6 inches) inches to land late of Ellen E. Huber.

BOUNDED on the north by said Lehigh Street, on the East by lot

late of Levi Kunsman, on the South by land late of Ellen E. Huber, and on the West by lot late of Eugene Opitz.

BEING THE SAME PREMISES which Darryl L. Sorber and Nancy B. Sorber, his wife, by deed dated December 12, 1975, and recorded in the Office for the recording of Deeds in and for Northampton County in Deed Book Volume 532, page 146, granted and conveyed unto Bert T. Godshalk, single, and Pierina Kathryn Tomino, single, the said Bert T. Godshalk and Pierina Kathryn Tomino having since intermarried on August 26, 1976.

FURTHER BEING THE SAME premises which Bert T Godshalk, et ux, by Deed dated May 5, 1983, and recorded in Northampton County Records Granted unto David J. and Carole E. Lindstedt, husband and wife, their Heirs and Assigns.

BEING THE SAME PREMISES which David J. Lindstedt and Carole E. Lindstedt, his wife by deed dated December 31, 1996, and recorded in the office for the Recording of Deeds in and for Northampton County in Deed Book 1997-1, page 000464, granted and conveyed unto The Dennis Keith Group, Ltd., a Pennsylvania Corporation, Trustee of the 1018 Lehigh Street Land Trust, a PA land trust by agreement dated 12/6/1996.

VESTED BY: Warranty Deed, dated 2/27/2004, given by the Dennis Keith Group, Ltd., Pennsylvania Corporation, trustee of the 1018 Lehigh Street Land Trust, a Pennsylvania Land Trust by agreement dated 12/6/96 to Rickey Raisner, his heirs, successors, and assigns and recorded 4/20/2004 in Book 2004-1, Page 145658, Instrument # 2004025725.

Premises being: 1018 LEHIGH STREET, EASTON, PA 18042.

Tax Parcel No. L9SE1D-21-16-0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Rickey A. Raisner.

DANIEL G. SCHMIEG, ESQUIRE

**No. 35
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-008301**

ALL those premises situate on the South side of Steel Avenue, in the City of Bethlehem, County of Northampton, and Commonwealth of Pennsylvania, containing in front on said Steel Avenue 32.89 feet and extending southwardly of that width between parallel lines at right angles to said Steel Avenue 71.25 feet to the north line of lot numbered 51.

These premises are designated as Lot Numbered 54 on Map dated December 23, 1916, and entitled "Saucon Land & Improvement Co., South Bethlehem, Pa. U.S.A. Plan showing Company property and Houses between East Fourth Street and North Pennsylvania Railroad," being Plan L.-1-1/2 by C.E. Lehr, recorded in the Office for the Recording of Deeds in and for Northampton County, Pa. on March 15, 1917, in Map Book 6, page 45. These premises are also known as 1288 East Third Street, or 1288 Steel Avenue, Bethlehem, PA.

BEING THE SAME PREMISES which Harold Digiacomio, Louis Iovino and Scott Walker, by its deed dated July 9, 1997 and recorded in the Office of the Recorder of Deeds of Northampton County, in Deed

Book Volume 1997-1 page 75057, granted and conveyed unto Louis Iovino.

TITLE TO SAID PREMISES IS VESTED IN Robert Hewitt, by Deed from Louis Iovino, dated 09-02-97, recorded 09-15-97 in Deed Book 1997-1, page 100037.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: P7SW1A-1-9.

BEING KNOWN AS 1288 Steel Avenue, Bethlehem, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Robert Hewitt.

DANIEL G. SCHMIEG, ESQUIRE

**No. 36
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-000759**

TRACT NUMBER 1:

ALL THAT CERTAIN lot, tract or parcel of land and premises in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania, herein particularly described, being Lot No. 425, upon the Plan of Lots known and entitled thereon as "Jones Terrace, Palmer Township, Northampton County, Pennsylvania", laid out by A.D. Chidsey, Jr., Civil Engineer, Easton, Pa., bounded and described as follows, to wit:

BOUNDED on the North by Vermont Street, On the East by Lot Number 426, On the South by a 20 foot wide alley, and On the West by Lot Number 424.

CONTAINING in front on Vermont Street, 20 feet and extending of that width Southwardly 110 feet to the aforesaid 20 foot wide alley.

TRACT NUMBER 2:

ALL THOSE CERTAIN lots, tracts or parcels of land and premises,

hereinafter particularly described, situate, lying and being lots numbered 426, 427 and 428 upon the plan of lots known and entitled thereon as "Jones Terrace, Palmer Township, Northampton County, Pennsylvania", laid out by A.D. Chidsey, Jr., Civil Engineer, Easton, Pa., bounded and described as follows, to wit:

BOUNDED On the North by Vermont Street, On the East by Lot Number 429, On the South by a 20 foot wide alley; On the West by Lot Number 426.

CONTAINING in front on Vermont Street 60 feet, and extending in depth of that width Southerly 110 feet to the aforesaid 20 foot wide alley. The aforesaid map or plan of lots being entered and recorded in the Recorder's Office at Easton, Pa., in Map Book No. 8, Page 15.

PARCEL NUMBER: M8NE2-29-2.

BEING the same premises which Wayne A. Smith and Christine Smith, husband and wife by Indenture dated August 17, 1995 and recorded in the Office of the Recorder of Deeds in and for the County of Northampton in Record Book 1996-1 Page 005027, granted and conveyed unto Christine Smith.

Premises: 3020 Vermont Street, Easton, PA 18045, Northampton County, Pennsylvania.

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Krishna C. Mohr and Malika R. Mohr, Joint tenants with rights of survivorship, by Deed from Christine Smith, dated 1-15-98, recorded 1-22-98 in Deed Book 1998-1, page 7413.

**** WE ARE A LEGITIMATE 2ND MORTGAGE ****

THEREON BEING ERECTED a bi-level dwelling w/attached one-car

garage, wood and vinyl, siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Krishna C. Mohr.

DANIEL G. SCHMIEG, ESQUIRE

No. 37

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION

CV-2006-004945

ALL THAT CERTAIN tract, piece or parcel of land situate in the Fourteenth Ward, City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, as shown on plan entitled "Minor Subdivision of 1755 Madison Avenue", as prepared by Samuel F. Shireman, Registered Professional Engineer and Surveyor, dated February 14, 1996, last reviewed April 22, 1996, and recorded in the Office of the Recorder of Deeds of Northampton County at Easton, Pennsylvania, in Map Book 1996-5, Page 236 on July 24, 1996, more fully described as follows:

ALL THAT certain tract, piece or parcel of land, together with the buildings erected thereon, situate, lying and being in the Fourteenth Ward, City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, being 1755 Madison Avenue, bounded and described as follows:

BEGINNING at an iron pin in the westerly line of Madison Avenue, a city street sixty (60') feet in width, said iron pin being distant sixty (60') feet on a course bearing North one degree East (N. 1 degree E) from an iron pin marking the northwesterly intersection of the street lines of Madison Avenue and Gaines Street, a city street fifteen (15') in width; THENCE, along premises #1751 Madison Avenue North eighty-nine

degrees West (N 89 degrees W) one hundred forty (140') feet to an iron pin; THENCE, along the easterly line of Anderson Street, an alley twenty (20') feet in width North one degree East (N 1 degree E) thirty (30') feet to an iron pin; THENCE, along land of Jennie Pahootski South eighty-nine degrees East (S 89 degrees E) one hundred forty (140') feet to an iron pin; THENCE, along the westerly line of Madison Avenue South one degree West (S 1 degree W) thirty (30') feet to the place of beginning. Containing nine hundred sixty-four ten-thousandths (0.0964) of an acre of land.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: N6SE1B-3-3.

BEING KNOWN AS: 1755 Madison Avenue, Bethlehem, Pennsylvania.

PROPERTY ID NO.: N6SE1B-3-3.

TITLE TO SAID PREMISES IS VESTED IN Thomas E. Maholland, individually by Deed from Domenic Villani and Lisa C. Villani, husband and wife dated 9/29/05 recorded 10/5/05 in Deed Book 2005-1 Page 388318.

THEREON BEING ERECTED a two story single frame dwelling.

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

MARK J. UDREN, ESQUIRE

No. 38
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-003078

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the northerly side of Old Grade Road (T-627) in the Township of Bushkill, County of Northampton and State of Pennsylvania, as shown on a survey plan prepared

by Kenneth R. Hahn, PLS, Drawing No. 89-15/89-16 dated March 29, 1989, bounded and described as follows, to wit:

BEGINNING at a point, the centerline of Old Grade Road (T-627); thence extending along the easterly property line of land now or late of Randy I. Flyte and Cindy K. Laudenbach, 376 Old Grade Road, as recorded in Deed Book Volume 671, Page 634, North fourteen (14) degrees nine (9) minutes seventeen (17) seconds West seven hundred thirteen and seventy-five one-hundredths (713.75) feet to an iron pin (FD); thence extending along a southerly property line of the lands of the Commonwealth of Pennsylvania, State Game Lands No. 168, North seventy-nine (79) degrees thirty-five (35) minutes nineteen (19) seconds East two hundred thirty-three and twenty-two one-hundredths (233.22) feet to an iron pipe (FD); thence extending along the westerly property line of Randy Schultz and Betty Ann Schultz, as recorded in Deed Book Volume 728, Page 1029, South fifteen (15) degrees forty-three (43) minutes fifty-one (51) seconds East six hundred forty-eight and fifty one-hundredths (648.50) feet to a point in the centerline of Old Grade Road; thence extending along the centerline of Old Grade Road (T-627), South sixty-four (64) degrees thirty (30) minutes West two hundred fifty-five and fifty-five one-hundredths (255.55) feet to the place of beginning.

CONTAINING one hundred sixty-four thousand seven hundred fourteen and seven thousand eighty-nine ten-thousandths (164,714.7089) square feet, or three and seven thousand eight hundred thirteen ten-thousandths (3.7813) acres.

UNDER AND SUBJECT, nevertheless, to restrictions, easements, covenants, right-of-way lines and agreements as recorded in previous documents, deeds and plans.

IT BEING THE SAME PREMISES which Michael C. Dickinson and Laura A. Dickinson, by their Indenture bearing date the nineteenth day of May, A.D. 2003, for the consideration therein mentioned, granted and conveyed unto the said Michael C. Dickinson, and to his heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pennsylvania, in Record Book Volume 2003-1, Page 186568, etc., relation being thereunto had, more fully and at large appears.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP: F6, BLOCK: 1, LOT: 51.

Being known as 370 Old Grade Road, Wind Gap, Pennsylvania 18091.

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

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

ALFRED S. PIERCE, ESQUIRE

No. 39
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2001-005009

ALL THAT CERTAIN lot or piece of ground together with half-double dwelling erected thereon situate in Lower Nazareth Township, Northampton County, Pennsylvania, known as Lot No. 2 as shown on Subdivision Plan of Ernest Garren,

recorded in Northampton County Plan Book 56 page 2, bounded and described as follows, to wit:

BEGINNING at an iron pin in the westerly side of Pennsylvania Route Number 191, said pin also marking the southeast corner of land now or late of Raymond Shafer; thence along the westerly side of said Route 191 South 40 degrees 30 minutes 00 seconds West 19.90 feet to an iron pin; thence along land now or late of Gloria Lasso, running through and along the partition wall of a double dwelling North 49 degrees 30 minutes 00 seconds West 150.00 feet to an iron pin; thence along the easterly side of an alley North 40 degrees 30 minutes 00 seconds East 19.90 feet to an iron pin in concrete; thence along land now or late of Raymond Shafer, first above mentioned, South 49 degrees 30 minutes 00 seconds East 150.00 feet to the place of Beginning.

LESS AND EXCEPTING that portion of premises taken by the Commonwealth of Pennsylvania for highway purposes under date of April 30, 1957.

COUNTY TAX PARCEL #K7NE4-1-6.

BEING KNOWN AS 781 Nazareth Pike, Nazareth, Pennsylvania.

SEIZED AND TAKEN into execution of the writ as the property of Jeffrey R. Monek and Judith Monek.

PINA S. WERTZBERGER,
ESQUIRE

No. 40
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-001878

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration referred to below as "Holly Tamarack Court, a

Condominium" located in the Township of Forks, County of Northampton, Commonwealth of PA, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. S3101, et seq. by the recording in the Office for the Recording of Deeds in and for Northampton County of a Declaration dated 10/13/2003 and recorded 10/30/2003 in Record Book Volume 2003-1 page 456245, being and designated in such Declaration as Unit No. 2, as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 2.77%.

BEING Tax Map No. K9SW2-1-53-20.

BEING the same premises which SHCD, INC., A PENNSYLVANIA CORPORATION, by Indenture bearing date 3/29/2004 and recorded 5/26/2004 in the Office of the Recorder of Deeds, in and for the County of NORTHAMPTON in Deed Book Volume 2004-1 page 115768 etc., granted and conveyed unto JAMES J. PALMERI and CAROL M. PALMERI, HIS WIFE, in fee.

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN James K. Stano by Deed from James J. Palmeri and Carol M. Palmeri, his wife, dated 6/17/04, recorded 7/14/04, in Deed Book: 2004-1, Page: 271783.

Premises being: 2 TAMARACK COURT, EASTON, PA 18040.

Tax Parcel No. K9SW2-1-53-20.

THEREON BEING ERECTED a two story stone and stucco condominium w/two-car garage and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of James K. Stano.

DANIEL G. SCHMIEG, ESQUIRE

No. 41

**BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2006-002199**

ALL THAT CERTAIN lot, parcel, tract of land situated in the Borough of West Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron set for a corner in the Northerly sideline of Fourth Street, said corner being 156.49 feet as measured on a bearing of North 87 degrees, 35 minutes 33 seconds East from the intersection formed by Northerly sideline of Fourth Street with the Easterly sideline of Center Street, and running thence

(1) North 2 degrees 24 minutes 27 seconds West 120.00 feet to an iron set for a corner in the Southerly sideline of an Alley; thence

(2) Along said Southerly sideline, North 87 degrees 35 minutes 33 seconds East 50.00 feet to a crosscut set in concrete for a corner, thence

(3) Along line of lands of Arthur Parsons, South 2 degrees 24 minutes 27 seconds East 120.00 feet to a crosscut set in concrete in the aforementioned Northerly side line of Fourth Street, thence

(4) Along said Northerly sideline, South 87 degrees 35 minutes 33 seconds West 50.00 feet to the place of Beginning.

CONTAINING 0.138 Acres as Surveyed by George A. Sniffin, Land Surveyors, July 26, 1990.

Tax Parcel #M9NW2A-12-8C.

TITLE TO SAID PREMISES IS VESTED IN Steven F. Strauss, single by Deed from James S. and Joanne L. Tersigni dated 5/24/1991 and recorded 6/13/1991 in Deed Book Volume 832 Page 230.

BEING KNOWN AS 221 Fourth Street, West Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Steven F. Strauss a/k/a Steve Strauss.

DANIEL G. SCHMIEG, ESQUIRE

No. 42

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-004902**

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

BEGINNING at a point on the Northeasterly sideline of Canal Street (33 feet wide); said point being located North 12 degrees 17 minutes West 170.00 feet from the intersection of said sideline with the Northwesterly sideline of Stark Street (40 feet wide); thence extending along said sideline of Canal Street North 12 degrees 17 minutes West 30.00 feet to a point; thence extending North 77 degrees 43 minutes East 120.00 feet to a point on the southwesterly sideline of a Paper Alley (20 feet wide); thence extending along said sideline South 12 degrees 17 minutes East 30.00 feet to a point in line of Lot #2; thence extending along said lot South 77 degrees 43 minutes West 120.00 feet to the point and place of beginning.

CONTAINING 3,600 square feet of land more or less.

BEING KNOWN AS 1649 D Canal Street, Northampton, Northampton County, Pennsylvania.

Northampton County Tax Parcel M4NW1B 4 5D.

BEING THE SAME PREMISES which Joseph M. Lathrop and Pamela A. Bradley, now by marriage Pamela A. Lathrop, husband and wife, by Deed dated April 22, 1993, and recorded April 26, 1993, in Deed Book Volume 893, page 620, granted and conveyed unto Harold J. Gooch and Rosemarie Gooch, husband and wife, Grantors herein.

PARCEL IDENTIFICATION NO: M4NW1B-4-5D.

Premises: 1649 D Canal Street, Northampton, PA 18067, Northampton Borough, Northampton County, Pennsylvania.

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Steven C. Bear and Laura B. Bear, husband and wife, by Deed from Harold J. Gooch and Rosemarie Gooch, husband and wife, dated 05/31/2001, recorded 06/01/2001, in Deed Book 2001-1, page 97277.

THEREON BEING ERECTED a two story townhouse with brick and vinyl siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Steven C. Bear and Laura B. Bear.

DANIEL G. SCHMIEG, ESQUIRE

No. 43

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-004667**

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

BEGINNING at a point in the Southeasterly edge of the 60 feet radius cul-de-sac terminating Orvilles Road, said point also marking the Northerlymost corner of Lot 'C' as shown on the subdivision plan

entitled 'Final Major Subdivision Plan of lands of Shirley J. Clause and Robert Clause' said subdivision plan being recorded as referenced below, thence (1) along said cul-de-sac along a curve to the left having a radius of 60 feet a central angle of 85 degrees 49 minutes 11 seconds and an arc length or 89.87 feet to a point marking a corner in common with land now or formerly of Robert Frankenfield; thence (2) along said land of Frankenfield North 33 degrees 53 minutes 26 seconds East 196.58 feet to a point marking a corner in common with said land now or formerly of Frankenfield and a point in line of Lot 'E' thence (3) along said Lot 'E' South 23 degrees 51 minutes 49 seconds East 418.75 feet to a point marking a corner in common with said Lot 'E'; thence (4) along same South 64 degrees 8 minutes 57 seconds West 8.79 feet to a point marking a corner in common with Lot 'C' (now or formerly of Robert Clause) and also marking a point in line of said Lot 'E'; thence (5) along said Lot 'C' (now or formerly of Robert Clause) of which this was formerly a part North 60 degrees 17 minutes 23 seconds West 290.67 feet to the place of beginning.

BEING Tax Parcel No. G7-3-5J-1.

BEING the same premises which Shirley Clause, by Indenture dated 12/6/1996 and recorded 12/11/1996 in the Office of the Recorder of Deeds in and for the County of Northampton in Deed Book Volume 1996-1 page 129591, granted and conveyed unto Frank A. Clause, Jr. and Phyllis M. Clause, husband and wife, in fee.

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN James P. Matheson and

Maria Matheson, husband and wife, by Deed from Frank A. Clause, Jr. and Phyllis M. Clause, husband and wife, dated 08/31/2005, recorded 09/12/2005, in Deed Book 2005-1, page 352089.

PRIOR DEED INFORMATION

TITLE TO SAID PREMISES IS VESTED IN Frank A. Clause, Jr. and Phyllis M. Clause, husband and wife, by Deed from Shirley Clause, dated 12/06/1996, recorded 12/11/1996, in Deed Book 1996-1, page 129591.

Premises being: 165 ORVILLE ROAD, WIND GAP, PA 18091.

Tax Parcel No. G7-3-5J-1.

SEIZED AND TAKEN into execution of the writ as the property of James P. Matheson and Maria L. Matheson a/k/a Maria L. Multari.

DANIEL G. SCHMIEG, ESQUIRE

No. 44

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

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

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

degrees 00 minutes 00 seconds East 89.83 feet to an iron pin; thence along the westerly line of Lot 29 South 03 degrees 00 minutes 00 seconds East 114.09 feet to an iron pin in the northerly right of way line of Carter Road; thence along the northerly right of way line of Carter Road South 87 degrees 00 minutes 00 seconds West 89.83 feet to an iron pin the place of beginning.

BEING Parcel Number M7SE4-38-12.

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

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

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

BARBARA A. FEIN, ESQUIRE

No. 45

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-004721**

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the West side of Fernwood Street, in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, as shown on a plan prepared by Kenneth R. Hahn R.S. drawing No. 79-192, dated May 30, 1979, bounded and described as follows:

BEGINNING at a point on the West right of way line of Fernwood Street, (40 feet wide) said point being located 20.00 feet South of the South right of way line of Tremont Street; thence, along the West right

of way line of Fernwood Street, South 0 degrees 36 minutes West, 20.00 feet to a point; thence, along the premise of house No. 929 Fernwood Street, North 89 degrees 24 minutes West, 98.00 feet to a point on the East side of Sterling Street (16 feet wide); thence, along the East side of Sterling Street, North 0 degrees 36 minutes East, 20.00 feet to a point; thence, along the premises of House No. 933 Fernwood Street, passing partly in and through a party wall, South 89 degrees 24 minutes East, 98.00 feet to a point on the west right of way line of Fernwood Street, the place of Beginning.

CONTAINING 1,960 square feet.

BEING KNOWN AS 931 Fernwood Street, Bethlehem, Pennsylvania 18018.

TAX PARCEL #N6SE3D 35-2.

BEING the same premises which Valley Housing Development Corporation, by their deed dated January 17, 1997 and recorded January 20, 1997 in the office of the NORTHAMPTON County Recorder of Deeds in Deed Book Volume 1997-1 Page 5703 granted and conveyed to Royal K. Smith.

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

SEIZED AND TAKEN into execution of the writ as the property of Royal K. Smith.

LORI A. GIBSON, ESQUIRE

No. 46

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-007954**

ALL THAT CERTAIN message and tenement, tract, piece or parcel of land, situated in the Second Ward of Bangor, in the County of Northampton and State of Pennsyl-

vania, bounded and described as follows, to wit:

BEGINNING at a point in South Main Street, corner of land now conveyed to Florence R. Hartzell and Abraham Hartzell, thence along said South Main Street North five and one-half degrees West Thirty feet, more or less, to a corner of land now or late of Judson Labar; thence along said Labar's land, South eighty-four and one-half degrees West one hundred and twenty feet, to a stone in an alley or street; thence along said alley or street, South five and one-half degrees East thirty feet, more or less, in line of land now or late of Florence R. Hartzell and Abraham Hartzell; thence in and along said Hartzell's land, North eighty-four and one-half degrees East one hundred twenty feet to a point in said South Main Street, the place of BEGINNING.

CONTAINING thirty feet, more or less, in front on South Main Street and being one hundred twenty feet in depth. BEING PARCEL No. E9NE3D-3-9.

BEING THE SAME PREMISES which Andrew M. Cuomo, The Secretary of Housing and Urban Development by Deed dated April 24, 2000 and recorded May 4, 2000 in the Office of the Recorder of Deeds of Northampton County in Deed Book Volume 2000-1 at page 53567, granted and conveyed unto Timothy Beams.

Being Parcel # E9NE3D-3-9.

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Randolph Gerringier, single man, by Deed from Timothy Beams, dated 10-3-00, recorded 10-13-00 in Deed Book 2000-1, page 135398.

PRIOR DEED INFORMATION

TITLE TO SAID PREMISES IS VESTED IN Timothy Beams, by Deed from, Andrew M. Cuomo, the Secretary of Housing and Urban Development dated 4-24-00, recorded 5-4-00 in Deed Book 2000-1, page 53567.

Premises being: 652 SOUTH MAIN STREET, BANGOR, PA 18013.

Tax Parcel No. E9NE3D-3-9.

THEREON BEING ERECTED a two story, single dwelling with aluminum siding exterior.

SEIZED AND TAKEN into execution of the writ as the property of Randolph Gerringier.

DANIEL G. SCHMIEG, ESQUIRE

No. 47

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-007557**

ALL THAT CERTAIN lot or piece of ground with improvements thereon situate in the Township of East Allen, County of Northampton and Commonwealth of Pennsylvania, designated as Lot No. 14 Block E, Monocacy Drive, Colony Farms, according to Plan or Map entitled "East Allen Manor, Section III," prepared by Samuel F. Shireman, P.E. dated January 15, 1968 and recorded March 21, 1968 in Plan Book 24, page 5, Northampton County records, bounded and described as follows:

BEGINNING at a point in the northerly property line of Monocacy Drive (50 feet right of way), said point also being the southwesterly corner of this tract; thence North 9 degrees 24 minutes 25 seconds East along the line dividing lots #14 and #15 (172.59 feet) to a point; thence South 80 degrees 35 minutes 35 seconds East along the line

dividing lots #14 and #7 (100.00 feet) to a point; thence South 9 degrees 24 minutes 25 seconds West along the line dividing lots #14 and #13 (172.59 feet) to a point; thence North 80 degrees 35 minutes 35 seconds West along the northerly property line of Monocacy Drive and lot #14 (100.00 feet) to a point; the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Timothy C. Manuel, a single person, Hope-Katie Manuel, a single person, and Paula Nardini, joint tenants with the right of survivorship by Deed from Adel F. Bastawros and Samira M. Bastawros, husband and wife, dated 4-18-03, recorded 1-9-04 in Deed Book 2004-1, page 10797.

Premises being: 5496 MONOCACY DRIVE, BETHLEHEM, PA 18017.

Tax Parcel No. M5NW2-7-14-0508.

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

SEIZED AND TAKEN into execution of the writ as the property of Timothy C. Manuel, Hope-Katie Manuel and Paula Nardini.

DANIEL G. SCHMIEG, ESQUIRE

No. 48
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-005123

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

BEGINNING at a point on the south side of North Street, distant one hundred thirty (130) feet, more or less, from the southwest corner

of Elm and North Streets, said point being an imaginary extension line from the middle of a partition wall between the house herein conveyed and the house immediately adjoining the within described premises to the east; thence in and along the south side of said North Street, westwardly, a distance of twenty (20) feet, more or less, to a point in line of lands now or late of C.T. Bender; thence southwardly in and along the same, and at right angles to said North Street, a distance of one hundred eighty-six (186) feet to a point in the north line of Raspberry Street; thence eastwardly in and along the said north line of Raspberry Street, a distance of twenty (20) feet, more or less, to a point in line of other lands now or late of Kenneth O. Schoch, Jr. and Ruth A. Schoch, husband and wife; thence northwardly in and along the same, and through the middle of the aforesaid partition wall, a distance of one hundred eighty-six (186) feet to a point in the south side of North Street, the place of beginning.

BOUNDED on the north by North Street, on the south by Raspberry Street, on the west by property now or late of C.T. Bender and on the east by property now or late of Kenneth O. Schoch, Jr. and Ruth A. Schoch, husband and wife.

BEING premises commonly known and numbered as No. 436 East North Street according to the present system of numbering used in the said City of Bethlehem.

BEING THE SAME PREMISES which Kenneth O. Schoch, Jr. and Ruth A. Schoch, husband and wife, by their Deed dated October 15, 1981 and recorded in the Office of the Recorder of Deeds of Northampton County, Pennsylvania, on Octo-

ber 15, 1981, in Deed Book Volume 631 Page 1020, granted and conveyed unto the late Frederic E. Sawyer and Anna G. Sawyer, his wife, Grantor herein.

TITLE TO SAID PREMISES IS VESTED IN Timothy C. Mullin, a married man, taking title in his name alone, by Deed from Anna G. Sawyer, a widow, dated 2-28-95, recorded 3-14-95 in Deed Book 1995-1, page 020824.

Premises being: 436 EAST NORTH STREET, BETHLEHEM, PA 18018.

Tax Parcel No. P6NE2A-27-2-0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Timothy C. Mullin.

DANIEL G. SCHMIEG, ESQUIRE

No. 49

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-003232**

ALL THAT CERTAIN message or tenement and tract of land, situate in the City of Easton, County of Northampton and State of Pennsylvania, known as 1109 Washington Street, bounded and described as follows, to wit:

BEGINNING on the north side of Washington Street at a distance of one hundred and thirty-two feet east from the east side of Elder Alley, thence extending along said Washington Street eastwardly twenty-three feet to a corner of lots, now or late of Edward Pittenger, and extending of the same width northwardly one hundred and twelve feet, more or less, to a ten foot wide private alley. Bounded on the south

by Washington Street, east by property, now or late, of Edward Pittenger, west by property, now or late, of Mary Lippencott and on the north by said private alley.

IT BEING THE SAME PREMISES which Salvatore Baviera and Rosalie Baviera, his wife, did by Indenture dated the 24th day of January, 1979 and recorded in the Office for the Recording of Deeds in and for Northampton County at Easton, Pennsylvania in Deed Book Volume 594, at Page 377, grant and convey unto Salvatore Baviera and Rosalie Baviera, his wife, and Luigi Baviera, their son, all being joint tenants with right of survivorship and not as tenants in common.

Carmelo Baviera is a son of Salvatore Baviera and Rosalie Baviera, his wife, and a brother to Luigi Baviera. Consequently, the conveyance is exempt from transfer taxes.

BEING the same premises which Salvatore Baviera and Rosalie Baviera by deed dated 07/26/1989 and recorded 07/26/1989 in Northampton County in book 776 on page 10 then granted and conveyed to Carmelo Baviera.

Parcel ID No.: L9SE1D-20-15.

THEREON BEING ERECTED a three story one-half of a double dwelling with aluminum siding exterior.

SEIZED AND TAKEN into execution of the writ as the property of Carmelo Baviera and The United States of America IRS.

RICHARD M. SQUIRE, ESQUIRE

No. 50

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-003233**

ALL THAT CERTAIN message, tenement and lot or piece of ground on Oberly Terrace in the city of

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

BEGINNING at a point in the Northeast line of William Street distant one-hundred sixty (160) feet Northwest from the North corner of William and Aaron Street; thence extending along the Northeast line of William Street Northwestwardly a distance of twenty (20) feet and of that same width and between parallel lines at right angles to William Street Northeastwardly then in and through the middle of a party or partition wall between this known as No. 637 William Street and the property adjoining it on the North, known as No. 635 William Street a distance of one-hundred (100) feet to a fifteen (15) feet wide alley.

BOUNDED on the Northwest by a fifteen (15) feet wide alley, on the Southeast by Lot No. 150, on the Southwest by William Street and on the Northwest by Lot No. 158, BEING Lot No. one-hundred fifty-nine (159), according to the plan of "Oberly Terrace" as laid out by Foering and Meller and surveyed by R.E. Neumeyer, C.E. and plotted by W.R. Schnabel, C.E., said map or plan being entered for record in the Recorder's Office for Northampton County in Map Book 7, at Page 23.

PARCEL NO. P7SW1A 157 0204.

Being the same premise which Haitham Zaiter by deed dated 8/20/04 recorded 8/25/04 in Northampton County in book 20041 page 334513 then granted and conveyed to Richard O. Rivera, in fee.

BEING KNOWN AS 637 William Street, Bethlehem, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Richard O. Rivera.

RICHARD M. SQUIRE, ESQUIRE

**No. 51
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-003205**

ALL THAT CERTAIN tract of land known as Lot #48, situate in Block 3 of Eastgate Townhomes, Borough of Freemansburg, Northampton County, Pennsylvania, as shown on a plan titled "Development Plan-Final, Eastgate Townhomes, Borough of Freemansburg, Northampton County, Pennsylvania", dated August 30, 1988, last revised March 13, 1989, Plan # P-2940-1, Sheet #1 of 8, as prepared by F & M Associates, Inc., Consulting Civil Engineers, Allentown, Pennsylvania, and recorded on June 9, 1989, in Plan Book 89 Page 206, et seq. of the Recorder of Deeds Office of Northampton County, at Easton, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly property line of Court Cove (50.00 feet wide), said point of beginning being located the two following courses and distances from the intersection of the easterly property line of Ramblewood Lane (50.00 feet wide) extended, with the southerly property line of said Court Cove extended, N 89° 31' 05" E 117.40 feet and N 87° 40' 53" E 42.60 feet; THENCE

1. From the said point of beginning and along the said southerly property line of Court Cove, N 87° 40' 53" E 50.80 feet to a point; THENCE

2. Along Lot #47 of Block #3, Eastgate Townhomes, S 02° 19' 07" E 125.42 feet to a point; THENCE

3. Along land now or late of the Bethlehem Development Corporation, known as Bethlehem Townhouse Apartments, S 87° 40' 53" N 50.00 feet to a point; THENCE

4. Along Lot #49 of Block 3, Eastgate Townhomes, N 02° 19' 07"

W 125.42 feet to the point or place of beginning.

CONTAINING 6,271 SQUARE FEET.

SUBJECT TO ALL EXISTING AND PROPOSED DRAINAGE AND UTILITY EASEMENTS.

BEING KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL NUMBER N72 13 0212.

BEING KNOWN AS: 810 COVE COURT, BETHLEHEM, PA 18017.

PROPERTY ID NO.: N7-2-13.

TITLE TO SAID PREMISES IS VESTED IN Louis M. Sinwell and Diana M. Sinwell, husband and wife as joint tenants by the entireties by deed from Kelvin A. Dixon and Debra Y. Sgeuin as joint tenants with the right of survivorship dated 10/24/03 recorded 11/14/03 in Deed Book 2003-1 Page 477328.

SEIZED AND TAKEN into execution of the writ as the property of Louis M. Sinwell and Diana M. Sinwell.

MARK J. UDREN, ESQUIRE

**No. 52
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-000721**

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

BEGINNING at a point on the West side of Northampton Street and land of now or late Warren Reagle, thence along lands of Warren Reagle, Jerry Hoagland and Paul Stenlake South eighty six and one quarter degrees West one hundred fifty seven feet to a point on the East side of a fifteen foot wide alley; thence along the same North fourteen and one quarter degrees West fifteen and fifteen one hundredths feet to a point and land about to be conveyed to James Swan; thence

along the same and through the center of a partition wall between a double frame dwelling of which this conveyance is a part North eighty six and one quarter degrees East one hundred sixty and five tenth feet to a point in the West side of the aforesaid Northampton Street; thence along the same South three degrees fifty six minutes East fifteen and fifteen one hundredths feet to the place of beginning.

BEING known as Northampton County Uniform Parcel Identifier Number E9NE3A 11 8.

TAX PARCEL ID#E9NE3A-11-8.

TITLE TO SAID PREMISES IS VESTED IN James W. Shiner and Judi A. Shiner, husband and wife by Deed from Sharon L. Yetter n/b/m Sharon L. Pinter dated 3/1/2001 and recorded 3/22/2001 in Volume 2001-1, Page 43832.

BEING KNOWN AS 430 South Northampton Street, Bangor, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of James W. Shiner and Judy A. Shiner.

MARTHA E. VON ROSENSTIEL,
ESQUIRE

A Schedule of Distribution will be filed by the Sheriff thirty days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days from the date of filing the Schedule of Distribution.

JEFFREY K. HAWBECKER
Sheriff
Northampton County,
Pennsylvania

CHRISTOPHER T. SPADONI
ESQUIRE

Solicitor to the Sheriff

Oct. 19, 26; Nov. 2

Lawyers Concerned For Lawyers Lawyers' Only Recovery Meetings

Alcohol, Other Drugs and Gambling

- **Doylestown** 2nd and 4th Tuesday of Month
- **Drexel Hill** Every Wednesday
- **Harrisburg** 1st Wednesday of Month
- **Norristown** 1st Thursday of Month
- **Philadelphia** Every Tuesday
- **Pittsburgh** Every Thursday
- **Reading** 3rd Monday of Month
- **Scranton** Every Thursday
- **State College** 2nd Tuesday of Month
- **Washington** Every Tuesday
- **West Chester** Every Thursday

These are "closed meetings" - that is, only lawyers recovering from or trying to recover from alcohol, other drug or gambling problems may attend.

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The following are professionally facilitated meetings:

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**RICHARD KOTCH and DOROTHY KOTCH, his wife,
Plaintiffs v. SCOTTSDALE INSURANCE COMPANY,
GARY RHIEL, Individually and doing business as
RHIEL RECREATIONAL, Defendants**

Commercial General Liability Insurance Policy.

In August of 2000, Plaintiffs entered into an agreement with Defendant Rhiel for the construction and installation of a pool and related appurtenances at their residence. Defendant Rhiel failed to perform his contractual obligations and Plaintiffs filed a complaint against him. Thereafter, Defendant Rhiel petitioned for relief under the Bankruptcy Code and the parties entered into a stipulation that provided that any recovery Plaintiffs might obtain would be satisfied by insurance proceeds. However, Defendant Rhiel's insurer, Defendant Scottsdale, disputed whether it was obligated to cover certain items of damage claimed by Plaintiffs. Plaintiffs then filed a declaratory judgment action against Defendant Scottsdale to determine whether it had a duty to indemnify Defendant Rhiel for the damages claimed. Defendant Scottsdale then filed the instant motion, arguing that it had no duty to indemnify Defendant Rhiel for any damages Plaintiffs might recover for negligence. The Court denied the motion. It found that Defendant Scottsdale was incorrect in asserting that negligence can never constitute an "occurrence" within the meaning of a Commercial General Liability Insurance Policy under Pennsylvania law. The Court further found that Plaintiffs had averred that an "occurrence" took place.

In the Court of Common Pleas of Northampton County, Pennsylvania, Civil Division—Law, No. C-48-CV-2004-3316.

Order of Court denying Defendant Scottsdale's Motion for Partial Summary Judgment.

ANTHONY MARTINO, ESQUIRE, for Plaintiffs.

G. CHRISTOPHER PARRISH, ESQUIRE and STEPHEN W. ZAKOS, ESQUIRE, for Defendant Scottsdale.

Order of Court entered May 5, 2005 by GIORDANO, J.

OPINION

This matter is before the Court on Defendant Scottsdale's Motion for Partial Summary Judgment.

I. FACTS AND PROCEDURAL HISTORY

In August of 2000, Plaintiffs, Richard and Dorothy Kotch, entered into an agreement with Defendant, Gary Rhiel, for the construction and installation of a pool and related appurtenances at their residence. Defendant Rhiel however, did not perform his contractual obligations and on May 7, 2004, Plaintiffs filed a complaint against him setting forth the following averments:

14. As a result of the Defendant's breach, the Plaintiffs' swimming pool is not properly installed and the yard area at their property is almost totally destroyed.

15. The existing condition of the property has resulted in improper drainage patterns adversely affecting the Plaintiffs' use and enjoyment of their property and has caused water to drain in and around the residential structure.

16. Additionally, the failure to properly install the swimming pool, the walks around the pool and the retaining walls and other appurtenances has created a dangerous condition exists [sic] on the Plaintiffs [sic] property which poses a risk of injury to the Plaintiffs and others on the property.

...

21. The Defendant failed to use ordinary care in the performance of his [contractual] obligations

22. The Defendant's negligence was the proximate cause of damages to the Plaintiffs.

23. The Plaintiffs' damages were foreseeable.

Pls.' Compl. pp. 4-6. Plaintiffs asserted claims for breach of contract and negligence against Defendant Rhiel.

After Plaintiffs filed their suit, Defendant Rhiel petitioned for relief under the Bankruptcy Code. The parties then reached a stipulation which provided, *inter alia*, that any arbitration award or judgment of settlement in favor of Plaintiffs and against Defendant Rhiel as a result of Plaintiffs' action would be satisfied by insurance proceeds rather than any assets owned by Defendant Rhiel. Thereafter, Plaintiffs became aware that Defendant Rhiel's insurance carrier, Scottsdale Insurance Company, was disputing whether the policy between it and Defendant Rhiel provided coverage for some of the items of damage claimed by Plaintiffs. Accordingly, on May 7, 2004, Plaintiffs filed this declaratory judgment action against Defendant Scottsdale to determine whether Defendant Scottsdale has a duty to indemnify Defendant Rhiel for the damages claimed by Plaintiffs. Defendant Scottsdale responded by filing the instant motion for partial summary judgment, arguing that it has no duty to indemnify Defendant Rhiel for any damages Plaintiffs might recover against Defendant Rhiel for negligence, including any diminution of value of Plaintiffs' property as a result of Defendant Rhiel's negligence. Said motion is now ready for disposition.

II. SUMMARY JUDGMENT

Summary judgment is properly granted when there exists no genuine issue as to any material fact and the moving party is entitled to judgment as a matter of law. *See* Pa. R.C.P. 1035.2. *See also, O'Brien Energy Systems, Inc. v. American Employers' Insurance Company*, 427 Pa. Super. 456, 461, 629 A.2d 957, 960 (1993). Summary judgment is appropriate only in those cases which are "clear and free from doubt . . ." *Lyman v. Boonin*, 535 Pa. 397, 404, 635 A.2d 1029, 1032 (1993). The record must be viewed "in the light most

favorable to the non-moving party, and all doubts as to the existence of a genuine issue of material fact must be resolved against the moving party.” *Ertel v. Patriot-News Company*, 544 Pa. 93, 98, 674 A.2d 1038, 1041 (1996).

III. DISCUSSION

In determining whether the insurer has a duty to defend and/or indemnify its insured, a court must look to the complaint in the underlying action brought against the insured. *General Accident Insurance Company of America v. Allen*, 547 Pa. 693, 704, 692 A.2d 1089, 1095 (1997). “[T]he factual allegations of the underlying complaint ... are to be taken as true and liberally construed in favor of the insured.” *Frog, Switch & Mfg. Co. v. Travelers Ins. Co.*, 193 F.3d 742, 746 (3d Cir. 1999). “If the complaint against the insured avers facts that would support a recovery covered by the policy, then coverage is triggered and the insurer has a duty to defend until such time that the claim is confined to a recovery that the policy does not cover. The duty to defend also carries with it a conditional obligation to indemnify in the event the insured is held liable for a claim covered by the policy.” *Allen*, supra at 706, 692 A.2d at 1095.

When interpreting an insurance contract, the court’s goal is “to ascertain the intent of the parties as manifested by the language of the written instrument.” *Standard Venetian Blind Co. v. American Empire Insurance Co.*, 503 Pa. 300, 305, 469 A.2d 563, 566 (1983). If “the language of the contract is clear and unambiguous, a court is required to give effect to that language.” *Id.* However, “[w]here a provision of a policy is ambiguous, the policy provision is to be construed in favor of the insured and against the insurer, the drafter of the agreement.” *Id.* “Courts should read policy provisions to avoid ambiguities, if possible, and not torture language to create them.” *State Farm Fire & Casualty Company v. MacDonald*, 850 A.2d 707, 711 (Pa. Super. 2004). “Contractual language is ambiguous ‘if it is reasonably susceptible of different constructions and capable of being understood in more than one sense.’” *Madison Construction Company v. Harleysville Mutual Insurance Company*, 557 Pa. 595, 735 A.2d 100, 106 (1999).

A. “Occurrence”

The policy in question states: “We will pay those sums that the insured becomes legally obligated to pay as damages because of ... ‘property damage’ to which this insurance applies.” Ins. Policy §1.1.a. The policy further states: “This insurance applies to ... ‘property damage’ only if ... [t]he ... ‘property damage’ is caused by an ‘occurrence’” Ins. Policy §1.1.b(1). The Policy defines the term “occurrence” as “an accident, including continuous or repeated exposure to substantially the same general harmful conditions.” Ins. Policy §5.13.

In this case, Defendant Scottsdale argues that the underlying claims brought by Plaintiffs against Defendant Rhiel were for negligence and that, under *Gene & Harvey Builders, Inc. v. Pennsylvania Manufacturers' Association Insurance Company*, 512 Pa. 420, 517 A.2d 910 (1986) and *Solcar Equipment Leasing Corp. v. Pennsylvania Manufacturers' Association Insurance Company*, 414 Pa. Super. 110, 606 A.2d 522 (1992), such claims can never constitute an "occurrence" under a policy such as the one issued by it. In support of this argument, Defendant Scottsdale relies primarily on a passage from *Solcar* where the Superior Court, interpreting the Supreme Court's decision in *Harvey Builders*, stated that "the Supreme Court held that an occurrence does not encompass negligence." See *Solcar*, supra at 121, 606 A.2d at 527 (citing *Harvey Builders*). Notwithstanding this passage, we disagree with Defendant Scottsdale and find that negligence can constitute an occurrence under policies such as the one at issue here.

In *Harvey Builders*, the underlying complaint against the insured alleged that he "performed negligently and in an unworkmanlike fashion, that he concealed the presence of sinkholes and filled them under cover of darkness, and that he misrepresented the condition of the premises to the buyer-homeowners." *Harvey Builders*, supra at 426-27, 517 A.2d at 913. The Supreme Court found that the policy did not provide coverage for such claims. *Id.* at 427, 517 A.2d at 913. The Court found that "[t]he alleged intentional concealing of the condition of the land or the alleged intentional misrepresentation are not 'occurrences' under the policy, for an intentional act is not an accident (and only accidents are covered)." *Id.* It also found that "[t]he alleged negligence is also excluded from coverage because it clearly falls under both exclusions (n) and (o)" of the policy. *Id.* These findings in no way suggests that negligence can never constitute an occurrence. Instead, the opinion clearly states that intentional acts can never constitute an occurrence. Coverage was denied on the negligence claims at issue in that case because of exclusions within the policy, not because they did not constitute occurrences.

After a closer examination of the Superior Court's decision in *Solcar*, we do not believe our reading of *Harvey Builders* to be inconsistent with that of the Superior Court. While we concede that the Superior Court did state that an occurrence does not encompass negligence, see *Solcar*, supra at 121, 606 A.2d at 527, we do not believe it was the Superior Court's intent to suggest that negligence can never constitute an occurrence. Indeed, such a suggestion would be inconsistent with other portions of the Court's opinion. For example, immediately after stating that an occurrence does not encompass negligence, the Court indicated that in *Harvey Builders*, the "claims were excluded from coverage because they were not occurrences, or fell under policy exclusions." *Id.* at 121, 606 A.2d at 528 (emphasis added). If the Superior Court was of the opinion that negligence can never

constitute an occurrence, there would have been no need to include the emphasized language above. Likewise, earlier in its opinion, the Court stated that “[i]f ... the averments [in the underlying complaint against the insured] contain *nothing more* than allegations of negligence, *which do not also* allege an ‘occurrence,’ then [the trial court’s finding that there was no coverage] was proper.” *Id.* at 119, 606 A.2d at 527 (emphasis added). The clear import of this statement is that allegations of negligence can also allege an occurrence, and indeed must do so, in order to provide a basis for coverage. We thus conclude that Defendant Scottsdale is incorrect in asserting that, under Pennsylvania law, negligence can never constitute an occurrence.

Defendant Scottsdale also argues that it need not provide coverage because, as in *Solcar*, Plaintiffs have not averred that an occurrence took place. We again disagree. In *Solcar*, the insured was a subcontractor whose job was to pour concrete for the construction of homes. *Id.* at 113, 606 A.2d at 523. After the construction was completed, the homeowners filed suit against the subcontractor. They averred that the subcontractor was negligent in constructing the homes with undersized footings, preparing the concrete foundations for the homes improperly, failing to use reinforcing rods in the concrete walls of the homes and failing to adequately waterproof the homes. *Id.* at 115, 606 A.2d at 524-25. The Court denied coverage, stating:

Appellants erroneously contend that Solcar’s substandard performance, which contributed to massive property damage in the Regency Hill homes, makes this claim a covered one. We are not shocked that Solcar’s slipshod construction work caused the homes to be of little value. However, this was not an accident or occurrence, a prerequisite under the insurance contract for reimbursement. Solcar was negligent and nothing more. The insurance contract at issue is not a performance bond or any type of construction malpractice insurance.

Id. at 120-21, 606 A.2d at 527.

The instant case is distinguishable from *Solcar*. In *Solcar*, while the insured’s actions were negligent in that it did not construct the homes with the degree of prudence required, there was nothing accidental or unexpected about the consequence of its failure to do so. The end result was simply that the value of the homes had been lowered. In our case, however, Plaintiffs suffered damage beyond the mere improper installation of their pool. The harm they are primarily concerned with is the damage to the surrounding areas of their property. Plaintiffs argue that the pool was placed in an improper location and that this error has interfered with the drainage patterns and sewer line on their property. Under these facts, we disagree with Defendant Scottsdale that Plaintiffs have failed to aver that an occurrence took place.

B. Policy Exclusion

Defendant Scottsdale also argues that coverage need not be provided because of an exclusion within the policy.¹ In its motion, Defendant Scottsdale quotes section B.3.c(2) of a document within the policy titled “Causes of Loss—Special Form.” This section reads:

We will not pay for loss or damage caused by or resulting from any of the following, 3.a. through 3.c. But if an excluded cause of loss that is listed in 3.a. through 3.c. results in a Covered Cause of Loss, we will pay for the loss or damage caused by that Covered Cause of Loss.

...

c. Faulty, inadequate or defective:

...

(2) Design, specifications, workmanship, repair, construction, renovation, remodeling, grading, compaction;

...

of part or all of any property on or off the described premises.

Ins. Policy §B.3.c(2).

On May 4, 2005, this Court heard oral argument from both parties regarding the applicability of section B.3.c(2) to this action, at which time Defendant Scottsdale conceded that this section applies only when there is property damage to the insured’s property and that its reliance on this section was in error. Defendant Scottsdale then called our attention to an additional exclusion added to the policy for explosion, collapse and underground property damage hazard and orally moved to amend its motion to include a reference to this exclusion. We, however, deny Defendant Scottsdale’s motion to amend. The instant motion for partial summary judgment has been before this Court for nearly three months and only now is Defendant Scottsdale arguing that this exclusion is applicable. It would be unfair to Plaintiffs to permit Defendant Scottsdale to argue the applicability of this exclusion at this time.

WHEREFORE, we enter the following order:

ORDER

AND NOW this 5th day of May, 2005, Defendant’s motion for partial summary judgment is denied.

¹ In its brief, Defendant Scottsdale cites to three policy exclusions which it argues are applicable in this case. However, in its Motion for Partial Summary Judgment, Defendant Scottsdale only pointed to one of these exclusions and in ruling on this motion, we will only consider the applicability of that exclusion.