

# Northampton County Reporter

(USPS 395-280)

VOL. LIV

EASTON, PA November 16, 2006

NO. 98

**Commonwealth of Pennsylvania v. Anthony Patrick Baio, Defendant**

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3. Important New Developments in Auto Negligence Law"  
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Green: 1. Supreme Court Orders  
2. NCBA Welcomes New Members  
3. PA CLE Requirements

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

Please Make a Note—due to the upcoming holidays, the Northampton County Reporter deadlines are as follows:

Dec. 21 Issue—deadline is Fri., Dec. 15 @ 12 p.m.

Dec. 28 Issue—deadline is Thurs, Dec. 21 @ 12 p.m.

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Administrative Order 2006-13—Central Booking Procedure—see page 39.

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***Northampton County Reporter***

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

Subscription Price—\$55.00 per year.

Periodical Postage Paid at Easton, PA and additional office.

Postmaster: Send all communications and address changes to:

**NORTHAMPTON COUNTY REPORTER**

155 South Ninth St., Easton, PA 18042-4399

Telephone (610) 258-6333 FAX (610) 258-8715

Robert C. Brown, Jr., Esquire

Editor

**NOTICES TO NCBA MEMBERS—BAR NEWS**

**INCLUDED IN THIS ISSUE:**

**Nine New Members of the NCBA**

**Pennsylvania Supreme Court Orders**

**Lunch Lectures—Registration forms inside**

“Bankruptcy, Pension & Property Issues in Equitable Distribution After Recent Bankruptcy and Divorce Code Amendments”—Wednesday, November 22, 2006 @ Best Western, Bethlehem.

“Estate Administration: Beware the Pitfalls”—Wednesday, December 6, 2006 @ NCBA Office.

“Important New Developments in Auto Negligence Law”—Wednesday, December 20, 2006 @ NCBA Office.

**NCBA and PBI/CLE Calendar of Events**

**ANNOUNCEMENTS:**

**Ceremonial Admission to the Bar**—Friday, December 1, 2006 beginning at 1:15 p.m. in Courtroom #1. Applications are at the Office of Court Administration.

Never mistake knowledge for wisdom. One helps you make a living; the other helps you make a life.—Sandra Carey, 1941-

**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****APONAVICIUS, FILOMENA,**  
dec'd.

Late of the City of Easton, Northampton County, PA  
 Executrix: I. Milda Scrima  
 c/o Beth A. Dobis Beers, Esquire, 315 E. Main Street, Bath, PA 18014  
 Attorney: Beth A. Dobis Beers, Esquire, 315 E. Main Street, Bath, PA 18014

**BENSINGER, DONALD O., SR.,**  
dec'd.

Late of Apple Road, Northampton, Northampton County, PA  
 Executor: Russell P. Bensinger, 3355 Mountain View Drive, Danielsville, PA 18038  
 Attorneys: Charles W. Stopp, Esquire, Steckel and Stopp, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

**GAWRY, JOAN A.,** dec'd.

Late of the Township of Forks, Northampton County, PA  
 Executor: Troy P. Price c/o Joel M. Scheer, Esquire, Fishbone and Scheer, 940 West Lafayette Street, Easton, PA 18042

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

**GRIESHAMMER, JANE A.,**  
dec'd.

Late of the Township of Palmer, Northampton County, PA  
 Executor: Lynn Chernuchin c/o Raymond C. Majczan, Esquire, 612 Main Street, Hellertown, PA 18055-1726  
 Attorney: Raymond C. Majczan, Esquire, 612 Main Street, Hellertown, PA 18055-1726

**MARGESON, ROSE,** dec'd.

Late of the Township of Washington, Northampton County, PA  
 Executrix: Mary Ann Strauss 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

**MATLAGA, RUTH F. a/k/a**  
**RUTH MATLAGA,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
 Administrator: G. Gary Matlaga c/o Littner, Deschler & Littner, 512 N. New Street, P.O. Box 1407, Bethlehem, PA 18016-1407  
 Attorneys: Littner, Deschler & Littner, 512 N. New Street, P.O. Box 1407, Bethlehem, PA 18016-1407

**SCHNEITZEL, KATHERINE M.,**  
dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Joseph J. Schnietzel, Jr. c/o Littner, Deschler & Littner, 512 N. New Street, P.O. Box 1407, Bethlehem, PA 18016-1407

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

**STULL, BEULAH E.**, dec'd.

Late of the Borough of Wilson, Northampton County, PA  
Executrix: Mrs. Arlene Wamsley, 2130 Hay Street, Easton, PA 18042

Attorneys: Robert A. Nitchkey, Jr., Esquire, Hemstreet, Nitchkey & Freidl, 730 Washington Street, Easton, PA 18042

**WATKINS, LORETTA E. a/k/a LORETTA WATKINS**, dec'd.

Late of Nazareth, Northampton County, PA

Co-Executors: W. Eugene Clater, 107 Snow Hill Rd., Northampton, PA 18067 and Nelson W. Clater, 1615 Lincoln St., Bethlehem, PA 18016.

**WEISS, WILLIAM W.**, dec'd.

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

Executrix: Tina-Louise Krasnansky c/o Mary Ann Snell, Esquire, Suite 311, 3400 Bath Pike, Bethlehem, PA 18017

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

**SECOND PUBLICATION**

**BRISSON, IRENE M.**, dec'd.

Late of the City of Easton, Northampton County, PA

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

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

**BUTZ, ROXANNE**, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Bruce J. Mariano, 152 W. Aluta Mill Road, Nazareth, PA 18064

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

**DELP, DOROTHY G. a/k/a DOROTHY M. DELP**, dec'd.

Late of Hanover Township, Northampton County, PA

Co-Executors: Harry Lawrence Delp, Jr. and Robert Bruce Delp c/o Timothy J. Duckworth, Esquire, Mosebach, Funt, Dayton & Duckworth, PC, P.O. Box 20770, Lehigh Valley, PA 18002-0770

Attorneys: Timothy J. Duckworth, Esquire, Mosebach, Funt, Dayton & Duckworth, PC, P.O. Box 20770, Lehigh Valley, PA 18002-0770

**DeIVECCHIO, ANTHONY a/k/a ANTHONY M. DeIVECCHIO**, dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executor: Douglas Jon Tkacik c/o Michael E. Riskin, Esquire, Riskin and Riskin, 18 East Market St., P.O. Box 1446, Bethlehem, PA 18016-1446

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

**GAGHAN, ELLA K.,** dec'd.

Late of Upper Nazareth Township, Northampton County, PA

Executor: Daniel Woodall c/o Wayne N. Cordes, Esquire, Cordes King LLP, 27 South State Street, Newtown, PA 18940

Attorneys: Wayne N. Cordes, Esquire, Cordes King LLP, 27 South State Street, Newtown, PA 18940

**HOY, JAMES W., JR.,** dec'd.

Late of Wilson Borough, Northampton County, PA

Co-Executrices: Michele Stefanyak a/k/a Michele Tell Stefanyak, 370 North Granger Road, Northampton, PA 18067 and Deborah Detrick, 504 Gallery Lane, Mt. Bethel, PA 18343

Attorneys: David B. Shulman, Esquire, Shulman, Shabbick & Ettinger, 1935 Center Street, Northampton, PA 18067 and James G. Murphy, Esquire, Murphy & Murphy, P.C., 106 North Franklin Street, Suite 2, P.O. Box 97, Pen Argyl, PA 18072

**KOCHER, GARY A.,** dec'd.

Late of Moore Township, Northampton County, PA

Executrix: Salina M. Kocher c/o Richard H. Yetter, III, Esquire, 4480 William Penn Highway, Easton, PA 18045  
Attorney: Richard H. Yetter, III, Esquire, 4480 William Penn Highway, Easton, PA 18045

**KOSTELNIK, IRENE M.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administrator C.T.A.: George J. Kostelnik c/o Mary Ann

Snell, Esquire, Suite 311, 3400 Bath Pike, Bethlehem, PA 18017

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

**KUNSMAN, MARVIN L.,** dec'd.

Late of Williams Township, Northampton County, PA

Co-Executors: Kathy Coombs and Gary Kunsmann, 510 Stones Crossing Rd., Easton, PA 18045

**LAUDENSLAYER, SOPHIA L. a/k/a SALLY LAUDENSLAYER,** dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Nazareth National Bank & Trust Co. a/k/a Keystone Nazareth Bank & Trust Co., 1620 Pond Road, Allentown, PA 18104

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

**LEIBY, WARREN H.,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Marlene A. Ely 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

**McAULIFFE, BETTY J. a/k/a BETTY J. RENNIG a/k/a BETTY RENNIG,** dec'd.

Late of the City of Easton, Northampton County, PA

Administrator: Richard F. McAuliffe, 1058 Berwick Street, Easton, PA 18042

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

**RACKAWACK, JOHN W.**, dec'd.  
Late of Bethlehem, Northampton County, PA

Administratrix c.t.a.: Susan J. Grube, 3167 Chestnut Street, Slatington, PA 18080

Attorney: Daniel P. Sabetti, Esquire, 224 West Broad Street, Bethlehem, PA 18018

**REIMER, MAUDE V.**, dec'd.  
Late of Plainfield Township, Northampton County, PA

Co-Executors: Percy D. Reimer, Jr. and Bobbie B. Reimer c/o McFall, Layman & Jordan, P.C., Attorneys at Law, 134 Broadway, Bangor, PA 18013

Attorneys: McFall, Layman & Jordan, P.C., Attorneys at Law, 134 Broadway, Bangor, PA 18013

**SCHLEGEL, HENRY J.**, dec'd.  
Late of the Borough of Nazareth, Northampton County, PA

Co-Executrices: Sharon M. Wasneuski and Joann L. Blayle c/o Gregory R. Reed, Esquire, Attorney-at-Law, 141 South Broad Street, P.O. Box 299, Nazareth, PA 18064-0299  
Attorney: Gregory R. Reed, Esquire, Attorney-at-Law, 141 South Broad Street, P.O. Box 299, Nazareth, PA 18064-0299

**SCOTT, AMELIO**, dec'd.  
Late of the Borough of Pen Argyl, Northampton County, PA

Co-Executors: Tighe J. Scott and Neil A. Scott, 636 Pen Argyl Street, Pen Argyl, PA 18072

Attorneys: Leonard N. Zito, Esquire, Zito, Martino and Karasek, 641 Market Street, Bangor, PA 18013

**SHAHEEN, ROSE**, dec'd.  
Late of the Borough of Wilson, Northampton County, PA  
Executrix: Dorothy Klass, 2210 Firmstone Street, Easton, PA 18042

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

**THOMAS, ELIZABETH V. a/k/a BETTIE V. THOMAS**, dec'd.

Late of the City of Easton, Northampton County, PA  
Co-Executors: Jerry C. Thomas and David K. Thomas c/o Joseph M. Reibman, Esquire, 2957 Fairfield Drive, Allentown, PA 18103-5413

Attorney: Joseph M. Reibman, Esquire, 2957 Fairfield Drive, Allentown, PA 18103-5413

**WADE, HELEN B. a/k/a HELEN E. WADE**, dec'd.

Late of 3494 Crestwood Drive, Bethlehem, Northampton County, PA

Executor: Randy B. Wade 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

**WERLEY, DR. CHARLES W.,**  
dec'd.

Late of the City of Bethlehem,  
Northampton County, PA  
Executrix: E. Jill Werley Smith  
c/o Nicholas M. Zumas, Es-  
quire, 54 South Commerce  
Way, Suite 172, Bethlehem, PA  
18017-8966

Attorney: Nicholas M. Zumas,  
Esquire, 54 South Commerce  
Way, Suite 172, Bethlehem, PA  
18017-8966

**THIRD PUBLICATION****BORTZ, CHARLES A.,** dec'd.

Late of the Borough of Heller-  
town, Northampton County,  
PA

Executor: Richard Goldman  
c/o Bradford D. Wagner, Es-  
quire, 662 Main Street, Heller-  
town, PA 18055-1726

Attorney: Bradford D. Wagner,  
Esquire, 662 Main Street, Hel-  
lertown, PA 18055-1726

**CROUTHAMEL, CLARENCE,**  
dec'd.

Late of the Township of Forks,  
Northampton County, PA

Executrix: Jean M. Kranich  
c/o Thomas L. Walters, Es-  
quire, Lewis and Walters, 46  
S. 4th Street, P.O. Box A,  
Easton, PA 18044-2099

Attorneys: Thomas L. Walters,  
Esquire, Lewis and Walters, 46  
S. 4th Street, P.O. Box A,  
Easton, PA 18044-2099

**DALY, MARY ROSE,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executrix: Jane Adams Watts  
c/o Mary Ann Snell, Esquire,  
Suite 311, 3400 Bath Pike,  
Bethlehem, PA 18017

Attorney: Mary Ann Snell, Es-  
quire, Suite 311, 3400 Bath  
Pike, Bethlehem, PA 18017

**DiFEDE, MARGARET a/k/a**  
**MARGARET ROSE DiFEDE,**  
dec'd.

Late of the Borough of West  
Easton, Northampton Coun-  
ty, PA

Executor: Louis J. DiFede  
c/o Karl H. Kline, Esquire,  
Karl Kline, P.C., 2925 William  
Penn Highway, Suite 301,  
Easton, PA 18045-5283

Attorneys: Karl H. Kline, Es-  
quire, Karl Kline, P.C., 2925  
William Penn Highway, Suite  
301, Easton, PA 18045-5283

**FROHWITTER, JOHN F.,** dec'd.

Late of Bethlehem, Northamp-  
ton County, PA

Executrix: Dianne K. Froh-  
witter c/o Noonan & Prokup,  
526 Walnut St., Allentown, PA  
18101

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

**KELLY, JUDY M.,** dec'd.

Late of the City of Easton,  
Northampton County, PA

Executrix: Sara J. Hogan c/o  
Michael E. Riskin, Esquire,  
Riskin and Riskin, 18 East  
Market Street, P.O. Box 1446,  
Bethlehem, PA 18016-1446

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

**MOLINO, LINDA,** dec'd.

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



Executrix: Carol Giovanetti c/o Thomas L. Walters, Esquire, Lewis and Walters, 46 S. 4th Street, P.O. Box A, Easton, PA 18044-2099  
Attorneys: Thomas L. Walters, Esquire, Lewis and Walters, 46 S. 4th Street, P.O. Box A, Easton, PA 18044-2099

**MUTCHLER, PEARL E.**, dec'd.

Late of the Township of Palmer, Northampton County, PA  
Executrix: Donna Marie Hawk c/o Daniel E. Cohen, Attorney, Laub, Seidel, Cohen, Hof & Reid, LLC, 8 Centre Square, Easton, PA 18042

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

**NEVINS, KATHRYN W.**, dec'd.

Late of Northampton, Northampton County, PA  
Executrix: Kathleen B. Nevins 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

**SHEA, JEFFREY J.**, dec'd.

Late of the Township of Williams, Northampton County, PA

Executor: Adam R. McGinley c/o J. Stephen Kreglow, Esquire, P.O. Box 20833, Lehigh Valley, PA 18002-0833

Attorney: J. Stephen Kreglow, Esquire, P.O. Box 20833, Lehigh Valley, PA 18002-0833

**TUMMINELLO, MATTHEW**, dec'd.

Late of 1867 Major Street, Bethlehem, Northampton County, PA

Executor: Edward Tumminello, 19 Hunters Pointe, N. Middletown, NJ 07748-5150

**NOTICES OF INCORPORATION**

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

The name of the corporation is: **AAA-AFGHAN-AMERICAN ARMY SERVICES CORPORATION**

The Articles of Incorporation were filed on November 3, 2006.

NICHOLAS E. ENGLESSION, ESQUIRE

740 Main Street  
Bethlehem, PA 18018-3829

Nov. 16

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on or about October 26, 2006:

**EASTERN PENNSYLVANIA IMAGING CONSULTANTS, P.C.**

3445 High Point Boulevard, Suite 300, Bethlehem, PA 18017.

The corporation has been incorporated under the provisions of the Business Corporation Law of 1988 as amended.

Nov. 16

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been

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

The name of the corporation is:

**MUGHAL GAS, INC.**

The Articles of Incorporation were filed on October 10, 2006.

NICHOLAS E. ENGLESSION,  
ESQUIRE

740 Main Street  
Bethlehem, PA 18018-3829

Nov. 16

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

The name of the corporation is:

**PEACH LA TREE, INC.**

The Articles of Incorporation were filed on October 30, 2006.

The purpose for which it was organized is: To engage in and do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988, P.L. 1444, No. 177.

JAMES L. REICH, ESQUIRE

KARESS, REICH & FURST

215 N. 9th Street  
Allentown, PA 18102

Nov. 16

**LIMITED LIABILITY COMPANY NOTICES**

NOTICE IS HEREBY GIVEN that on October 19, 2006, Certificate of Organization was filed in the Department of State of the Commonwealth of Pennsylvania for:

**MUGHAL REALTY, INC.**

in accordance with the provisions of the Limited Liability Act of 1994.

NICHOLAS E. ENGLESSION,  
ESQUIRE

740 Main Street  
Bethlehem, PA 18018-3829

Nov. 16

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on October 19, 2006, for the purpose of creating a Limited Liability Company under the Limited Liability Company Law of 1994, P.L. 703, No. 106.

The name of the limited liability company is:

**R & D CUSTOM PROJECTS, L.L.C.**

Nov. 16

**ASSOCIATE**

8 Attorney Pottsville, PA law firm seeking associate with five (5) years experience—primarily in business transactions and litigation. Tax experience a plus. Send resume with references to Cerullo, Datte & Wallbillich, P.C., 450 West Market Street, Pottsville, PA 17901; MCerullo@cdwlaw.com

Nov. 9, 16, 23, 30

**SPACE AVAILABLE**

Within very short distance of new courthouse entrance. 720 Washington Street, Easton, PA, call (610) 258-2766.

Nov. 2, 9, 16, 23

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

In Re: Application of Asset Leslie Pleasant Jr. IOP Security Services LLC

**Misc. No. 1133-2006**

NOTICE OF ISSUANCE OF PRIVATE DETECTIVE LICENSE TO ALL INTERESTED PARTIES:

TAKE NOTICE that a Petition has been presented to the Court of Common Pleas of Northampton County, Criminal Division, in the above captioned matter by Leslie Pleasant Jr. IOP Security Services, LLC, for issuance of a private detective license, and the Court has fixed November 22, 2006 at 9:00 A.M. in Courtroom No. 1 of the Northampton County Courthouse, 669 Washington Street, Easton, PA, as the time and place for hearing said Petition, at which time and place you may appear and show cause, if any you have, why the said Petition should not be granted.

Kelly Billingsley, Manager for Leslie Pleasant Jr., and IOP Security Services, LLC  
Nov. 16

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

In the matter of the Petition for the Change of Name of Falon Mackenzie Rummel, a minor, by her natural mother, Lisa Snyder  
**No. C0048CV2006008724**

NOTICE

NOTICE IS HERBY GIVEN that on October 27, 2006, the Petition of Falon Mackenzie Rummel, a minor, by her natural mother, Lisa Snyder, was filed in the above-named Court, requesting a decree

to change the minor child's name to Falon Mackenzie Snyder.

The Court has fixed Monday, January 8, 2007, at 9:00 a.m., Motions Court, Northampton County Courthouse, 669 Washington Street, Easton, Pennsylvania as the time and place for the hearing on 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.

CAROLYN FRISOLI FURST, ESQUIRE

KARESS, REICH & FURST  
215 N. 9th Street  
Allentown, PA 18102  
(610) 435-3530

Nov. 9, 16

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on December 8, 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. 2 BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2005-003662**

ALL THAT CERTAIN lot or parcel of land situate on the westerly side of Powder Mill Road, Powder Mill Estates, 14th Ward, City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania,

being Lot No. 17, Powder Mill Estates, said Plan recorded in the Recorder of Deeds Office in and for Northampton County, at Easton, Pennsylvania, in Map Book Volume 38, Page 4, bounded and described as follows, to wit:

BEGINNING at a point on the westerly right-of-way line of Powder Mill Road; thence along the lands known as Powder Mill Estates, Lot 18, North  $66^{\circ} 07' 06''$  West, a distance of 149.44 feet to a point; thence along the lands now or formerly of Carl and Helen Albaralli, Joseph and Mary Orb and Carol and Barbara Liebka, North  $03^{\circ} 40' 18''$  West, a distance of 234 feet to a point; thence along the lands known as Powder Mill Estates, Lot No. 16, South  $52^{\circ} 54' 03''$  East a distance of 249.67 feet to a point on the westerly right-of-way line of Powder Mill Road; thence along the aforementioned right-of-way on a curve to the left with a radius of 175.00 a central angle of  $33^{\circ} 13' 03''$  and a distance of 101.46 feet to a point; the place of beginning.

CONTAINING approximately 28,850.00 square feet of 0.663 acres.

Northampton County Tax Parcel number: M6SE3-41-5L.

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 Vasilios N. Paxos and Maria Paxos.

DAWN M. SCHMIDT, ESQUIRE

**No. 5**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-000645**

ALL THAT CERTAIN parcel of land with the building thereon

erected situate on the southwest corner of South Sixteenth Street and Filbert Street in the Borough of Wilson, formerly Palmer Township, in the County of Northampton and State of Pennsylvania, known as Nos. 319-321 South Sixteenth Street, bounded and described as follows, to wit:

BEGINNING at a point in the westerly property line of South Sixteenth Street, said point being distant one hundred ten (110) feet northerly from the intersection of the westerly property line of South Sixteenth Street, with the northerly property line of Butler Street; thence along Lot Nos. 1601 and 1603 Butler Street South eighty-seven (87) degrees West eighty-five and thirty-five one-hundredths (85.35) feet to a stake in line of Lot No. 1609 Butler Street; thence along Lot No. 1609 Butler Street North two (2) degrees twenty-one (21) minutes East forty-five and twenty one-hundredths (45.20) feet to a stake in the southerly property line of Filbert Street; thence along the southerly property line of Filbert Street South eighty-five (85) degrees fifty-six (56) minutes East eighty-five (85) feet to a stake in the westerly property line of South Sixteenth Street; thence along the westerly property line of South Sixteenth Street South two (2) degrees twenty-one (21) minutes West thirty-four and sixty-nine one-hundredths (34.69) feet to the point or place of beginning.

IT BEING THE SAME PREMISES which John J. Mentasana and Josephine Mentasana, his wife, by their Indenture bearing date the twenty-fourth day of June, A.D. 1970, for the consideration therein mentioned, granted and conveyed unto the said William C. Shell-

enberger and Carolyn W. Shellenberger, his wife (deceased), and to their heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book Volume 373, Page 527, etc., relation being thereunto had, more fully and at large appears.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP: L9SW3B, BLOCK: 1, LOT: 5.

Being known as 319 South 16th Street, Easton, Pennsylvania, 18042.

THEREON BEING ERECTED a two story single commercial/residential building with panel exterior and shingle roof.

SEIZED AND TAKEN into execution of the Carolyn W. Shellenberger.

ALFRED S. PIERCE, ESQUIRE

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**No. 6**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-002505**

ALL THOSE CERTAIN mes-  
sages or tenements and tracts of  
land, situate in the Borough of Port-  
land, County of Northampton, and  
State of Pennsylvania bounded and  
described as follows, to wit:

Tract No 1: BEGINNING at the intersection of the south curb line of Main Street and east curb line of Jennings Street, both streets being 24 feet wide between curbs; thence along the south curb line of said Main Street North 63 degrees 45 minutes East 200 feet to a point on said curb line; thence along the West side of Lot No. 5, South 27 degrees 16 minutes East 160.4 feet to a point on the north curb line of Reimer Street,

which street is 24 feet wide between curbs; thence along the said north curb line of Reimer Street, South 62 degrees 14 minutes West 200 feet to a point on the east curb line of Jennings Street, above mentioned; thence along the east curb line of said Jennings Street, North 27 degrees 16 minutes West 164.0 feet to the place of Beginning; containing Lots Nos. 1 and 3 of lots in "Reimer Heights".

Tract No. 2: BEGINNING at a point on the south (erroneously stated in prior deed as "north") curb line of Reimer Street, said street being 24 feet wide between curbs, and said point being the northeast corner of Lot No. 2, which is other land now or late of Edmund A. Krause, and said point being also North 62 degrees 44 minutes East 100 feet from the intersection of the east curb line of Jennings Street and the south curb line of Reimer Street, both street being 24 feet wide between curbs; thence along the south curb line of said Reimer Street, North 62 degrees 44 minutes East 70 feet to a point on other land now or late of Russell S. Reimer; thence along said other land, South 27 degrees 16 minutes East 304 feet to a point on the north line of Goble Street; thence along the north line of said Goble Street, South 65 degrees 50 minutes West 70.1 West to a point on other land now or late of Edmund A. Krause, which is Lot No. 2; thence along the east side of said other land, North 27 degrees 16 minutes West 300.5 feet to the place of Beginning; containing Lot No. 4A in "Reimer Heights".

Tract No 3: BEGINNING at an iron pin at the intersection of the southerly curb line of Reimer Street and the easterly curb line of

Jennings Street, both streets being twenty-four (24) feet wide between curbs; said iron pin being also South 27 degrees 18 minutes East 184 feet from an iron pin at the intersection of the easterly curb line of Main Street and the easterly curb line of Jennings Street; thence along the southerly curb line of said Reimer Street North 62 degrees 44 minutes East 100 feet to a corner of Lot No. 4A (erroneously stated as Lot "3" in prior deed; thence along the west side of said lot South 27 degrees 16 minutes East 300.5 feet to a point on the north curb line of Goble Street; thence along said curb line South 65 degrees 50 minutes West 100.1 feet to a point on the easterly curb line of Jennings Street, first above mentioned; thence along said curb line North 27 degrees 16 minutes West 295.6 feet to the place of Beginning. Containing Lot No. 2 in "Reimer Heights".

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIERS: MAP: C11 BLOCK: 1 LOT: 4A. MAP: C11 BLOCK: 1 LOT: 4B.

UNDER AND SUBJECT to the condition (which Grantees, for themselves, their heirs and assigns, by accepting delivery of this deed and entering it of record agree to) that grantees, their heirs and assigns, will reserve a strip or border of ground eighteen (18) inches wide, between the south side of the curb and the north side of the sidewalk on Reimer Avenue, for a grass plot, in the event (and only in the event) the municipality requires the property owner to construct sidewalk on the Reimer Avenue side of the property.

BEING KNOWN AS: 401 JENNINGS STREET, PORTLAND, PA 18351.

PROPERTY ID NO.: C11-1-4A C11-1-4B.

TITLE TO SAID PREMISES IS VESTED IN Ronald J. Peck and Sharon A. Peck, his wife by DEED from Ruth C. Jehu, widow dated 1/11/93 recorded 1/14/93 in Deed Book 885 Page 603.

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

SEIZED AND TAKEN into execution of the writ as the property of Ronald J. Peck and Sharon A. Peck.

MARK J. UDREN, ESQUIRE

**No. 7**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-005620**

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

Beginning at a railroad spike in the middle of Township Road No. 601 leading from Douglassville to Jacobsburg and in the line of land of Loring and Hazel Bonney at the corner of the land of Robert Kostenbader; thence along the land of Loring and Hazel Bonney, South eighty-one (81) degrees fifty-six (56) minutes East three hundred twenty-one and seventy-five one-hundredth (321.75) feet to a point in the middle of the Bushkill Creek and the land of Conrad R. Tripp; thence along said land and the creek South twenty-seven (27) degrees two (2) minutes West nine hundred ninety-one and sixty one-hundredth (991.60) feet, (sixty and one-tenth (60.10 perches) to a tree and the land of Allen Meixell; thence along the land of Allen Meixell; South twenty-four (24) degrees thirty-two

(32) minutes West one hundred thirty-three and sixty-five one-hundredth (133.65) feet to a slate corner and the land of Robert Kostenbader; thence along said land, North one (1) degree thirteen (13) minutes West four hundred thirty and sixty-five one-hundredth (430.65) feet to a stake, and north twenty-one (21) degrees thirteen (13) minutes West four hundred forty-five and fifty one-hundredth (445.50) feet to a spike in the middle of the aforesaid road; thence along the road and the land of Robert Kostenbader, North sixty (60) degrees thirty (30) minutes East four hundred twelve and fifty one-hundredths (412.50) feet to a place of beginning.

TAX PARCEL #: H7-9-2-0406.

PROPERTY ADDRESS: 172 E. DOUGLASVILLE ROAD, NAZARETH, PA 18064.

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

SEIZED AND TAKEN into execution of the writ as the property of Diane H. Zuck.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

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**No. 8**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-3741**

ALL THAT CERTAIN lot of land situate in the Township of Upper Mount Bethel, County of Northampton, Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by David O. Pritchard, Registered Engineer as follows:

BEGINNING at a point the Northeast corner of a 16 feet wide road leading Northwardly and another 12

feet wide road leading Eastwardly to the Delaware River the said point being 12 feet more or less Northwardly from the line of Asher Berger; thence along the East side of the first mentioned road North 50 1/2 degrees East 60 feet to a point the Southwest corner of Lot 2A; thence along the South side of Lot 2A, South 41 degrees East 140 feet to a point; thence South 50 1/2 degrees West 60 feet to a point the North side of the 12 feet wide road leading to the river; thence North 41 degrees West 140 feet to the place of Beginning.

UNDER AND SUBJECT, nevertheless, to the express condition and restriction that at no time hereafter shall any part of the land hereby conveyed be used for business or commercial purposes, and any building or buildings erected thereon shall be painted and of a permanent character and construction and used for residential purposes only.

GIVING and granting unto the grantees, their heirs and assigns, the right and privilege jointly and in common with the grantors, their heirs and assigns, to the use of a lot of land with a frontage of approximately 128 feet on the Delaware River, and in depth of that approximate width 97 feet, with access thereto over such private ways as shall be laid out for that purpose by the grantors herein, for the purpose of enjoyment of and access to the Delaware River.

BEING the same property conveyed to Linda Stoll, widow from Linda Stoll, widow of Louis J. Baker, sometimes known as Louis J. Baker, Jr., by Deed dated February 26, 2001, and recorded on March 23, 2001, in Book 2001-1, Page 044916, as Instrument No. 2001010745.

TITLE TO SAID PREMISES IS VESTED IN Jan R. Thatcher, by Deed from Linda Stoll, dated 06/30/2005, recorded 07/07/2005, in Deed Book 2005-1, page 252074.

Premises being: 148 ISLAND ROAD, UPPER MOUNT BETHEL TOWNSHIP, PA 18343.

Tax Parcel No. E12-7-13D.

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 Jan R. Thatcher.

DANIEL G. SCHMIEG, ESQUIRE

**No. 9**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2004-007699**

ALL THAT CERTAIN lot or parcel of land situate on the west side of Reeve Drive East south of William Penn Highway (L.R. 159) in the Township of Bethlehem, County of Northampton, Commonwealth of Pennsylvania.

BEGINNING at a point on the west right-of-way line of Reeve Drive East (a 50.00 feet wide street) said point being a common corner of lands herein described and Lot 45, Windswept Acres; THENCE along the west right-of-way line of Reeve Drive East, South 1 degree 13 minutes 54 seconds West 80.13 feet to a point a corner in common with Lot 43, Windswept Acres; THENCE along Lot 43, North 88 degrees 46 minutes 06 seconds West 125.00 feet to a point a corner in common with Lot 40 and Lot 39, Windswept Acres; THENCE along Lot 39, North 1 degree 13 minutes 54 seconds East 80.13 feet to a point a corner in line of Lot 37, Windswept Acres; THENCE along Lot 37, and further along Lot 45,

South 88 degrees 46 minutes 06 seconds East 125.00 feet to a point being the point and place of beginning.

**RECORD OWNER**

TITLE TO SAID PREMISES IS VESTED IN Joseph A. Williamson by Deed from Robert S. Fogel and Kenneth A. Fogel, Co-Executors of the Estate of Sheldon R. Fogel, deceased, dated 12/28/2001 and recorded 1/9/2000 in Record Book Volume 2002-1 Page 008045.

Premises being: 3297 EAST REEVE DRIVE, BETHLEHEM, PA 18020.

Tax Parcel No. M7SE2-2-2.

BEING KNOWN AS 3297 East Reeve Drive, Bethlehem, Pennsylvania.

THEREON BEING ERECTED a ranch style 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 Joseph A. Williamson.

DANIEL G. SCHMIEG, ESQUIRE

**No. 10**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-000595**

All that certain messuage, tenement and eastern half of a double brick dwelling house and lot of ground, known as No. 1036 Butler Street, situate on the south side of Butler Street in the City of Easton aforesaid, bounded and described as follows, to wit:

Beginning at a corner of land now or late of Willibald Kuebler's estate, on the south side of said Butler Street, fifty-four feet six inches (54' 6" &#8364;?), more or less, from the southwest corner of Butler Street and Warren Street, thence westwardly along the south side of



Butler Street a distance of twenty-one (21) feet, more or less, to a point in the middle line of the partition wall between the property herein described and other property of the Grantor herein, adjoining on the west, thence in a line perpendicular to the south side of Butler Street and through the middle of the said partition wall a distance of one hundred forty feet (140) south to Elm Street, thence eastwardly on the north side of Elm Street, a distance of twenty-one (21) feet, more or less, to a point in the land now or/late of Willibald Kuebler estate. Thence northwardly along said land now or late of Willibald Kuebler estate, a distance of one hundred forty feet (140) to the place of beginning.

Bounded on the north by said Butler Street, on the east by said land now or late of Willibald Kuebler estate, on the south by said Elm Street, and on the west by other land of the Grantor herein.

Parcel ID: L9SE4A-3-17-0310.

Being known as: 1036 Butler Street, Easton, PA 18042.

SEIZED AND TAKEN into execution of the writ as the property of Toni D. Rovi, Administratrix of the Estate of Dominic F. DeBias a/k/a Dominic F. DeBiasi, Deceased, Mortgagor and Real Owner.

TERRENCE J. McCABE,  
ESQUIRE

**No. 11**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**1999-C-05957**

ALL THAT lot or certain piece of land situate in the Township of Williams, County of Northampton and State of Pennsylvania bounded and described as follows to wit: BEGINNING at a point in the road known as Legislative Route 48102 or

Tumble Creek Road and also being the corner of Lot #2, THENCE in said road South 25 degrees 8 minutes 7 seconds East 300.73 feet to a point. THENCE along Lot #2 the following courses and distances:

1. South 50 degrees 09 minutes 58 seconds West (passing over a point 31.01 feet) 211.93 feet to a point.

2. North 25 degrees 08 minutes West 217.64 feet to a point.

3. North 31 degrees 08 minutes 06 seconds East (passing over a point 186.13 feet) 246.49 feet to the point and place of beginning.

CONTAINING: 1.221 ACRES.  
PARCEL: #N8-16-3D-2.

EXCEPTING THEREOUT THE PORTION DEDICATED FOR PUBLIC USE. CONTAINING: 0.217 ACRES.

TITLE to said premises is vested in Franklin A. Fodero, Jr. by Deed from Franklin A. Fodero, Sr. and Catherine E. Fodero and Franklin A. Fodero, Jr., her husband, dated 6/25/98 and recorded 6/30/98 in Deed Book Volume 1998-1 page 83714.

BEING KNOWN AS 175 Tumblecreek Road, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the property of Franklin A. Fodero, Jr.

BRADLEY D. SISLEY, ESQUIRE

**No. 12**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-004900**

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in the City of Bethlehem, County of Northampton,

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

BEGINNING at a point sixty (60 feet) feet north of the northeast corner of Seventh and Hayes Streets, (formerly Center Street); thence northwardly in and along the eastern line of Hayes Street, (formerly Center Street) a distance of twenty (20 feet) feet to Lot No. 102; thence extending of that same width eastwardly between parallel lines a distance of one hundred forty (140 feet) feet to a twenty (20 feet) feet wide alley.

BEING KNOWN as designated as 659 Hayes Street.

BOUNDED on the North by Lot No. 102; on the South by property now or late of Andrew Sabol; on the East by a twenty (20 feet) feet wide alley and on the West by Hayes Street (formerly Center Street).

SUBJECT to conditions, restrictions, etc. contained in Deed Book Volume A-82 at Page 75.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP P6SE2D, BLOCK 16, LOT 3.

BEING THE SAME PREMISES WHICH Castle Hill Investment Company granted and conveyed unto Edwin Lewis Kirby, II and Rosemarie Ann Kirby, his wife, by its deed dated July 12, 1990 and recorded July 31, 1990 in Northampton County Deed Book Volume 807, page 244.

PARCEL IDENTIFICATION NO: P6SE2D-16-3.

Premises: 659 Hayes Street, Bethlehem, PA 18015 Bethlehem, Northampton County, Pennsylvania.

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Carol A. Pratt and Sigfredo Diaz and Donna L. Diaz,

as joint tenants with right of survivorship, by Deed from Edwin Lewis Kirby, II and Rosemarie Ann Kirby, husband and wife, dated 06/28/2002, recorded 07/02/2002, in Deed Book 2002-1, page 170811.

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

SEIZED AND TAKEN into execution of the writ as the property of Carol A. Pratt and Sigfredo Diaz and Donna L. Diaz.

DANIEL G. SCHMIEG, ESQUIRE

**No. 14**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2000-007555**

ALL THAT CERTAIN messuage, tenement and tract or piece of land, Situate in the City of Easton, County of Northampton and State of PA bounded and described as follows, to wit:

BEGINNING at a point on the West side of Iron Street distant 100 feet South of the South line of Wireback Street and corner of land now or late of John Hartley, thence West along said land 80 feet, more or less, to Lot No. 42 on James McKeen's Plan of Lots, thence North along said Lot 15 feet more or less to a point, thence East and through the center of the middle partition wall of a double frame dwelling erected on this lot and the lot adjoining on the North 80 feet more or less to Iron Street, and thence South along the same 15 feet more or less to the place of beginning.

BOUNDED on the North by premises late of Asher L. Sterner on the East by Iron Street on the South by premises now or late of John Hartley, and on the West by Lot No. 42 on James McKeen's Plan of Lots.

TITLE TO SAID PREMISES IS VESTED IN Steven A. Gruber and Amy Gruber, his wife by Deed from Franklin Vinson, Jr., and Joyce Vinson, his wife, dated 06/05/1997, recorded 06/09/1997, in Volume 1997-1 Page 58531.

Premises being: 533 IRON STREET, EASTON, PA 18042.

Tax Parcel No. M9NE 1A-10-5.

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

SEIZED AND TAKEN into execution of the writ as the property of Steven Gruber and Amy Gruber.

DANIEL G. SCHMIEG, ESQUIRE

**No. 15**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-005229**

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

BEGINNING at a stake on the northerly side of State Highway No. 45 and the corner of Lot No. 5, of the land of Frank Reichel; THENCE along the land of Frank Reichel, North (6) degrees forty nine (49) minutes East one hundred fifty three and eighty four one hundredths (153.84) feet to an iron pin and the southerly side of a thirty three (33) feet wide private road, the property of the Penn Dixie Corporation; THENCE along the southerly side of private road, South sixty-eight (68) degrees five (05) minutes East one hundred three and fifty-six one hundredths (103.56) feet to the corner of Lot No. 8, which is about to be con-

veyed to Frank L. Stampf, Jr.; THENCE along the line of Lot No. 8, South six (6) degrees forty nine (49) minutes West one hundred twenty-six and ninety two one hundredths (126.92) feet to a stake on the northerly side of Pennsylvania State Highway No. 45, a forty (40) feet wide street, leading from Nazareth to Bath; THENCE along the northerly side of said highway, North eight three (83) degrees eleven (11) minutes West one hundred (100.00) feet to the place of beginning.

ADDRESS: 2828 BATH PIKE; NAZARETH, PA 180649008.

PARCEL IDENTIFICATION NO: K7NW2-1-6.

**RECORD OWNER**

TITLE TO SAID PREMISES IS VESTED IN Jacqueline A. McCoobery, an unmarried woman, by Deed from Jacqueline A. McCoobery, f/k/a and Jacqueline A. Bryan, an unmarried woman, dated 7-25-05, recorded 9-8-05, in Deed Book 2005-1, Page 347208.

**PRIOR DEED INFORMATION**

TITLE TO SAID PREMISES IS VESTED IN Jacqueline A. Bryan, by Deed from Theodore Bryan and Jacqueline A. Bryan, husband and wife, dated 4-25-03, recorded 8-14-03, in Deed Book 2003-1, Page 330460.

PREMISES BEING: 2828 BATH PIKE, NAZARETH, PA 18064.

TAX PARCEL NO. K7NW2-1-6.

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

SEIZED AND TAKEN into execution of the writ as the property of Jacqueline A. McCoobery a/k/a Jackie A. Bryan a/k/a Jackie A. Baun a/k/a Jacqueline A. Baun.

DANIEL G. SCHMIEG, ESQUIRE

**No. 16**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-004865**

ALL THAT CERTAIN lot or piece of ground, with the hereditaments and appurtenances thereon erected, SITUATE on the south side of Butler Street, in the City of Easton, County of Northampton, Pennsylvania,

CONTAINING 20 feet in front on Butler Street, and extending of that width southwardly 140 feet to Elm Street, now known as No. 1114 Butler Street.

BOUNDED on the North by Butler Street, on the east by property formerly of John H. Levers, on the south by said Elm Street and on the west by property now or late of Louis Loux.

PARCEL NO. L9SE4A, Block 3, Lot 3.

BEING the same premises which Kurt S. and Sandra L. Hazel, by Indenture bearing the date of November 26, 1997 duly recorded in the office of the Recorder of Deeds for Northampton County, Commonwealth of Pennsylvania, in Deed Book 1997-1, page 132690, granted and conveyed unto Joseph J. and Carol J. Esposito, in fee.

Being Parcel # L9SE4A-3-3-0310.

**RECORD OWNER**

TITLE TO SAID PREMISES IS VESTED IN The Joseph J. and Carol J. Esposito Trust by Deed from Joseph J. Esposito and Carol J. Esposito, dated 12-21-99, recorded 3-21-00, in Deed Book 2000-1, page 31717.

Premises being: 1114 BUTLER STREET EASTON, PA 18042.

Tax Parcel No. L9SE4A-3-3-0310.

THEREON BEING ERECTED a three story brick row dwelling with flat roof.

SEIZED AND TAKEN into execution of the writ as the property of Joseph J. and Carol J. Esposito Trust, Joseph J. Esposito and Carol J. Esposito.

DANIEL G. SCHMIEG, ESQUIRE

**No. 17**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-004980**

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

Beginning at an old iron pin, a corner of land now or late of Joseph Pullo, on line of land now or formerly of Faust DePaolo; thence along the east side of said Joseph Pullo and partly along the east side of other land now or late of Michael Pullo and Grace Pullo, his wife, North one degree 45 minutes West 70.0 feet to an iron pin; thence along the south side of other land now or late of Michael Pullo and Grace Pullo, his wife, North 88 degrees East 84.20 feet to an iron pin on the west side of Maple Street; thence along the west side of Maple Street, South one degree 45 minutes East 70.0 feet to an iron pin; thence along the north side of Lot No. 25, which was now or late of Faust DePaolo, South 88 degrees West 84.90 feet to the place of beginning. Containing the easterly one-half of Lot No. 26, and a small part of Lot No. 27, according to a map of lots made by J.H. Silfies, Surveyor for Amelia Shuman and Charles Shuman.

Parcel ID: D9SE1 BLOCK -3- LOT 6-0128.

Being known as: 402 Maple Street, Roseto, PA 18013.

THEREON BEING ERECTED a ranch style brick dwelling w/attached one-car garage and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Peter R. Farensbach and Cassie Farensbach.

TERRENCE J. McCABE,  
ESQUIRE

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**No. 18**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-005276**

ALL THAT CERTAIN piece or tract of land situate in the Township of Bushkill, County of Northampton, Commonwealth of Pennsylvania, known as Lot No. 32 on Clearfield Manor Estates, which plan is recorded in Plan Book 44, Page 10, being more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin along the easterly right-of-way line of Saddle Drive, a 50 foot wide street, and being the northwest corner of Lot No. 33 of Clearfield Manor Estates, henceforth to be known as the Subdivision, THENCE along the easterly right-of-way line of Saddle Drive, North 03 degrees, 00 minutes, 00 seconds East, 150.71 feet to a concrete monument, the southwest corner of Lot No. 31 of the Subdivision; THENCE along the lands of Lot No. 31, North 90 degrees, 00 minutes, 00 seconds East, 290.13 feet to an iron pin along the lands of Herman Peterson; THENCE along the lands of Herman Peterson and others, South 00 degrees, 00 minutes, 00 seconds East, 150.50 feet to an iron pin, the northeast corner of Lot No. 33 of the Subdivi-

sion; THENCE along the lands of Lot No. 33, South 90 degrees, 00 minutes, 00 seconds West, 298.10 feet to an iron pin set, the place of beginning.

CONTAINING 44,295.190 SQUARE FEET OR 1.0160 ACRES.

ALSO KNOWN AS THE NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP: G7 BLOCK: 6 LOT: 2D.

BEING KNOWN AS: 1212 SADDLE DRIVE, (BUSHKILL TOWNSHIP), NAZARETH, PA 18064.

PROPERTY ID NO.: G7-6-2D.

TITLE TO SAID PREMISES IS VESTED IN Gail A. Schellhammer, single by Deed from Edward J. Schellhammer and Gail A. Schellhammer, formerly husband and wife dated 4/10/1998 recorded 4/14/1998 in Deed Book 1998-1 Page 44940.

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

SEIZED AND TAKEN into execution of the writ as the property of Gail A. Schellhammer.

MARK J. UDREN, ESQUIRE

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**No. 19**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-005036**

ALL that certain message and tenement, tract, piece of land situate in the Second Ward of the Borough of Bangor, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of land of the Evangelical Cemetery and Land of Charles N. Miller Estate; thence along the said Charles N. Miller Estate, North nineteen de-

greens East two hundred and eight feet, more or less, to a point in the Southwest side of East High Street; thence along the southwest side of said East High Street, South fifty-two and a quarter degrees East ninety-nine and one-half feet, more or less, to the corner of a twelve feet wide alley; thence along the north side of said alley, South thirty-seven and three-quarter degrees West one hundred and thirty feet to the corner of a ten feet wide alley; thence along the southwest side of said last mentioned alley, South fifty-two and a quarter degrees East seventy-five feet, more or less, to a point on land of the said Evangelical Cemetery Company or Association; thence along said land, North seventy-eight and three-quarter degrees West one hundred and twenty-five feet, more or less, to the place of beginning. CONTAINING the said described premises, being marked and designated No. 8 upon a certain plan or draft of lots of and made for Jacob F. Speer by E.G. Wire, Civil Engineer, A.D. 1886.

BEING known as 30 EAST HIGH STREET, BANGOR, PA 18013.

PARCEL #E9NE2D-15-3.

BEING THE SAME PREMISES which Mary V. Grace and Robert D. Grace, husband and wife, by Deed dated August 15, 1999 and recorded August 26, 1999 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 1999-1, Page 130764, granted and conveyed unto Mary V. Grace. Mary V. Grace a/k/a Mary Viola Grace departed this life on September 1, 1999. On May 15, 2006 Certificate of Grant of Letters of Administration to Charles A.J. Halpin, III, were granted.

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

SEIZED AND TAKEN into execution of the writ as the property of Charles A. J. Halpin, III, Esquire, Administrator of the Estate of Mary V. Grace a/k/a Mary Viola Grace, deceased.

GREGORY JAVARDIAN, ESQUIRE

**No. 20**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-004035**

ALL THAT CERTAIN lot or piece of land with the improvements situate on the North side of Berwick Street, between Lehigh and Iron Streets, in the City of Easton, South Side; bounded and described as follows, to wit: On the North by a twenty feet wide public alley, and extending along the same Eastwardly twenty feet to land now or late of Samuel Folkenson, deceased, thence along the same South one hundred forty feet to Berwick Street aforesaid, thence along the same Westwardly twenty feet to property now or late of Frank A. Frederick, thence along the same Northwardly one hundred and forty feet to the place of beginning.

BEING known as 831 WEST BERWICK STREET, EASTON, PA 18042.

PARCEL #M9NE1A-4-11.

BEING THE SAME PREMISES which Jay R. Herb, Widower, by Indenture dated January 16, 1984 and recorded January 17, 1984 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 660, Page 156, granted and conveyed unto Catherine M. Nolf and Thomas R. Nolf, her husband.

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

SEIZED AND TAKEN into execution of the writ as the property of Thomas R. Nolf a/k/a Thomas Richard Nolf and Catherine M. Nolf a/k/a Catherine Nolf.

GREGORY JAVARDIAN, ESQUIRE

**No. 21**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-005033**

ALL THAT CERTAIN piece of land with the improvements thereon erected situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania being known as Lot 17A of Rosemont as recorded in Map Book 84, page 86 in the Office of Recorder of Deeds for Northampton County at Easton, Pennsylvania being further bounded and described as follows, to wit:

BEGINNING at an iron pin on the westerly side of the cul-de-sac of Rosemont Court, said iron pin being the southeast corner of Lot 16 of Rosemont; thence along said cul-de-sac of Rosemont Court and also along the westerly right-of-way of Rosemont Court the following three courses and distances, 1) along the arc of a curve to the left having a radius of 45.00 feet and central angle of 25 degrees 48 minutes 80 seconds for an arc length of 20.26 feet (chord: South 32 degrees 14 minutes 26 seconds East 20.09 feet) to an iron pin; thence 2) along the arc of a curve to the right having a radius of 15.00 feet and central angle of 48 degrees 11 minutes 24 seconds for an arc length of 12.62 feet (chord: South 21 degrees 02 minutes 46 seconds East 12.25 feet) to an iron pin; thence 3) South 03

degrees 02 minutes 56 seconds West 40.00 feet to an iron pin; thence through the lands of Lot 17 of Rosemont, of which this was a part, through the center of a party wall North 86 degrees 57 minutes 04 seconds West 100.00 feet to an iron pin set on line of the lands now or late of James Rogers; thence along said lands now or late of James Rogers North 03 degrees 02 minutes 56 seconds East 33.23 feet to an iron pin at the southwest corner of lands of Lot 16 of Rosemont; thence along said lands of Lot 16 of Rosemont North 70 degrees 39 minutes 34 seconds East 90.19 feet to an iron pin, the place of Beginning.

IT BEING THE SAME PREMISES which Joseph A. Ciabrone and Louise J. Ciabrone, his wife by Deed dated April 28, 1989, and recorded, in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, in Deed Book 767, Page 490, granted and conveyed unto Robert E. O'Connell Jr., Unmarried.

PARCEL IDENTIFICATION NO:  
M8NE2-11-19A.

Premises: 24 Rosemont Court, Easton, PA 18045, Palmer, Northampton County, Pennsylvania.

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN James M. Herb, Jr., married and Heather A. Herb, his wife, by Deed from Robert E. O'Connell, Jr., unmarried, dated 10/31/2001, recorded 11/05/2001, in Deed Book 2001-1, page 234217.

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

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

James M. Herb and Heather A. Herb.

DANIEL G. SCHMIEG, ESQUIRE

**No. 22**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-005476**

ALL THAT CERTAIN message or tenement and one-half of a double frame house with lot or ground, situate on the East side of Washington Avenue, between 23rd Street, in the First Ward of the Borough of Northampton, County of Northampton and Commonwealth of Pennsylvania, bounded on the North by Lot No. 29, property now or late of Herbert E. and Estella I. Koons; on the East by a sixteen (16) feet wide alley; on the South by other property now or late of Lloyd W. and Lizzie S. Koons, about to be conveyed by Harold L. Morey and Bearice M. Morey husband and wife and on the West by Washington Avenue, known as No. 2337 Washington Avenue.

CONTAINING in front on Washington Avenue, twenty (20) feet and extending Eastward of that width at right angles to Washington Avenue, a depth of one hundred twenty (120) feet to the aforesaid sixteen (16) feet wide alley.

BEING one-half of Lot No. 30 on plan of Town Lots laid out of the lands of John Silfies by Charles D. Weirbach, C.E.

THE Southern boundary line passing in part through the middle of a party wall.

BEING Premises: 2337 Washington Avenue, Northampton, Pa. 18064.

TITLE TO SAID PREMISES IS VESTED IN Keith C. Merkel, by Deed from Alphonso Jackson, Secretary of Housing and Urban Development of Washington, D.C.,

dated 05/31/2005, recorded 07/13/2005, in Deed Book 2005-1, page 261227.

Premises being: 2337 WASHINGTON AVENUE, NORTHAMPTON, PA 18067.

BEING Parcel No. L4SW1B-9-5-0522.

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

SEIZED AND TAKEN into execution of the writ as the property of Keith C. Merkel.

DANIEL G. SCHMIEG, ESQUIRE

**No. 23**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-004282**

ALL THAT CERTAIN message and tenement, lot or piece of land situate on the west side of Center Street (now known as Hayes Street) in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, consisting of two adjoining tracts of land, bounded and described as follows, to wit:

TRACT NO. 1

BEGINNING at a point in the dividing line of lot shown as 123 and 125 Center Street (now Hayes Street) as shown on the plan of Borough of South Bethlehem (now City of Bethlehem) thence extending southwardly on said Hayes Street a distance of forty (40) feet, thence extending of that width westwardly on said Hayes Street a distance of one hundred and forty (140) feet to a twenty (20) foot wide alley, said lot or piece of land being known and designated as Nos. 734-735 Hayes Street.

TRACT NO. 2

ALL THAT CERTAIN twenty foot wide lot or piece of land, situate on Center Street (now Hayes Street) as



aforesaid, bounded and described as follows, to wit:

THE SAME BEING KNOWN AS the northern half of Lot No. one hundred and twenty-seven (127) on the west side of Center Street (now Hayes Street) according to the 'Plan of lots near South Bethlehem, Northampton County, Pennsylvania, H.A. Doster, Trustee, 1887,' containing a frontage of twenty (20) feet on Center Street (now Hayes Street) and of that width extending back westwardly one hundred and forty (140) feet to a twenty (20) foot wide alley.

BEING THE SAME PREMISES WHICH Regina M. Achey, Executrix of the Last Will and Testament of Helen C. Gallucci, by her deed dated August 14, 1990 and recorded August 23, 1990 in the Northampton County Recorder of Deeds Office in Deed Book 809 page 266, did hereby grant and convey unto Regina M. Achey and Thomas E. Gallucci, hereinafter referred to as the GRANTORS.

**RECORD OWNER**

TITLE TO SAID PREMISES IS VESTED IN Wayneson W. Waialae and Patricia A. Clement-Waialae, husband and wife and Michael Clement and Patricia G. Clement, husband and wife, as Tenants by Entireties with the Rights of Survivorship, by Deed from Regina M. Achey and Thomas E. Gallucci, as Tenants in Common, dated 12-5-92, recorded 12-29-92 in Deed Book 884, page 74.

NOTE: This Deed encumbers two tracts of land: Tract No. 1 referenced as 734-735 Hayes Street; both tracts a/k/a 736 Hayes Street, Bethlehem, PA 18015.

**PRIOR DEED INFORMATION**

TITLE TO SAID PREMISES IS VESTED IN Regina M. Achey and

Thomas E. Gallucci, by Deed from Regina M. Achey, Executrix of the Last Will and Testament of Helen C. Gallucci, dated 8-14-90, recorded 8-23-90 in Deed Book 809, page 266.

Premises being: 736 HAYES STREET, BETHLEHEM, PA 18015-361.

Tax Parcel No. P6SE3A-4-1.

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

SEIZED AND TAKEN into execution of the writ as the property of Wyaneson W. Waialae, Patricia A. Clement-Waialae, and Patricia G. Clement.

DANIEL G. SCHMIEG, ESQUIRE

**No. 24**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2005-007729**

TRACT No. 1: ALL THAT CERTAIN lot or piece of land with the two and one-half story brick messuage or tenement thereon erected, situate on the North side of Spring Garden Street in the City of Easton, County of Northampton and State of Pennsylvania, being known as No. 1235 Spring Garden Street, bounded and described as follows, to wit: Beginning at a point on the North building line of Spring Garden Street, said point being 276.60 feet from the Northwest corner of Spring Garden and Twelfth Streets, said distance being measured Westwardly along the North building line of Spring Garden Street, thence along the North building line of said Spring Garden Street in a Westwardly direction 15.79 feet to a point, thence Northwardly at right angles to said Spring Garden Street 80 feet to a point, thence parallel to

said Spring Garden Street Eastwardly 15.79 feet to a point, thence Southwardly 80 feet to a point, the place of beginning. The last mentioned line passes through the center of a four foot wide alleyway.

BOUNDED on the East by No. 1233 Spring Garden Street, property now or late of Daniel E. Steckel, et al., on the North by lands now or late of Walter H. Mengel, on the West by No. 1237 Spring Garden Street and on the South by said Spring Garden Street.

TRACT NO. 2: ALL THAT lot or piece of ground located North of property No. 1235 Spring Garden Street in the Eighth Ward of the City of Easton, County and State aforesaid, bounded and described as follows, to wit: Beginning at a point in a continuation of the dividing line of properties No. 1233 and No. 1235 Spring Garden Street, the said point being distant 80 feet North of the North building line of Spring Garden Street and 276.64 feet West of the West building line of North Twelfth Street, thence extending Westwardly along the North line of No. 1235 Spring Garden Street for a distance of 16 feet and extending of that same width in depth between parallel lines at right angles to a private alley, 42.35 feet more or less. Bounded on the North by said private alley, on the East by property now or late of Paul R. Smith and Helen M. Smith, his wife, on the West by property of Harry G. & Mayme W. Decker and on the South by Tract No. 1 hereof.

BEING THE SAME PREMISES which Clarence Weber, III and Terry L. Weber, husband and wife, by Deed dated December 3, 2003, and recorded in the Office of the Recorder of Deeds, in and for North-

ampton County, Pennsylvania, in Record Book Volume 2003-1, page 503303, did grant and convey unto Charles E. Holmes, Sr., his heirs and assigns, Grantor herein.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L9SW2B-5-5.

SEIZED AND TAKEN into execution of the writ as the property of Charles E. Holmes, Sr. and Anna M. Holmes.

DANIEL G. SCHMIEG, ESQUIRE

**No. 25**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2002-007072**

ALL that certain messuage, tenement and lot or piece of land situate on the South side of Lehigh Street, in Wilson Township (now the Borough of Wilson) County of Northampton, Commonwealth of Pennsylvania, described as follows:

BEGINNING in the South line of Lehigh Street at the distance of two hundred and sixty-two feet West of the Southwest corner of said Lehigh and Fifteenth Streets; thence extending along the South side of said Lehigh Street eighteen feet to a point to land now or late of Edwin Balliet; and thence extending of that same width land Southwardly one hundred seven feet six inches, more or less, to a ten foot wide private alley. Bounded on the North by Lehigh Street, on the East by land now or late of Anna M. Everhart, on the South by said ten foot wide private alley and on the West by land now or late of said Balliet.

SUBJECT, however, to the joint use of a two foot ten inch wide alleyway between this and the house adjoining on the West, open at the height of the first story and running South forty feet, each of the two adjoining lots contributing one

foot five inches for said alleyway, and the said grantees herein, their heirs and assignees, are to have ingress, egress and regress of said alley in common at all times and all seasons hereafter.

HAVING erected thereon a dwelling known as 1530 Lehigh Street, Easton, PA 18042.

PARCEL NO. L9SW2C-20-7.

BEING the same premises which Robert M. Hueber and Louis R. Bonos, Jr., by deed dated 06/11/1999 and recorded 06/16/1999 in the Recorder's Office of Northampton County, Pennsylvania, Deed Book Volume 1999, page 1-88558, Conveyed and granted unto Krishna J. Morales.

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

SEIZED AND TAKEN into execution of the writ as the property of Krishna J. Morales.

LOUIS P. VITTI, ESQUIRE

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**No. 26**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-006040**

ALL THAT CERTAIN messuage tenement and lot or piece of ground situate in the Borough of Freemansburg, County of Northampton and Commonwealth of Pennsylvania, known as 148 Madison Street, according or present borough numbering, bounded and described as follows, to wit:

BEGINNING at a point in line of lot now or late of John F. Rathgeber and Madison Street; THENCE westwardly along said Madison Street a front of fifty-seven (57) feet to New Street, and of that same width extending southwardly between said New Street and Lot of John Rathgeber to Cedar Alley.

BOUNDED on the north by Madison Street, on the west by New Street, on the south by Cedar Alley and on the east by lot now or late of John Rathgeber.

TAX PARCEL #N7SW3C-021-001.

BEING KNOWN AS: 148 MADISON STREET, FREEMANSBURG, PA 18017.

PROPERTY ID NO.: N7SW3C-21-1.

TITLE TO SAID PREMISES IS VESTED IN Allen W. Ulrich and Susan M. Reddinger, as joint tenants with the right of survivorship by Deed from Susan Y. Wertman dated 4/17/02 recorded 4/18/02 in Deed Book 2002-1 Page 99797.

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 Allen W. Ulrich and Susan M. Reddinger.

MARK J. UDREN, ESQUIRE

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**No. 28**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-005277**

ALL THOSE CERTAIN lots or pieces of ground, with the improvements thereon erected, known as 839 Tolstoy Street, situate in the Borough of Freemansburg, Northampton County, Pennsylvania, known and designated as Lots 145, 146 and 147 Tolstoy Street according to map entitled "Clearfield Terrace Building Lots, plan showing extensions by Charles A. and Harry O. Jones, July 17, 1915, L.J. H. Grossart, C.E.", which said map is duly recorded in the Office for the Recording of Deeds in and for Northampton County aforesaid in Map Book 6, Page 21.

PARCEL NUMBER N7SW4C-3-11.

PROPERTY IS BEING SOLD SUBJECT TO A FIRST MORTGAGE.

BEING KNOWN AS: 839 TOLSTOY STREET, FREEMANSBURG, PA 18017.

PROPERTY ID NO.: N7SW4C-3-11.

TITLE TO SAID PREMISES IS VESTED IN Michael F. Martin and Denise H. Martin, husband and wife by Deed from Frank Martin, widower dated 4/16/1999 recorded 4/23/1999 in Deed Book 1999-1 Page 57563.

THEREON BEING ERECTED a ranch style brick dwelling w/attached one-car garage and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Michael F. Martin, and Denise M. Martin.

MARK J. UDREN, ESQUIRE

**No. 29**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-005711**

ALL THAT CERTAIN tract, mesuage, lot or piece of land lying and being in the Borough of Bangor, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West side of South Main Street and Lot No. 6, as per J.J. Scheffler's Map of Plan of Lots as surveyed on July, 1907; thence along the North side of said Lot No. 6 South 86 1/4 degrees West 120 feet to the East side of a 16 foot wide alley; thence along the East side of said alley North 3 3/4 degrees West 17.5 feet

to a point; thence Eastwardly along land to be conveyed to Herman Edwards and through the center of a partition wall of a double dwelling of which this conveyance is the South side or house No. 680, a distance of 120 feet to a point in the West side of the aforesaid South Main Street; thence along the West side of said South Main Street South 3 3/4 degrees East 17.25 feet to the place of Beginning.

BEING part of Lot No. 5 of the aforesaid Map or Plan of Lots.

TITLE TO SAID PREMISES IS VESTED IN Howard E. Ostrander, Jr., by Deed from Doris E. Brodt and Darwin E. Brodt, dated 05/30/2003, recorded 06/24/2003, in Deed Book 2003-1, page 234084.

Premises being: 680 SOUTH MAIN STREET, BANGOR, PA 18013.

Tax Parcel No. E9NE3D-5-6.

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

SEIZED AND TAKEN into execution of the writ as the property of Howard E. Ostrander, Jr.

DANIEL G. SCHMIEG, ESQUIRE

**No. 31**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2001-004241**

ALL THOSE CERTAIN Lots or pieces of land Situate in the Township of Plainfield, County of Northampton, and State of Pennsylvania, being all of Lot Nos. 128, 129, 130, 131, 132, 133 and the Western 3.66 feet of 134 and the Eastern 20 feet of 127 on Plan of Mt. View Development, dated March 4, 1957, recorded in Plan Book 13 at page 52, bounded and described as follows, to wit:

BEGINNING at a point on the South side of Elm Street, said point being North 85 degrees 47 minutes 20 seconds East 330 feet from the Southeast corner of Ann and Elm Streets; thence along the South side of Elm Street North 85 degrees 47 minutes 20 seconds East 173.66 feet; thence through Lot No. 134 South 4 degrees 12 minutes 40 seconds East 98.70 feet; thence South 85 degrees 47 minutes 20 seconds West 173.66 feet; thence through Lot No. 127 North 4 degrees 12 minutes 40 seconds West 98.70 feet to the place of Beginning.

ALSO KNOWN AS Northampton County Uniform Parcel Identifier: MAP: G8 Block: 15 Lot: 21-5.

TITLE TO SAID PREMISES IS VESTED IN Thomas K. Densler Sr., married by Deed from Patricia L. Sanders, single dated 1/27/94, recorded 2/3/94, in Volume 1994-3, Page 4039.

BEING KNOWN AS 548 Norman Street, Nazareth, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Thomas K. Densler, Sr.

DANIEL G. SCHMIEG, ESQUIRE

**No. 32  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2005-002947**

ALL THAT CERTAIN tract or piece of land situated in the Township of Upper Mount Bethel, County of Northampton and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a corner in the middle of the Public Road leading from Johnsonville to Bangor; thence along line of lands of Josiah LaBar

and John K. Miller North fifty-seven degrees West 387.75 feet to a stake; thence along line of lands of Peter Kressler North seventy-five and a half degrees East 297.0 feet to a stone; thence by same North sixty-six and three-quarters degrees East 246.125 feet to a stone; thence by same South twenty-one and a half degrees East 486.75 feet to a corner in the middle of the aforesaid public road; thence South eighty and a half degrees West 66.0 feet to a stone; thence along line of lands of Jacob Weidman, and along said road, North eighty-four degrees West 105.6 feet to a stone; thence North seventy-four and one-fourth degrees West 214.5 feet to the place of beginning. Containing 3.08 acres.

BEING KNOWN AS: RD #1, BOX 1329 A/K/A 2128 RIDGE ROAD, BANGOR (UPPER MOUNT BETHEL TOWNSHIP), PA 18013.

PROPERTY ID NO.: C10-17-25.

TITLE TO SAID PREMISES IS VESTED IN Harold M. Gay, Jr. by deed from Martha Jean Gately, now by marriage, Martha G. Duxbury, and James W. Duxbury, her husband dated 2/23/83 recorded 2/24/83 in Deed Book 646 Page 1017.

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

SEIZED AND TAKEN into execution of the writ as the property of Harold M. Gay, Jr. and United States of America.

MARK J. UDREN, ESQUIRE

**No. 34  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-005719**

PARCEL NO. 1:

ALL THAT CERTAIN tract, piece or parcel of land situate in the Bor-

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

BEGINNING at an iron pipe on the northerly curb line of Poplar Street, said iron pipe being the westerly corner of land to be conveyed by the Borough of Roseto to Lewis L. Donatelli and Joanne C. Donatelli, his wife; thence along the northerly curb line of said Poplar Street, North 48 degrees 24 minutes 00 seconds West 24.97 feet to a point, said point being the terminus of the southerly curb line of Shawnee Street; thence along the southerly curb line of said Shawnee Street, North 33 degrees 46 minutes 00 seconds East 15.84 feet to the westerly corner of other land of Nicholas P. Romano; thence along said other land of Nicholas P. Romano, South 53 degrees 25 minutes 06 seconds East, 35.63 feet to the northerly corner of land now or formerly owned by Lewis L. Donatelli and Joanne C. Donatelli, his wife, first above mentioned; thence along the northerly side of said land to be conveyed, South 65 degrees 36 minutes 21 seconds West 20.57 feet to the place of BEGINNING.

The Borough of Roseto reserves the right of ingress and access to the storm sewer drainage pipe which runs through the length of this tract for the purpose of maintenance and repairs. Any disturbance to the improvements which the grantee may have made upon this tract shall be restored in kind by the Roseto Borough. The grantor shall not construct any permanent structure over the said drainage system which may hinder future access and service.

PARCEL NO. 2:

ALL THAT CERTAIN message, tract, piece or parcel of land situate

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

BEGINNING at a stake, corner of other land of the grantor hereof, of which this was a part; thence along said grantor's land in a westerly direction one hundred eight and twenty-five one hundredths feet to a stake and land owned or leased by the Lehigh and New England Railroad Company; thence along said Railroad Company's land in a northwesterly direction eighty-nine feet to a stake; thence along land of Margherita Romano, North sixty-seven degrees thirty minutes East twenty and thirty-five one-hundredths feet to a stake in a southern direction five feet to a stake; thence along land now or formerly of Margherita Romano North sixty-seven degrees and thirty minutes East on hundred and thirty-five feet to a stake; thence along Garibaldi Street, South twenty-two Degrees East Seventy feet to the place of BEGINNING.

CONTAINING the above described premises.

PARCEL NO. 3:

ALL THAT CERTAIN message, lot, tract, piece or parcel of land situated in the Borough of Roseto, in the County of Northampton and State of Pennsylvania, bounded and described as per draft or plan made of the premises as follows, to wit:

BEGINNING at a corner of land of O. Castellucci, on the west of Garibaldi Street, thence along said Garibaldi Street northerly direction thirty-five feet to land of Anthony Sabatino, thence along said Sabatino's land westerly direction one hundred thirty-five feet to Anthony Sabatino land, thence along

said Sabatino's land on the southerly direction thirty-five feet to a corner of O. Castellucci, thence along said Castellucci's land southerly direction, one hundred thirty-five feet to the place of BEGINNING.

CONTAINING Lot No. One.

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

BEGINNING at a point on the west curb line of Garibaldi Avenue, said point being at the northeast corner of land of the Jehovah's Witnesses Society; thence along said land South sixty-eight degrees, eight minutes, West one hundred fourteen and three-tenths feet (114.3 feet) to a point on the easterly line of the right-of-way of the Lehigh and New England Railway Company; thence along the said line of the right-of-way North fifty-four degrees (54 degrees) thirty minutes (30 minutes) West fifty-five feet (55 feet) to an iron stake at the southwest corner of other land of the Grantors herein; thence along grantors other land North sixty-four degrees, thirty-nine minutes East one hundred forty-three and five-tenths feet to a point on the west curb line of Garibaldi Avenue, which point is the southeast corner of the other land of the Grantors herein; thence along the said Curb line South twenty-two degrees thirty-six minutes East fifty-five feet to the place of BEGINNING.

BEING THE SAME PREMISES which Anthony P. Romano and Millie Romano, his wife, by their Deed dated June 30, 1993 and recorded in the Office of the Recorder of Deeds in and for Northampton County, Easton, Pennsylvania in

Deed Book Volume 901 Page 585, granted and conveyed unto Marcel Gruter and Arlene A. Gruter, his wife, GRANTORS HEREIN.

PARCEL IDENTIFICATION NO: D9SE1A-15-3.

Premises: 516 Garibaldi Avenue, Roseto, PA 18013, Roseto Borough, Northampton County, Pennsylvania.

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Leo A. Gardner and Cheryl D. Gardner, his wife, by Deed from Marcel Gruter and Arlene A. Gruter, his wife, dated 02/25/1994, recorded 03/01/1994, in Deed Book 1994-3, page 6998.

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

SEIZED AND TAKEN into execution of the writ as the property of Leo A. Gardner and Cheryl D. Gardner a/k/a Cheryl D. Hustrulid. DANIEL G. SCHMIEG, ESQUIRE

**No. 36**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-004864**

ALL THAT CERTAIN lot or piece of ground situate in City of Bethlehem, Northampton County, Pennsylvania, bounded and described according to a survey, made by David W. Dotter, Professional Engineer, dated May 1, 1963 and recorded in and for the County of Northampton at Bethlehem, Pa., bearing Parcel No. P6NE1A-3-21A, as amended by an As-Built Survey made by Kissene-Leddy Associates, Inc., C.E., dated 4/12/79, as follows, to wit:

BEGINNING at a point, an iron fence post, in the northerly street line of West Goepf Street being distance four hundred thirty (430) feet from the easterly street line of North

Main Street; thence along the northerly street line of West Goepp Street north eighty-two degrees thirty minutes west (82 degrees 30 minutes W) twenty-nine and forty hundredths (29.40) feet to a point in said street line; thence through the center of a party wall of No. 50 and No. 52 West Goepp Street and along land of the grantor herein north seven degrees thirty minutes east (N 7 degrees 30 minutes E) ninety-eight and seventy-five hundredths (98.75) feet to an iron pipe in line of land now or late of Roy A.F. Gambler, Jr.; thence along land now or late of Lester J. Remaly, running along the base of a concrete wall South eighty-two degrees thirty minutes East (S. 82 degrees 30 minutes E) twenty-nine and forty hundredths (29.40) feet to an iron pipe in line of land now or late of Fred Ronca; thence along same South seven degrees thirty minute west (S 7 degrees 30 minutes) ninety-eight and seventy-five hundredths (98.75) feet to an iron fence post, the place of beginning.

BEING known as 50 West Goepp Street.

PARCEL # P6NE1A-3-21A.

BEING the same premises which Jeffery K. Hawbecker, Sheriff of County of Northampton, Commonwealth of Pennsylvania, by Deed dated May 3, 2005 and recorded May 10, 2005 in the Northampton County Recorder of Deeds, Book 2005-1 Page 172985, conveyed unto, Nelson Vargas, in fee.

PARCEL IDENTIFICATION NO: P6NE1A-3-21A.

Premises: 50 West Goepp Street, Bethlehem, PA 18018 Northampton County Pennsylvania.

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Robert John Smith, a

single man, by Deed from Nelson Vargas, a single man, dated 08/08/2005, recorded 08/30/2005, in Deed Book 2005-1, page 332505.

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

SEIZED AND TAKEN into execution of the writ as the property of Robert John Smith a/k/a Robert D. Smith.

DANIEL G. SCHMIEG, ESQUIRE

**No. 37**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2005-009419**

All that certain messuage or tenement and tracts or piece of land situate in the Township of Plainfield, in the Village of Belfast, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a corner on the West side of the state concrete highway leading from Easton to Wind Gap, and in line of land of Walter Kresge; thence West along the same a distance of two hundred eighteen (218) feet to a corner and land of the said Walter Kresge; thence South along the same a distance of thirty-five (35) feet to a corner in line of Lot No. 2; thence East along the same a distance of two hundred eighteen (218) feet to a corner on the West side of the Easton and Wind Gap Road; thence North a distance of thirty-five (35) feet to the place of beginning.

Tax Parcel Id No. H8NW3-4-10.

Having erected thereon a dwelling known as 5839 Sullivan Trail, Nazareth, PA 18064.

Being the same premises which Mark A. Stempien and Donna Stempien by their deed dates 5/7/



04 and recorded 5/11/04 in the Recorder of Deeds Office of Northampton County, Pennsylvania, in instrument number 2004-1-178152 granted and conveyed unto Jeffrey S. Groller

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

SEIZED AND TAKEN into execution of the writ as the property of Jeffrey S. Groller.

LOUIS P. VITTI, ESQUIRE

**No. 39  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-005465**

All those certain messuages, tenements, and lots of land and premises, situate, lying and being in the Borough of North Catasauqua, County of Northampton and State of Pennsylvania, designated and described as follows, to wit:

Being Lots Numbers one (1) and Twenty-eight (28) in Block Number One (1) as designated and laid out on the plot or map of The Lackawanna Land Company, situate in the Borough of Catasauqua, formerly part of the Township of Allen, County of Northampton and State of Pennsylvania, known as the "Fuller Farm", which said plot or map is of record in the office for the Recording of Deeds, in and for the said County of Northampton, in Map Book No. 2, page 142.

Lot No. 1 being thirty-three feet on front upon Third Street as shown by said recorded map and one hundred eighty (180) feet in depth to a public alley twenty (20) feet wide.

Lot No. 28 being bounded and described as follows: Beginning at a point on the northeasterly side of Church Court three hundred ninety-

three (393) feet northwest from Cypress Street; thence in a northeasterly direction parallel to Cypress Street, along the line of Lot No. Twenty-seven (27) in said block to a point at the intersection of Grove Street; thence along the line of Grove Street in a westerly direction to a point on the street on which the electric railway runs; thence in a southwesterly direction along the line of said last mentioned street to a point on said Church Court; thence along the line of said Church Court in a southeasterly direction thirty-three (33) feet to the place of beginning. All of which is as shown by said recording map.

Known as 1343 North Third Street, North Catasauqua, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Judith A. Peterson by Deed from David F. Smith, Sr. dated 7/06/90 and recorded 07/10/90 in Book 805 Page 531.

TAX PARCEL NO: M4SE4A-8-18-0923.

THEREON BEING ERECTED a stucco bungalow.

SEIZED AND TAKEN into execution of the writ as the property of Judith A. Peterson.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

**No. 42  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-005187**

ALL THAT CERTAIN dwelling house and lot, situate on the west side of an alley, Third Ward, Borough of Northampton, Pennsylvania, 957 WASHINGTON AVENUE, Rear, bounded and described, as follows, to wit:

BEGINNING at a stone set for a corner on the west side of an alley

in line of Henrietta Miller's lot, thence said point along the west side of said alley a distance of forty (40) feet, more or less, to a point in line of land now or late Stephen Gratzl, thence westward along the last mentioned land a distance of forty (40) feet, more or less, to a stone in line of lands of a party designated as the first party in the legal description contained in Deed Book Volume 563, page 131, thence from said point northward a distance of forty (40) feet, more or less, to a stone in line of Henrietta Miller's lot, thence from said point eastward along the last mentioned lot a distance of forty (40) feet, more or less, to the point or place of beginning, containing 1,600 square feet, more or less.

The description set forth above was rewritten to remove ambiguity as to persons designated as party of the first part. The premises conveyed herein are also described in Deed Book Volume 563, page 131, as follows:

ALL THAT CERTAIN dwelling house and lot, situate on the west side of an alley, Third Ward, Borough of Northampton, Pennsylvania, 957 WASHINGTON AVENUE, Rear, bounded and described, as follows, to wit:

BEGINNING at a stone set for a corner on the west side of an alley in line of Henrietta Miller's lot, thence from said point along the west side of said alley a distance of forty (40) feet, more or less, to a point in line of land of Stephen Gratzl, about to be conveyed to the first party, thence, westward along the last mentioned land a distance of forty (40) feet more or less, to a stone in line of other lands of the first party, thence from said point

northward a distance of forty (40) feet, more or less, to a stone in line of Henrietta Miller's lot, thence from said point eastward along the last mentioned lot a distance of forty (40) feet, more or less, to the point or place of beginning, containing 1,600 square feet, more or less.

TAX PARCEL NO. M4NW2C-BLOCK 4-LOT 23.

HAVING THEREON ERECTED A DWELLING KNOWN AS 957 1/2 WASHINGTON AVENUE NORTHAMPTON, PENNSYLVANIA 18067.

BEING THE SAME PREMISES WHICH James A. Kurtz and Michele E. Kurtz by deed dated 6/17/94 and recorded 6/20/94 in Northampton County Deed Book 1994-6 Page 040708 granted and conveyed unto Angel L. Acevedo.

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

SEIZED AND TAKEN into execution of the writ as the property of Angel L. Acevedo.

LEON P. HALLER, ESQUIRE

**No. 43**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-4668**

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

BEGINNING at a stone, thence along land of Samuel Bruch North thirty-one and a half degrees West five perches to a stone; thence along land of Charles Miller South fifty degrees West thirteen perches to a stone; thence along land of Adam Hingelman, South thirty-one and a half degrees East seven perches

and four-tenths to a stone; thence along land of H.L. Davis and Company North thirty-nine and three quarters degrees East thirteen perches and five-tenths to the place of beginning.

CONTAINING eighty perches strict measure.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: E8SE1-4-2.

BEING KNOWN AS 960 Glass Street, Pen Argyl, Pennsylvania.

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

SEIZED AND TAKEN in execution of the writ of execution of the writ as the property of Heidi Labar.

PINA S. WERTZBERGER,  
ESQUIRE

**No. 44**

**BY VIRTUE OF A CERTAIN WRIT OF EXECUTION  
CV- 2006-001855**

All that certain lot, piece or parcel of land situate in Lower Mt. Bethel Township, Northampton County, Pennsylvania, being known as Lot Number 10 of the Witchwood Hills Subdivision as follows to wit:

Beginning at an iron pin in line of land now or formerly of Linda Frisble, et. Al., said pin marking the westernmost corner of Lot Number 11 of Witchwood Hills Subdivision; thence along said Lot Number 11, South 69 degrees 30 minutes 05 seconds East 224.35 feet to an iron pin in the right of way line of the 60.00 feet radius cul-de-sac which terminates Ryan Road, on a curve to the left, having a radius of 60.00 feet a central angle of 65 degrees 48 minutes 12 seconds a length of 68.91 feet, and a chord bearing and distance of South 12 degrees 24 minutes 11 seconds East 65.18 feet

to an iron pin; thence along Lot Number 9 South 44 degrees 41 minutes 43 seconds West 150.090 feet to an iron pin; thence along same South 34 degrees 51 minutes 00 seconds West 353.67 feet to an iron pin in line of Lot Number 3; thence along said Lot Number 3, North 8 degrees 42 minutes 57 seconds West 108.51 feet to an iron pin in line of land now or formerly of Gary Smith; thence along land now or formerly of said Gary Smith North 44 degrees 10 minutes 00 seconds West 225.00 feet to an iron pin; thence along land now or formerly of the aforementioned Linda Frisble, et. Al., North 43 degrees 49 minutes 57 seconds East 501.91 feet, to the place of beginning.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: F10-5-31.

BEING KNOWN AS 3125 Ryan Road, Bangor, Pennsylvania.

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

SEIZED AND TAKEN in execution of the writ of execution of the writ as the property of Adrian Hemus.

PINA S. WERTZBERGER,  
ESQUIRE

**No. 47**

**BY VIRTUE OF A CERTAIN WRIT OF EXECUTION  
CV-2001-005814**

ALL THAT CERTAIN message or tenement and lot or piece of land situate on the public highway leading from Bethlehem to Nazareth, in the Township of Lower Nazareth, County of Northampton and State of Pennsylvania, known on plan of draft of "Fairview Terrace", recorded at Easton, Pa., in Map Book 8, Page 43, as Lot No. 3, bounded and described, as follows, to wit:

BEGINNING at a corner of a twenty (20 feet) feet wide street and Lot No. 2, THENCE in an easterly direction along said Lot No. 2 one hundred fifty (150 feet) feet to a sixteen (16 feet) feet wide street or alley, THENCE in a northerly direction along said sixteen (16 feet) feet wide street or alley to Lot No. 4, THENCE in a westerly direction along Lot No. 4 one hundred fifty (150 feet) feet to a twenty (20 feet) feet wide street, THENCE in a southerly direction along said twenty (20 feet) feet wide street forty (40 feet) feet to Lot No. 2, the place of beginning.

BEING KNOWN AS 510 NAZARETH PIKE, NAZARETH, PA 18064.

PROPERTY ID NO.: K7SE4-3-2.

TITLE OF SAID PREMISES IS VESTED IN Ralph G. Daney and Elizabeth C. Daney, husband and wife, by Deed from Samuel H. Krock, Jr., Executor of the Last Will and Testament of Amdaline M. Krock, deceased, dated 05/14/1973, recorded 05/14/1973, in Deed Book 458, Page 41.

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

SEIZED AND TAKEN into execution of the writ as the property of Ralph G. Daney and Elizabeth C. Daney.

MARK J. UDREN, ESQUIRE

**No. 48**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-006833**

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

BOUNDED on the North by Wyandotte Street, on the East by Howertown Road, on the South by other property now or formerly of William D. Rinker and Patricia F. Rinker and on the West by a fifteen foot wide alley known as Limestone Alley.

HAVING a frontage on Howerstown Road of Ninety (90) feet and extending in depth of equal width One Hundred Seventy-three (173) feet from the house line of said Howertown Road to said Limestone Alley.

BEING known as 1248 Howerstown Road.

ASSESSMENT MAP, BLOCK, AND LOT NUMBER: M4SE1B-11-1.

THEREON BEING ERECTED a one and one-half story single concrete block dwelling.

SEIZED AND TAKEN into execution of the writ as the property of Wendy M. Retzler and William D. Duch.

RICHARD M. SQUIRE, ESQUIRE

**No. 49**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-000351**

ALL THAT ONE-THIRD INTEREST IN

ALL THAT CERTAIN lot or piece of ground situate, lying and being in the Borough of Hellertown, in the County of Northampton, in the Commonwealth of Pennsylvania, consisting of and being designated as Lot No. 7, Block No. 12 on the map entitled "Rentzheimer Farm Development, Section C, Mountainview-Property of Bethlehem Steel Company-Located in Borough of Hellertown, Northampton County, Pa." dated Nov. 6, 1947, Rec. April 13, 1948, which is filed in the Office

for the Recording of Deeds etc., in and for said County of Northampton in Map Book Volume 12, page 9.

BEING KNOWN AS NO. 138 CEDAR ROAD, HELLERTOWN, PA.

BEING the same premises which Gary Petras, Executor of the Estate of Michael F. Petras, Sr., by his deed recorded in the Office of the Recorder of Deeds of Northampton County, Pennsylvania, conveyed unto Eileen M. Petras, single, this same date.

KNOWN AS TAX IDENTIFIER NUMBER Q7SE4A 7 15.

THEREON BEING ERECTED a cape style dwelling with siding exterior.

SEIZED AND TAKEN into execution of the writ as the property of Eileen Petras.

DAVID M. BACKENSTOE,  
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

Nov. 16, 23, 30

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Nov. 16

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

**IN RE: CENTRAL BOOKING ) AD-377-2006  
PROCEDURE )  
)**

**ADMINISTRATIVE ORDER 2006-13**

AND NOW, this 9th day of November, 2006, it is hereby ordered that the following procedure is adopted effective January 1, 2007:

**DESIGNATION OF  
CENTRAL BOOKING CENTERS**

1. The Court of Common Pleas of Northampton County hereby adopts a countywide Central Booking Center plan as set forth herein.
2. Central Booking Centers (hereinafter CBC) shall be located at the Northampton County Criminal Administration Building, 105 South Union Street, Easton, PA 18042, and at the City of Bethlehem Police Department, 10 East Church Street, Bethlehem, PA 18018.

**CENTRAL BOOKING PROCEDURES**

3. CBC shall be utilized to process and identify individuals arrested, charged or accused of a crime. Among the procedures to be conducted at CBC are photography, fingerprinting and determination of the prior record of involvement with the court system for the person who is processed.
4. All persons arrested, with or without a warrant, for a felony or misdemeanor, except those processed at Northampton County D.U.I. Centers, shall be taken to a CBC for processing prior to the preliminary arraignment. This requirement shall not apply to persons arrested and released pursuant to Pa. R.Crim.P. 519(B) who shall be processed in accord with paragraph 5.

5. When an issuing authority issues a summons rather than an arrest warrant, the issuing authority shall send the following notice with the summons:

**“Notice—Central Booking Required”**

“You must report to the Central Booking Center at the Northampton County Criminal Administration Building, 105 South Union Street, Easton, PA 18042, for processing *at least five (5) days before your preliminary hearing*. Bring a copy of the summons with you to the Central Booking Center.

Failure to report to the Central Booking Center will cause your arrest and detention.”

6. CBC Staff shall provide copies of photographs, fingerprints and prior record to the police prosecutor, the magisterial district judge who conducts the preliminary arraignment and who conducts the preliminary hearing, and to the District Attorney of Northampton County. Said material may be transmitted by use of advanced communication technology as that term is defined in Pa. R.Crim.P. 103.

**VIDEO ARRAIGNMENT**

7. Preliminary arraignments, during other than normal business hours of the magisterial district court, employing two-way simultaneous audio-visual communication pursuant to Pa. R.Crim.P. 540(A), shall be conducted at a CBC.

**MISCELLANEOUS**

8. (A) The Sheriff of Northampton County shall administer the countywide central booking plan and the CBC.  
(B) All applicable federal and state technology standards for the collection and transmission of offender identification information shall be complied with.



9. Fingerprinting, authorized by law, including 18 Pa. C.S.A. §3929(G) and 18 Pa. C.S.A. §9112, may be taken at a CBC.
10. Fingerprinting and photographing of a juvenile, as authorized by the Juvenile Act, 42 Pa. C.S.A. §6308 and §6309, shall be done at a CBC.
11. Costs in the amount of Two Hundred Dollars (\$200.00) for central booking procedures performed pursuant to this administrative order shall be assessed upon conviction of a felony or misdemeanor or acceptance into the Accelerated Rehabilitation Disposition Program. Said sum shall be paid to the Clerk of Court of the Criminal Division who shall retain said funds in a special Central Booking Account until appropriated by the County as authorized by law.

BY THE COURT:

/s/Robert A. Freedberg

ROBERT A. FREEDBERG, P.J.

Comment: Processing and identifying defendants charged with Driving Under the Influence, 75 Pa. C.S.A. §3802, shall continue at Northampton County D.U.I. Centers. Therefore, the costs imposed under Paragraph 11 do not apply to those defendants.

Nov. 16

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**COMMONWEALTH OF PENNSYLVANIA v.  
ANTHONY PATRICK BAIIO, Defendant**

*Jurisdiction—42 Pa. C.S.A. §5505.*

Defendant, who had pled guilty to Delivery of Cocaine, in violation of 35 P.S. §780-113(a)(30), was sentenced by the Court on February 11, 2005. Said sentence included a statement of eligibility for work release. Thereafter, Defendant requested that he be made available for immediate work release. On February 22, 2005, the Court issued an order denying this request. The Court's stated rationale was that, under section 7508(c), it was without authority to place this particular offender on work release. On April 11, 2005, it came to the attention of the Court that Defendant had been placed on work release. The Court then issued an order stating that no further work release shall be provided to Defendant for the reasons stated in the Court's February 22nd Order. Defendant then moved the Court to reconsider its April 11th order, arguing that, by virtue of 42 Pa. C.S.A. §5505, the Court was without jurisdiction. The Court denied the motion, stating that it had made a patent and obvious mistake when it included a statement of eligibility for work release at the time of Defendant's sentencing and that its April 11th Order was entered pursuant to its inherent powers to correct such mistakes.

In the Court of Common Pleas of Northampton County, Pennsylvania, Criminal Division, No. 2005-2004.

Order of Court denying Defendant's Motion for Reconsideration

WILLIAM M. BLAKE, ESQUIRE, for the Commonwealth.

ERV D. MCCLAIN, ESQUIRE, for the Defendant.

Order of Court entered May 16, 2005 by GIORDANO, J.

OPINION

I. FACTS AND PROCEDURAL HISTORY

On December 13, 2004, Defendant pled guilty to Delivery of Cocaine, in violation of 35 P.S. §780-113(a)(30). Defendant requested a pre-sentence investigation and sentencing was scheduled for February 11, 2005. On that day, Defendant was sentenced to a period of incarceration of one to two years in the Northampton County Prison, in conformity with the mandatory minimum required by 18 Pa. C.S.A. §7508. Said sentence included a statement of eligibility for work release.

Thereafter, Defendant requested that he be made available for immediate work release and any other program the prison deems appropriate. A hearing was held and on February 22, 2005, this Court issued an order denying Defendant's request. Our stated rationale was that, under section 7508(c), we had no authority to place this particular offender on work release. *See Commonwealth v. Baio*, No. 2005-2004 (Pa. Ct. Com. P1. Feb. 22, 2005) (citing 18 Pa. C.S.A. §7508(c)). Said section states: "There shall be no

authority in any court to impose on an offender to which this section is applicable a lesser sentence than provided for herein or to place the offender on probation, parole, work release or prerelease or to suspend sentence.” 18 Pa. C.S.A. §7508(c). We therefore denied Defendant’s request.

On April 11, 2005, it came to the attention of this Court that Defendant had been placed on work release. Being of the opinion that this was not permitted under section 7508(c) and our February 22nd order, we issued an order stating that no further work release shall be provided to Defendant for the reasons set forth in our February 22nd order. Defendant now moves this Court to reconsider our April 11th order, averring that we were without jurisdiction to “change” Defendant’s sentence since more than thirty days had passed from the time Defendant was sentenced. We do not agree and therefore deny Defendant’s motion.

## II. DISCUSSION

Defendant is correct that a sentencing court is usually divested of jurisdiction once thirty days have passed from the time of sentencing. *See generally* 42 Pa. C.S.A. §5505. *See also, Commonwealth v. DaSilva*, 440 Pa. Super. 291, 297, 655 A.2d 568, 571-72 (1995). However, this rule is not without its exceptions. In *Commonwealth v. Walters*, 814 A.2d 253 (Pa. Super. 2002), the Superior Court stated:

Trial courts have the power to alter or modify a criminal sentence within thirty days after entry, if no appeal is taken. Generally, once the thirty-day period is over, the trial court loses the power to alter its orders. When an appeal is taken, the trial court has no jurisdiction to modify its sentence. We note, however, that the time constraint imposed by section 5505 does not affect the inherent powers of the court to modify a sentence in order to ‘amend records, to correct mistakes of court officers or counsel’s inadvertencies, or to supply defects or omissions in the record ....’ Therefore, where the mistake is patent and obvious, the court has the power to correct it even though the 30-day appeal period has expired. It is also well-established that where a showing of fraud or another circumstance ‘so grave or compelling as to constitute “extraordinary causes justifying intervention by the court,”’ then a court may open or vacate its order after the 30-day period has expired.

*Id.* at 255-56. Similarly, in *Sylva Enterprises, Inc. v. Mack Financial Corp.*, 25 D. & C. 3d 115 (Pa. Ct. Com. Pl. 1982), the Centre County Court of Common Pleas found that a court may amend an order beyond 30 days when it makes an incorrect interpretation of the law. *Id.* at 118. The Court recognized that “[w]hile the provisions of 42 Pa. C.S.A. §5505 serve the desirable purpose of insuring finality of judgments, the court has a much broader, more significant, obligation to do justice” *Id.*

---

In the instant case, this Court made a patent and obvious mistake when we included a statement of eligibility for work release at the time of Defendant's sentencing, since section 7508(c) prevented us from placing Defendant on work release. When we learned on April 11, 2005 that our order dated February 22, 2005 had not corrected this mistake, we acted on our inherent powers and issued another order in an effort to correct the error of law that had been made. As we had jurisdiction to enter said order, we deny Defendant's motion for reconsideration.

WHEREFORE, we enter the following order:

ORDER

AND NOW, this 16th day of May, 2005, Defendant's Motion for Reconsideration is DENIED.

**Northampton County Bar Association  
Notification of Change Form**

To assist the NCBA Staff in maintaining up-to-date information on all attorneys and subscribers of the *Reporter*, would you please complete the form below and return it to the NCBA Office whenever you have a change and/or addition to your address, telephone number, fax number or e-mail address. *Return to:* Northampton County Bar Association, 155 South Ninth Street, Easton, PA 18042-4399, FAX: (610) 258-8715.

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