

# Northampton County Reporter

(USPS 395-280)

VOL.LIV

EASTON, PA December 14, 2006

NO. 102

**Tammy D. Kipp, Plaintiff v. Christine Iobst and Lehigh Valley  
Executives, LLC, t/d/b/a Realty Executives, Defendants**

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**INSERT:** Mint: 1. 2006-2007 Calendar of Events

2. "Important New Developments in Auto Negligence Law"
  3. Quarterly Association Meeting
  4. PBI/CLE SEMINARS—NCBA Office—March-April, 2007
- Cream: NCBA 2007 Calendar of Events

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

#### **Northampton County Reporter Deadline Changes:**

Due to the December holidays the Reporter deadlines  
are changed to the following dates:

- Dec. 21 Issue—deadline is Friday, December 15 @ 12:00 p.m.
- Dec. 28 Issue—deadline is Thursday, December 21 @ 12:00 p.m.

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*Northampton County Reporter*

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

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Robert C. Brown, Jr., Esquire

Editor

**NOTICES TO NCBA MEMBERS—BAR NEWS**

**INCLUDED IN THIS ISSUE:**

**Lunch Lecture**—“Important New Developments in Auto Negligence Law”—  
Wednesday, December 20, 2006 @ NCBA Office. Registration form inside.

**NCBA Annual Meeting**—Thursday, January 18, 2007, Best Western,  
Bethlehem

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

When two men in business always agree, one of them is unnecessary.—  
William Wrigley, Jr., 1861-1932

**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****BENNETT, FRANCES A.,** dec'd.

Late of the Township of Palmer, Northampton County, PA  
Executrix: Adriana Bernstein  
c/o Karl H. Kline, Esquire,  
Karl Kline P.C., 2925 William  
Penn Highway, Suite 301,  
Easton, PA 18045-5283

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

**BENSING, ANNA M.,** dec'd.

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

Co-Executors: Carl A. Laub and Gloria Laub, 318 Main Street, Hellertown, PA 18055  
Attorneys: Peters, Moritz, Peischl, Zulick & Landes, LLP, 1 South Main Street, Nazareth, PA 18064-2083

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

Late of Easton, Northampton County, PA

Executor: Jeffrey Alan Brown  
c/o Jeffrey F. Hussar, Esquire,  
946 Third Street, Whitehall,  
PA 18052

Attorney: Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052

**DONCEVIC, MICHAEL S., SR.,** dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executrix: Dorene A. Svanda  
c/o William A. Duh, Esquire,  
2046 Leithsville Road, Hellertown, PA 18055

Attorney: William A. Duh, Esquire, 2046 Leithsville Road, Hellertown, PA 18055

**HARTUNG, MARY ANN,** dec'd.

Late of Wilson Borough, Northampton County, PA

Administrator: Kim Hartung  
c/o Dionysios C. Pappas, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

Attorneys: Dionysios C. Pappas, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

**KICHLINE, VIRGINIA E.,** dec'd.

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

Executor: Gary David Kichline  
c/o William P. Leeson, Esquire, Leeson, Leeson & Leeson, 70 E. Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426

Attorneys: William P. Leeson, Esquire, Leeson, Leeson & Leeson, 70 E. Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426

**LANDY, JUNE C.,** dec'd.

Late of 644 Alaska Street, Bethlehem, Northampton County, PA

Executor: Paul B. Landy, Jr.  
c/o Norman E. Blatt, Jr., Es-  
quire, Scherline & Associates,  
512 Walnut Street, Allentown,  
PA 18101

Attorneys: Norman E. Blatt,  
Jr., Esquire, Scherline & As-  
sociates, 512 Walnut Street,  
Allentown, PA 18101

**LONGENBACH, LUCILLE B.,**  
dec'd.

Late of Long Lane, Walnut-  
port, Northampton County,  
PA

Administrator: Randy P. Long-  
enbach, 8484 PA Route 873,  
Slatington, PA 18080

Attorneys: Janine Slamon,  
Esquire, Steckel and Stopp,  
125 S. Walnut Street, Suite  
210, Slatington, PA 18080

**OTTO, VIRGINIA M. a/k/a VIR-  
GINIA OTTO,** dec'd.

Late of Easton, Northampton  
County, PA

Co-Executors: Eileen L. Gloss  
and James H. Otto, Sr., 825  
North 19th Street, Allentown,  
PA 18104

Attorney: Nancy K. Busch,  
Esquire, 825 North 19th  
Street, Allentown, PA 18104

**PALANICA, ROSE J.,** dec'd.

Late of the Borough of North-  
ampton, Northampton Coun-  
ty, PA

Executrix: April Palanica c/o  
Frank M. Skrapits, Esquire,  
Affiliated with Steckel and  
Stopp, 2152 Main Street,  
Northampton, PA 18067-1211

**SIEBLER, MIRENE J.,** dec'd.

Late of the Township of Forks,  
Northampton County, PA

Co-Executors: David W.  
Siebler, 2050 Arndt Road,

Easton, PA 18040, Craig R.  
Siebler, 157 Foxbury Drive,  
Elizabethtown, PA 17022 and  
Timothy F. Siebler, 151 N.  
Main Street, Nazareth, PA  
18064

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

**TITA, DOLORES R.,** dec'd.

Late of the Township of Palm-  
er, Northampton County, PA  
Executor: Roger Bennett Tita,  
P.O. Box 834, Saylorsburg, PA  
18353

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

**URBANSKI, ARTHUR N.,** dec'd.

Late of Washington Township,  
Northampton County, PA

Administrator: Patrick M.  
Urbanski c/o P. Christopher  
Cotturo, Esquire, Attorney-at-  
Law, 75 Bangor Junction  
Road, Bangor, PA 18013

Attorney: P. Christopher  
Cotturo, Esquire, Attorney-at-  
Law, 75 Bangor Junction  
Road, Bangor, PA 18013

**WAGNER, MARGARET M.,**  
dec'd.

Late of Upper Nazareth Town-  
ship, Northampton County,  
PA

Co-Executrices: Janet F.  
Sweeney, 62 Willowdale Av-  
enue, Nazareth, PA 18064-  
1071 and Judith Ann Banks,  
320 Clearview Avenue, Naza-  
reth, PA 18064-1201

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

**WEIERBACH, EUGENE E.**, dec'd.

Late of the Township of Hanover, Northampton County, PA  
 Administratrix: Phyllis Weierbach c/o John J. Bartos, Esquire, 3976 Township Line Road, Bethlehem, PA 18020  
 Attorney: John J. Bartos, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

**WILLIAMS, DONALD A.**, dec'd.

Late of the Township of Upper Mt. Bethel, Northampton County, PA  
 Executor: Donald R. Williams c/o Kevin F. Danyi, JD, LLM, Danyi Law Offices, P.C., 133 East Broad Street, Bethlehem, PA 18018  
 Attorneys: Kevin F. Danyi, JD, LLM, Danyi Law Offices, P.C., 133 East Broad Street, Bethlehem, PA 18018

**ZIYACZ, GEORGE**, dec'd.

Late of the City of Bethlehem, Northampton County, PA  
 Executor: Joseph Kovach c/o William P. Leeson, Esquire, Leeson, Leeson & Leeson, 70 E. Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426  
 Attorneys: William P. Leeson, Esquire, Leeson, Leeson & Leeson, 70 E. Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426

**SECOND PUBLICATION****ALLIO, CHARLES W., SR.**, dec'd.

Late of the Borough of Hellertown, Northampton County, PA  
 Co-Executors: Charles W. Allio, Jr., Virginia R. Knise and Elizabeth A. Laubach c/o

Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

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

**BAJAN, ALEXANDER**, dec'd.

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

Executor: Salvatore LoCicero, 9 Charter Oak Court, Doylestown, PA 18901

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

**BAJAN, JANE**, dec'd.

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

Executor: Salvatore LoCicero, 9 Charter Oak Court, Doylestown, PA 18901

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

**BANKOWSKI, FRANCIS J., IV**, dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executrix: Mrs. Carol J. Bankowski, 75 Wilden Drive South, Easton, PA 18045

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

**BARTHOLOMEW, HILDA F.**, dec'd.

Late of Bethlehem Township, Northampton County, PA

Executor: Paul A. Florenz 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

**FACCINETTO, ANGELO P.**, dec'd.

Late of North Catasauqua, Northampton County, PA  
Executrix: Kathleen Miller c/o Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052

Attorney: Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052

**FALCONE, DANIEL a/k/a DANIEL N. FALCONE, SR. a/k/a DANIEL N. FALCONE**, dec'd.

Late of the Borough of Bangor, Washington Township, Northampton County, PA

Co-Executors: Katie Falcone and Daniel Nicholas Falcone c/o Raymond J. DeRaymond, Esquire, Gross, McGinley, LaBarre & Eaton, LLP, 717 Washington Street, Easton, PA 18042-4386

Attorneys: Raymond J. DeRaymond, Esquire, Gross, McGinley, LaBarre & Eaton, LLP, 717 Washington Street, Easton, PA 18042-4386

**GOTTSCHALK, JEANNE E.**, dec'd.

Late of Lower Nazareth Township, Northampton County, PA

Co-Executrices: Monna Lou Henninger and Tandy L. Smith c/o Timothy J. Duckworth, Esquire, Mosebach, Funt,

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

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

**KERN, RAYMOND A.**, dec'd.

Late of the Township of Bushkill, Northampton County, PA  
Executrix: Kathleen M. Kern 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

**MUFFLEY, LOUIS F.**, dec'd.

Late of the Township of Forks, Northampton County, PA  
Executrix: Mrs. Catherine L. Muffley 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

**MULREANEY, BERNARD J.**, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: Michael B. Mulreaney c/o Kevin Frank Danyi, Esquire, Danyi Law Offices, P.C., 133 East Broad Street, Bethlehem, PA 18018

Attorneys: Kevin Frank Danyi, Esquire, Danyi Law Offices, P.C., 133 East Broad Street, Bethlehem, PA 18018

**RECKER, MARY**, dec'd.

Late of the Borough of Northampton, Northampton County, PA

Co-Executrices: Mary Reichl and Anna Edelman c/o Frank M. Skrapits, Esquire, Affiliated with Steckel and Stopp, 2152 Main Street, Northampton, PA 18067-1211

**SEIER, MARIA**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Co-Executors: Joseph S. Seier c/o Richard Haber Esquire, Haber, Corriere & Backenstoe, P.C., 433 East Broad Street, Bethlehem, PA 18018 and Marie A. Stampf c/o Mickey K. Thompson, Esquire, Thompson Law Offices, 115 East Broad Street, Bethlehem, PA 18018

**ZIMMERMAN, EARL F. a/k/a EARL F. ZIMMERMAN, JR.**, dec'd.

Late of 3672 Lehigh Drive, Northampton, Northampton County, PA

Co-Executors: Laurelann Z. Andrew and Joel A. Zimmerman c/o Robert B. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

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

**THIRD PUBLICATION****BORCHARDT, ELISABETH E. a/k/a ELISABETH H. BORCHARDT**, dec'd.

Late of the Township of Bushkill, Northampton County, PA

Administrator: Wolfgang Borchardt, 373 S. Egg Road, Bath, PA 18014

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

**BOYER, LAWRENCE L., SR.**, dec'd.

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

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

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

**COLLINS, ANDREA M.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Co-Administrators: Michelle Timmann and Gerald Timmann c/o John J. Bartos, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

**CRUM, HELEN M. a/k/a HELEN MARIE CRUM**, dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executor: Darryl K. Crum c/o Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

Attorney: Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

**HANNON, MARY ELLEN a/k/a MARY ELLEN M. HANNON**, dec'd.

Late of Hanover Township, Northampton County, PA



Executor: Patrick J. Hannon  
c/o John W. Rybak, Esquire,  
408 Adams Street, Bethlehem,  
PA 18105

Attorney: John W. Rybak, Es-  
quire, 408 Adams Street, Beth-  
lehem, PA 18105

**KRAUSE, WILBUR A.,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executrix: Ruth N. Krause  
c/o Buddy K. Toys, Inc., 24  
Durham St., Hellertown, PA  
18055

**MIHALICK, RUTH DOROTHY  
MARIE,** dec'd.

Late of the Township of Beth-  
lehem, Northampton County,  
PA

Administratrix: Nancy Ann  
Xander c/o Henry R. Newton,  
Jr., Esquire, Herster, Newton  
& Murphy, 127 N. 4th St., P.O.  
Box 1087, Easton, PA 18044-  
1087

Attorneys: Henry R. Newton,  
Jr., Esquire, Herster, Newton  
& Murphy, 127 N. 4th St., P.O.  
Box 1087, Easton, PA 18044-  
1087

**ORECCHIO, MARIE,** dec'd.

Late of Palmer Township,  
Northampton County, PA

Executor: Stanley J. Budzin-  
ski c/o Ralph J. Bellafatto, Es-  
quire, 4480 William Penn  
Highway, Easton, PA 18042

Attorney: Ralph J. Bellafatto,  
Esquire, 4480 William Penn  
Highway, Easton, PA 18042

**PASSARO, HELEN R.,** dec'd.

Late of Bethlehem, Northamp-  
ton County, PA

Executor: Dr. Marion Passaro  
McDonald, 6908 Wards Lane,  
Center Valley, PA 18034

Attorney: Charles E. Shoe-  
maker, Jr., Esquire, 727-729  
North 19th Street, Allentown,  
PA 18104-4040

**PINTER, AGNES G.,** dec'd.

Late of Bethlehem, Northamp-  
ton County, PA

Executor: Charles L. Gubish  
c/o Chester A. Reybitz, Es-  
quire, 429 East Broad St., P.O.  
Box 1445, Bethlehem, PA  
18016-1445

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

**RAWLINGS, RUSSELL B.,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executrix: Sherrill Rawlings,  
2830 Linden Street, Unit 7-E,  
Bethlehem, PA 18017

**SAVELLI, GINO,** dec'd.

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

Co-Executors: Robert J.  
Savelli and Anthony D. Savelli  
c/o Theresa Hogan, Esquire,  
Attorney-at-Law, 340 Spring  
Garden Street, Easton, PA  
18042

Attorney: Theresa Hogan, Es-  
quire, Attorney-at-Law, 340  
Spring Garden Street, Easton,  
PA 18042

**SCHULER, BETTY J.,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executor: Jay N. Schuler c/o  
Michael E. Riskin, Esquire,  
Riskin and Riskin, 18 E. Mar-  
ket St., P.O. Box 1446, Beth-  
lehem, PA 18016-1446

Attorneys: Michael E. Riskin,  
Esquire, Riskin and Riskin, 18

E. Market St., P.O. Box 1446,  
Bethlehem, PA 18016-1446

**STEIFEL, ANNA M.,** dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executrix: Frances Gibson  
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

**NOTICES OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, on November 29, 2006, for the purpose of obtaining a Certificate of Incorporation of a proposed Business Corporation to be organized under the provisions of the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is:

**EcoTech, Inc.**

Paul A. Florenz, Esquire  
74 W. Broad Street  
Suite 170  
Bethlehem, PA 18018-5738

Dec. 14

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

**J&N ENTERPRISES, INC.**

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

McFALL, LAYMAN  
& JORDAN, P.C.

134 Broadway  
Bangor, PA 18013

Dec. 14

**FICTITIOUS NAME**

**REGISTRATION NOTICE**

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

**JASON'S WEB STORE**

with its principal place of business at: 5897 Lehigh Lane, Bath, PA 18014.

The name of the person owning or interested in said business is: Jason Walton.

The certificate was filed on November 20, 2006.

Dec. 14

**NOTICE OF NONPROFIT INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation—Nonprofit were filed with the Department of State, Commonwealth of Pennsylvania and approved on November 20, 2006, in accordance with the Non-profit Corporation Law of 1988 as amended for the incorporation of:

**ONE CHILD AT A TIME FOUNDATION, INC.**

James G. Murphy, Esquire  
Murphy & Murphy, P.C.  
106 N. Franklin St.  
Suite 2  
P.O. Box 97  
Pen Argyl, PA 18072

Dec. 14

**CORPORATE FICTITIOUS NAME REGISTRATION NOTICES**

NOTICE IS HEREBY GIVEN pursuant to the provisions of Act 295 of 1982 (54 Pa. C.S.A. Sec. 311 et seq.), as amended, of the filing of,

in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Northampton County, Pennsylvania, under the assumed or fictitious name, style or designation of:

**AHA CONSTRUCTION CO.**

with its principal place of business at: 416 Wyandotte Street, Bethlehem, PA 18015.

The name and address of the entity owning or interested in said business is: Affordable Housing Alliance, LLC, 416 Wyandotte Street, Bethlehem, PA 18015.

The certificate was filed on November 30, 2006.

CONSTANTINE M. VASILIAKIS,  
ESQUIRE  
KOLB, VASILIAKIS  
AND FLORENZ

74 W. Broad Street  
Suite 170  
Bethlehem, PA 18018-5738

Dec. 14

NOTICE IS HEREBY GIVEN pursuant to the provisions of Act 295 of 1982 (54 Pa. C.S.A. Sec. 311 et seq.), as amended, of the filing of, in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Northampton County, Pennsylvania, under the assumed or fictitious name, style or designation of:

**AHA CONSULTING GROUP**

with its principal place of business at: 416 Wyandotte Street, Bethlehem, PA 18015.

The name and address of the entity owning or interested in said business is: Affordable Housing Alliance, LLC, 416 Wyandotte Street, Bethlehem, PA 18015.

The certificate was filed on December 4, 2006.

CONSTANTINE M. VASILIAKIS,  
ESQUIRE  
KOLB, VASILIAKIS  
AND FLORENZ

74 W. Broad Street  
Suite 170  
Bethlehem, PA 18018-5738

Dec. 14

NOTICE IS HEREBY GIVEN pursuant to the provisions of Act 295 of 1982 (54 Pa. C.S.A. Sec. 311 et seq.), as amended, of the filing of, in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Northampton County, Pennsylvania, under the assumed or fictitious name, style or designation of:

**AHA PROPERTY MANAGEMENT**

with its principal place of business at: 416 Wyandotte Street, Bethlehem, PA 18015.

The name and address of the entity owning or interested in said business is: Affordable Housing Alliance, LLC, 416 Wyandotte Street, Bethlehem, PA 18015.

The certificate was filed on December 4, 2006.

CONSTANTINE M. VASILIAKIS,  
ESQUIRE  
KOLB, VASILIAKIS  
AND FLORENZ

74 W. Broad Street  
Suite 170  
Bethlehem, PA 18018-5738

Dec. 14

**LIMITED LIABILITY COMPANY  
NOTICE**

NOTICE IS HEREBY GIVEN that the Certificate of Organization—Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of

Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Organization for a Domestic Limited Liability Company to be organized under the provisions of Title 15, Corporations and Unincorporated Associations at 15 Pa. C.S.A. 8901 et al., approved December 7, 1994, P.L. 703 No. 106 §4.

The name of the domestic limited liability company is:

**STEFKO DOUGHNUTS, LLC**

The Certificate of Organization was filed on December 7, 2006.

WILLIAM K. MURPHY, ESQUIRE  
HERSTER, NEWTON & MURPHY  
127 N. Fourth Street  
P.O. Box 1087  
Easton, PA 18044-1087

Dec. 14

**NOTICE OF DISSOLUTION**

NOTICE IS HEREBY GIVEN that the Shareholders and Board of Directors of **Anthony Cortazzo's Sons Inc.** a Pennsylvania corporation with an address of: 745 Pennsylvania Avenue, Bangor, Pennsylvania 18013, have approved a Resolution that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988 as amended.

Daniel J. Cortazzo  
Vice President and Secretary  
125 N. Eighth St.  
Bangor, PA 18013

Joseph A. Cortazzo  
President and Treasurer  
62 Dante St.  
Roseto, PA 18013

Dec. 14

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

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

ESTATE; Accountant

ALBERT BRODHEAD INVESTMENT ENDOWMENT FUND; Lehigh University, Trustee

ROBERT H. JONES; Ethel I. Jones & Nancy C. Harney, Executrices

MARGARET ANN JESSUP LILIUS; Peter Gordon Jessup, Executor

ANGELO J. MURATORE a/k/a ANGELO JOSEPH MURATORE; Susan Injaian, Executrix

ANGELO J. MURATORE a/k/a ANGELO JOSEPH MURATORE, TRUST; Wachovia Bank, N.A., Successor Through Various Mergers To Bucks County Bank and Trust Company, Trustee

ALFREDA T. O'BRIEN; Dawn I. Mohrey, Executrix

ALICE S. RINKER; Edwin A. Sawyer, Executor

SOPHIE SAUERZOPF; Augustave Sauerzopf & Donna Hontz, Executors

**AUDIT NOTICE**

All Parties interested are notified that an audit list will be made up of all Accounts and the said list will be called for audit at the Northampton County Government Center, Easton, PA on: WEDNESDAY, DECEMBER 27, 2006 AT 9:00 A.M. IN COURTROOM #1.

Dorothy L. Cole  
Clerk of Orphans' Court

Dec. 7, 14

**SERVICE BY PUBLICATION  
IN THE COURT OF COMMON  
PLEAS OF NORTHAMPTON  
COUNTY, PENNSYLVANIA  
CIVIL ACTION**

LONG & FOSTER SETTLEMENT  
SERVICES, LLC

vs.

HYROWICH HOLDING CO., INC.  
**NO. C0048CV2006007723**

TO: HYROWICH HOLDING CO.,  
INC. whose last known address  
is 576 Horseshoe Drive, Easton,  
PA

CIVIL ACTION COMPLAINT  
NOTICE TO DEFEND

You have been sued in Court. Notice is hereby given that Long & Foster Settlement Services, LLC has filed a Civil Action Complaint against you in the Court of Common Pleas of Northampton County, Pennsylvania being File No. C0048CV2006-007723. If you wish to defend against the claims set forth in the complaint, you must take action within twenty (20) days after this Notice is served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

FORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

NORTHAMPTON COUNTY  
LAWYERS REFERENCE  
SERVICE

Northampton Bar Association  
155 South Ninth Street  
Easton, PA 18042  
(610) 258-6333

[www.norcobar.org](http://www.norcobar.org)

KATHLEEN O'CONNELL BELL,  
ESQUIRE  
IMPERATRICE, AMARANT  
& CAPUZZI

3405 West Chester Pike  
Newtown Square, PA 19073  
(610) 353-0740

Dec. 14

**NOTICE**

This is to notify that Anthony J. Senneca has applied for a Private Detective License in Northampton County, Pennsylvania, under the fictitious name of AJ and LH Senneca & Associates, located at 588 Mountain View Avenue, Nazareth, Pennsylvania 18064.

Dec. 7, 14

**ASSOCIATE**

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

Dec. 7, 14

**JOB POSTING**

**Full-time and Part-time Positions** available. Debtor's rights,

bankruptcy and litigation. 0-5 years experience. Licensed in PA or NJ, both a plus. Salary competitive. Fax resume to (610) 252-0806 or e-mail to LeinbachLaw@yahoo.com. Can call (610) 614-1567 to leave message.

Dec. 14, 21, 28; Jan. 4

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**LEGAL SECRETARY**

Full-time for Northampton law office engaged in general practice, estates, and real estate. Experience a plus. Salary commensurate with experience. Fax or mail resume to Attorney John L. Obrecht, 1731 Main Street, Northampton, PA 18067. FAX (610) 262-0230.

Nov. 30; Dec. 7, 14

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**SECRETARY**

Greater PA Abstract Company is seeking an experienced full-time Real Estate Secretary. Please call (610) 258-3773 or fax resume to (610) 252-8440.

Dec. 14, 21, 28; Jan. 4

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**SECRETARY**

Secretary for a Title Insurance company approximately 30 hours a week. Fax resume to (610) 923-9101.

Dec. 14, 21, 28

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on January 5, 2007 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-2006-005491**

TRACT NO. 1

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

BEGINNING at a spike in the middle of the road known as Moyers Lane, said point being at a distance of two hundred seventy two and fifty eight one-hundredths (272.58) feet by the said road on the course North seventy four (74) degrees 00 minutes East from an iron pin at the intersection of the center lines of Moyers Lane and Old Philadelphia Road, THENCE by land of Annie Moyer, North seventeen (17) degrees 00 minutes West, seventy one and five tenth (71.5) feet to an iron pipe, THENCE by land now or late of John Schuler, South seventy four (74) degrees 00 minutes East, one hundred (100) feet to an iron pipe, THENCE by the same, South seventeen (17) degrees 00 minutes East, seventy one and five tenth (71.5) feet to a spike in the middle of Moyers Lane, THENCE by Moyers Lane, South seventy-four (74) degrees 00 minutes West, one hundred (100) feet to a point, the place of BEGINNING.

TRACT NO. 2

ALL THAT CERTAIN piece of ground situated in the Township of Williams, County of Northampton and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a spike in the middle of the road known as Moyer's Lane (formerly the road leading from the Delaware River to the Old Philadelphia Road), said point being at a

distance of 272.58 feet by the said road on the course N 74° no minutes East from an iron pin at the intersection of the center line of said Moyer's Lane and the north side of the Old Philadelphia Road; THENCE along other land now of Albert Lippey, Jr., and Florence M. Lippey, his wife, N. 17° W 71.5 feet to an iron pin; THENCE by land now or late of Matthias H. Schuler and wife S 74° no minutes East 30 feet to an iron pin; THENCE through land, of which this is a part, and along land about to be conveyed to Albert G. Lippey, et al, S 17° E 71.5 feet to a point in the middle of Moyer's Lane; THENCE along the center line of said Moyer's Lane N 74° E 30 feet to the point, the place of BEGINNING.

Being the same premises which Elaine M. Premus and Harry Premus, her husband, granted to Elaine Premus and Harry Premus, her husband, dated 1/7/1993 and recorded on 1/8/1933, in DBV & Page 885-169.

DWELLING KNOWN AS 80 Moyer Lane, Easton, PA 18042.

IDENTIFIED as TAX/PARCEL ID#: M9-17-8 in the Deed Registry Office of Northampton County, Pennsylvania.

THEREON BEING ERECTED a two story single dwelling asbestos shingle siding and shingle roof; attached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Harry Premus, Elaine M. Premus and/or occupants.

DANIEL J. MANCINI, ESQUIRE

**No. 4**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-005897**

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

situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, known as 320 East Union Boulevard according to present city numbering, bounded and described as follows:

BEGINNING at a point thirteen feet nine inches west from the southwest corner of Union Boulevard and Pulaski Street, said point being the middle of a party wall between premises hereby conveyed and premises immediately on the east, thence extending along the south side of Union Boulevard westwardly thirteen (13) feet one and one-half (1 1/2) inches to the middle of a party wall between premises hereby conveyed and premises immediately on the west, and of that same width between parallel lines and through the center of the aforementioned party walls southwardly a distance of ninety-two (92) feet to a ten foot wide private alley. BOUNDED on the north by Union Boulevard, on the east by property now or late of Walter Wickert and wife, on the south by said ten foot wide alley and on the west by property now or late of Henry O. Williamson and wife.

BEING THE SAME PREMISES that Keystone Savings Bank, a division of Keystone Nazareth Bank & Trust, its successors and/or assigns, a Pennsylvania corporation, by deed dated December 19, 2003 and recorded December 26, 2003, granted and conveyed unto Fred A. Achey, Individually, Grantor herein, at Northampton County Record Book Volume 2003-1, Page 529043.

PARCEL IDENTIFICATION NO: P6NE1B-24-5.

Premises: 320 East Union Boulevard, Bethlehem, PA 18018, Bethlehem City, Northampton County, Pennsylvania.

**RECORD OWNER**

TITLE TO SAID PREMISES IS VESTED IN Nilsa I. Cruz, single person, by Deed from Fred A. Achey, Individually, dated 05/27/2004, recorded 06/01/2004, in Deed Book 2004-1, page 207582.

**PRIOR DEED INFORMATION**

TITLE TO SAID PREMISES IS VESTED IN Fred A. Achey, individually, by Deed from Keystone Savings Bank, a division of Keystone Nazareth Bank & Trust, its successors and/or assigns, a Pennsylvania Corporation, dated 12/19/2003, recorded 12/26/2003, in Deed Book 2003-1, page 529043.

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

SEIZED AND TAKEN into execution of the writ as the property of Nilsa I. Cruz.

DANIEL G. SCHMIEG, ESQUIRE

**No. 5**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-005902**

ALL THAT CERTAIN piece of ground situated in the Borough of Walnutport, Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located where the center line of Main Street intersects with a line in South Canal Street, which is parallel to and ten feet (10.0') West of the Easterly curb line of Canal Street; thence along the center line of Main Street, South seventy-seven degrees thirty-eight minutes West (S 77 deg. 38' W) forty-seven and four tenths feet (47.4') to a point; thence along the Easterly side of the Lehigh Canal, land now of the Borough of Walnutport, South eighteen degrees East (S 18 deg. 00' E) (erroneously

described in prior deed as South 18 deg. West) and passing through an iron pin at a distance of sixty-eight and four-tenths feet (68.4'), a total distance of one hundred seventeen and eight-tenths (117.8') to an iron pin; thence by land now of the Fritzinger Company, Inc., North sixty-three degrees, forty-five minutes East (N 63 deg. 45' E) and passing through an iron pin at a distance of eighteen and nine-tenths feet (18.9'), a total distance of forty-eight and five-tenths feet (48.5') to a point in Canal Street; thence by a line in Canal Street parallel to the Easterly curb line and ten feet (10.0') therefrom, South eighteen degrees forty-three minutes East (S 18 deg. 43' E) forty feet (40.0') to a point; thence leaving Canal Street and by land of Frank Kern, North seventy-one degrees thirty eight minutes East (N 71 deg. 38' E) and passing through an iron pin at a distance of sixteen and one-tenths feet (16.1'), a total distance of seventy-two and five-tenths feet (72.5') to an iron pin; thence by other land now or late of Fritzinger Company, Inc., North sixteen degrees thirty minutes West (N 16 deg. 30' W.) and passing through an iron pin at a distance of one hundred eight and three-tenths feet (108.3'), a total distance of one hundred thirty-seven and nine-tenths feet (137.9') to the center line of Main Street; thence along the center line of Main Street, South seventy-seven degrees thirty-eight minutes West (S 77 deg. 38' W) seventy-seven and nine-tenths feet (77.9') to the place of Beginning. Having an area of six thousand eight hundred fifteen (6,815) square feet within public right of way and CONTAINING seven thousand eight hundred forty-three (7,843) square feet



of usable area, making total of four-teen thousand six hundred forty-eight (14,648) square feet.

BEING THE SAME PREMISES which Thelma S. Fritzingler, by her Deed dated December 7, 1978 and recorded December 8, 1978 at Northampton County Deed Book Volume 592, page 439 granted and conveyed unto Doris J. Bachman.

BEING KNOWN AS: 6-8 Main Street, Walnutport, PA 18088.

PROPERTY ID NO.: J2SW1A.5-1 & J2SW1A.4-1.

TITLE TO SAID PREMISES IS VESTED IN Jamie L. Bachman, an adult individual by deed from Megan J. Boughter and Jamie L. Bachman, co-executrices of the estate of Doris J. Bachman, deceased and Megan J. Boughter and Jamie L. Bachman, adult individuals and specific legatees under the last will and testament of Doris J. Bachman dated 11/15/04 recorded 11/30/04 in Deed Book 2004-1 Page 462461.

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

SEIZED AND TAKEN into execution of the writ as the property of Jamie L. Bachman.

MARK J. UDREN, ESQUIRE

**No. 8**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-008390**

ALL THOSE CERTAIN two tracts, together with the improvements thereon erected, situate in the City of Easton, County of Northampton, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at the point of intersection of the West side of North Sixth Street and the

North side of Church street; thence fifty-two (52) feet North along the West side of North Sixth Street to the property now or late of Charles Schneider; thence West along the land now or late of Charles Schneider one hundred thirty-eight and one half (138.5) feet to the East side of Herster Street; thence South along Herster Street fifty-two (52) feet to the North side of Church Street; thence East along Church Street one hundred thirty-eight and one half (138.5) feet to the point of beginning.

TRACT NO. 2: ALL THAT CERTAIN tract of land situate in the Fourth Ward of the City of Easton, Northampton County, Pennsylvania, and known and designated as Parcel No. 5 on a Property Disposition Survey Plan of the North Union Street Redevelopment Project Area prepared for the said Redevelopment Authority by Morris Knowles, Inc., dated May 15, 1961.

BEGINNING at a point of intersection of the East side of Hester (Herster) Street and the South side of Church Street; thence South eighty-seven (87) degrees forty-one (41) minutes East one hundred ten and seventy-eight hundredths (110.78) feet along the South side of said Church Street to a point, which point is North eighty-seven (87) degrees forty-one (41) minutes West twenty-four and seventy-eight hundredths (24.78) feet from the intersection of the South side of Church Street and the West side of North Sixth Street; thence South two (2) degrees fifty-three (53) minutes West thirty-six (36) feet to a point; thence North eighty-seven (87) degrees forty-one (41) minutes West twenty-six and forty-nine hundredths (26.49) feet to a point;

thence South two (2) degrees twenty-nine (29) minutes West twenty-six (26) feet to a point; thence North eighty-seven (87) degrees forty-one (41) minutes West twenty-nine and forty-four hundredths (29.44) feet to a point; thence South one (1) degree fifty (50) minutes West three (3) feet to a point; thence North eighty-seven (87) degrees forty-one (41) minutes West fifty-three and seventy-five hundredths (53.75) feet to a point on the east side of said Hester (Herster) Street; thence North one (1) degree fifty (50) minutes East sixty-five (65) feet along the east side of said Hester (Herster) Street to its point of intersection with the south side of said Church Street, the point of beginning, which contains six thousand two hundred seventy-three (6,273) square feet.

BEING THE SAME PREMISES which City of Easton, by Deed dated August 31, 1983 and recorded in Deed Book Vol. 657, Page 323, Northampton County records, granted and conveyed unto Northampton County Industrial Development Authority;

AND the said Northampton County Industrial Development Authority, Garnishee herein, entered into an Installment Sale Agreement pertaining to said premises with Gene T. DiPalma and Maryellen DiPalma, his wife, Defendants herein, dated October 27, 1983, a Memorandum of which is recorded in Record Book M294, Page 675, Northampton County records.

BEING KNOWN AS 22 North Sixth Street, Easton, Pennsylvania. ASSESSMENT MAP, BLOCK AND LOT NUMBER: L9SE2A-1-14 and L9SE2A-7-6.

THEREON BEING ERECTED a two story brick commercial building with slate roof.

SEIZED AND TAKEN into execution of the writ as the property of Jah Jah Melhem.

BRADLEY D. SISLEY, ESQUIRE

**No. 9**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-006321**

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

BEGINNING at a point in the centerline of Township Road No. 680 leading from Ackermanville to Pen Argyl, THENCE along the northerly line of land now of Thomas Joella North 73 degrees 00 minutes East 178.75 feet to a point marking the North East corner of said Joella land; THENCE along land of Charles E. Williams, et. al. herein North 18 degrees 44 minutes West 363.77 feet to a point in the center of State Legislative Route 48036 leading from Bangor to Delabole; THENCE in and along the center of said Legislative Route South 82 degrees 28 minutes West 169.08 feet to a point at the intersection of the centerlines of said Legislative Route and Township Road No. 680; THENCE in and along the center of said Township Road No. 680 South 11 degrees 27 minutes East 100.00 feet; THENCE still in and along same South 18 degrees 44 minutes East 292.01 feet to the place of BEGINNING.

CONTAINING 1.538 acres.

BEING KNOWN AS: 549 O.W. Road (Washington Township), Bangor, PA 18013.

PROPERTY ID NO.: E9-21-1G.

TITLE TO SAID PREMISES IS VESTED IN Thomas J. Donohue, single by deed from Lorene L. Wil-

liams, a single widow dated 6/19/98 recorded 6/23/98 in Deed Book 1998-1 Page 80382.

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 Thomas J. Donohue.

MARK J. UDREN, ESQUIRE

**No. 11  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2005-009255**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Palmer, County of Northampton, and State of Pennsylvania, being known as Lot No. 149, as shown on the plan of 'Wilden Acres', said map or plan being recorded in Map Book Volume 12, Page 53, Northampton County Records, and being more particularly bounded and described as follows, to wit:

On the North by Lot No. 148 on said plan; on the East by Merion Avenue; on the South by Wilden Drive South; and on the West by Lot No. 150 on said plan.

Containing in front or width, on Merion Avenue, 60.01 feet; in depth or length of 60 feet width along Lot No. 148 120.34 feet; and along Wilden Drive South, 119.68 feet. The premises are presently known and designated as No. 74 Wilden Drive.

IT BEING THE SAME PREMISES which Wilden Acres, Inc., a Pennsylvania corporation, by its indenture bearing date the 15th day of September, 1952 and recorded in the Office for the Recording of Deeds in and for Northampton County, Pennsylvania, in Deed Book C, Volume 90, Page 149, granted and con-

veyed unto Horace W. Wesley and Catherine E. Wesley, his wife, their heirs and assigns; and the said Horace W. Wesley died on the 21st day of May, 1974, leaving to survive him his wife, Catherine E. Wesley, in whom alone title to the premises did thereupon vest by virtue of the laws of Pennsylvania relating to estates by the entireties.

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Gary A. Heater and Joanne L. Heater, his wife, by Deed from Catherine E. Wesley, widow, dated 4/19/84, recorded 5/2/84, in Deed Book 663, Page 1024.

Premises being: 74 WILDEN DRIVE SOUTH, EASTON, PA 18045.

Tax Parcel No. M8SE2-19-3.

THEREON BEING ERECTED a cape 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 Gary A. Heater and Joanne L. Heater.

DANIEL G. SCHMIEG, ESQUIRE

**No. 12  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-005670**

ALL THOSE CERTAIN lots, pieces or parcels of land situate in the Borough of West Easton, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1

COMPRIING two adjacent lots of land as laid out on the Plan of Lots of the South Side Land Company and known and designated as Lots Nos. 178 and 179, beginning at a point in the North line of 9th Street at a distance of 280 feet from

the Northwest corner of 9th and North Center Streets; thence extending Westwardly along the North line of 9th Street a distance of 40 feet; thence extending Northwardly of that width in depth between parallel lines at right angles to said 9th street, a distance of 130 feet to a 15 feet wide alley.

**TRACT NO. 2**

COMPRISING two adjacent lots situate on the North side of 9th Street and known and designated on a certain map entitled Map of South Side Land Company Building Lots, recorded in the Office for the Recording of Deeds in and for the County of Northampton at Easton, Pennsylvania in Map Book 1, Page 32, as and by Lots Nos. 180 and 181.

CONTAINING in front on said 9th Street 40 feet and of that same width extending Northwardly in depth 130 feet to a 15 feet wide alley.

BOUNDED on the South by said 9th Street; on the East by Lot No. 182; on the North by said alley; and on the West by Lot No. 179.

BEING the same premises which Donald E. Kline, Executor of the Estate of Donald N. Kline, deceased (a/k/a Donald M. Kline), by Deed dated February 28, 2003, and recorded March 6, 2003, in Book 2003-1, Page 77317, granted and conveyed unto Ryan M. Serrao and Erica S. Boateng, in fee.

PARCEL IDENTIFICATION NO: L9SW3D-13-4.

**RECORD OWNER**

TITLE TO SAID PREMISES IS VESTED IN Giosia Mogavero, by Deed from Ryan M. Serrao and Erica S. Boateng, dated 10/28/2004, recorded 11/09/2004, in Deed Book 2004-1, page 436729.

**PRIOR DEED INFORMATION**

TITLE TO SAID PREMISES IS VESTED IN Ryan M. Serrao and Erica S. Boateng, Joint Tenants with the Right of Survivorship, by Deed from Donald E. Kline, Executor for the Estate of Donald N. Kline, deceased (a/k/a) Donald M. Kline dated 02/28/2003, recorded 03/06/2003, in Deed Book 2003-1, page 077317.

Premises being: 431 9TH STREET, EASTON, PA 18042.

Tax Parcel No. L9SW3D-13-4.

THEREON BEING ERECTED 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 Giosia Mogavero.

DANIEL G. SCHMIEG, ESQUIRE

**No. 13**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-005728**

ALL THAT CERTAIN lot or parcel of land situate on the north side of Norwood Street between Dearborn Avenue and Traveler Avenue in Ward 16, City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the north right-of-way line of Norwood Street (a 40.00 feet wide street) said point being a common corner of lands herein described and Lot 49 Mill Side Park; thence along the north right-of-way line of Norwood Street, North 85 degrees 00 minutes 00 seconds West 25.00 feet to a point a corner in common with Lot 47 Mill Side Park; thence along Lot 47, North 05 degrees 00 minutes 00 seconds East 110.00 feet to a point in the south street line of

Saranac Street (a 15.00 feet wide street); thence along the south street line of Saranac Street, South 85 degrees 00 minutes 00 seconds East 25.00 feet to a point a corner in common with Lot 49 Mill Side Park; thence along Lot 49, South 05 degrees 00 minutes 00 seconds West 110.00 feet to a point being the point and place of beginning. Containing 2,750 sq. ft of land, more or less. (Said lot also being known as Lot 48 on Plan of Mill Side Park.) Also being known as 1821 Norwood Street, Bethlehem, Northampton County, Pennsylvania, according to present city numbering.

TAX PARCEL IDENTIFIER:  
P7SW4B-3-6A-0204.

BEING PART OF THE SAME PREMISES which Steven J., Inc., a Pennsylvania Corporation, by its Deed dated June 28, 1985 and recorded in the Northampton County Office of the Recorder of Deeds, at Easton, Pennsylvania, on July 2, 1985, in Deed Book Volume 683, Page 602, did grant and convey unto Albert J. Laposh and Sophia V. Laposh. The said Sophia V. Laposh being seised thereof, died on August 19, 2003, whereby title became vested in Albert J. Laposh, Grantor herein.

#### RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Robert G. Gruver, by Deed from Albert J. Laposh, widower, dated 08/16/2005, recorded 08/17/2005, in Deed Book 2005-1, page 315111.

#### PRIOR DEED INFORMATION

TITLE TO SAID PREMISES IS VESTED IN Albert J. Laposh and Sophia V. Laposh, husband and wife, by Deed from Steven J., Inc., a Pennsylvania Corporation, dated 06/28/1985, recorded 07/02/1985, in Deed Book 683, page 602.

Premises being: 1821 NORWOOD STREET, BETHLEHEM, PA 18015.

Tax Parcel No. P7SW4B-3-6A-0204.

THEREON BEING ERECTED a two story 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 Robert G. Gruver.

DANIEL G. SCHMIEG, ESQUIRE

**No. 14**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-002058**

ALL THAT CERTAIN lot or parcel of ground with buildings attached, situate in Millside Park, in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described as Lot No. 92 as follows, to wit:

BEGINNING at an iron pipe, said pipe being the Northeast corner of Lot No. 91 of Millside Park, a subdivision recorded in the Northampton County Recorder of Deeds Office in Map Book 7, Page 41, and located South 85 degrees 00 minutes 00 seconds East a distance of 275.00 feet from the Southeast corner of the intersection of Norwood Street and Dearborn Avenue; thence along the Southern right-of-way line of Norwood Street south 85 degrees 00 minutes 00 seconds East a distance of 25.00 feet to an iron pipe, the Northwest corner of Lot No. 93; thence along the Western property line of Lot No. 93 South 05 degrees 00 minutes 00 seconds West a distance of 110.00 feet to an iron pipe, said pipe located on the Northern right-of-way line of Clyde Street, an unopened alley; thence along said Clyde Street North 85 degrees 00

minutes 00 seconds West a distance of 25.00 feet to an iron pipe, said pipe being the Southeast corner of Lot No. 93; thence along the Eastern property line of Lot No. 91 North 05 degrees 00 minutes 00 seconds East a distance of 110.00 feet to an iron pipe, the place of Beginning.

CONTAINING 2,750 square feet or 0.063 acres of land.

TITLE TO SAID PREMISES IS VESTED IN Brenda Gischel, by Deed from Elizabeth J. Brock Hanzl, dated 9-27-02, recorded 10-9-02, in Deed Book 2002-1, page 274888.

Premises being: 1844 NORWOOD STREET, BETHLEHEM, PA 18015.

Tax Parcel No. P7SW3A-5-2B.

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

SEIZED AND TAKEN into execution of the writ as the property of Brenda Gischel a/k/a Brenda Budihas.

DANIEL G. SCHMIEG, ESQUIRE

**No. 15**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2005-005505**

ALL THAT CERTAIN message, or tenement, and lot or piece of ground situate in the Ninth Ward of the City of Bethlehem, Northampton County, Pennsylvania, on the North side of East Fairview Street (between Elm and Wood Streets known as Lot 16 on "Plan showing Subdivision of property of the D. & H. Pontiac Co.," bounded and described as follows:

BEGINNING at an iron pipe set in the North side of East Fairview Street South seventy-nine degrees no minutes East (S 79 degrees 0

minutes E) distant one hundred fifty-five (155 feet) feet from the northeast corner or intersection of Elm and East Fairview Streets; thence along the dividing line between Lots 16 and 15 North eleven degrees no minutes East (N. 11 degrees 0 minutes E) a distance of ninety (90 feet) feet to a stake; thence along the dividing line between the rear of Lot 11 East Frankford Street and Lot 16 herein described South seventy-nine degrees no minutes East (S. 79 degrees 0 minutes E), a distance of fifty-five (55 feet) feet to a Pennsylvania Power & Light Company pole; thence along the dividing line between Lots 16 and 17 South eleven degrees no minutes West (S. 11 degrees 0 minutes W) a distance of ninety (90 feet) feet to an iron pipe; thence along the north side of East Fairview Street North seventy-nine degrees no minutes West (N. 79 degrees 0 minutes W) a distance of fifty-five (55 feet) feet to the place of beginning.

ALSO KNOWN AS Northampton County Uniform Parcel Identifier: MAP N6SE3D, BLOCK 21, LOT 9.

BEING THE SAME PREMISES WHICH Louis J. Salvatori, widower, granted and conveyed to Louis J. Salvatori, widower and his daughter, Jane T. Salvatori Gonzalez, the grantors herein, by his deed dated November 18, 1991 and recorded in Northampton County Deed Book Volume 847, page 420.

Being Parcel # N6SE3D-21-9-0204.

**RECORD OWNER**

TITLE TO SAID PREMISES IS VESTED IN Donna Cherry and Sandra Bryant by Deed from Louis J. Salvatori, widower and Jane T. Salvatori Gonzalez, his daughter,

dated 12-20-02, recorded 12-27-02 in Deed Book 2002-1, page 366522.

Premises being: 519 EAST FAIRVIEW STREET, BETHLEHEM, PA 18018.

Tax Parcel No. N6SE3D-21-9-0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Donna L. Cherry a/k/a Donna Roverson Cherry and Sandra Bryant.

DANIEL G. SCHMIEG, ESQUIRE

**No. 17**

**BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2006-002087**

ALL THAT CERTAIN messuage or tenement and tract of land, together with the improvements thereon erected, known as 1348 East Sixth Street, situate in the City of Bethlehem, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the South line of Sixth Street distant one hundred seventy six and two one-hundredths (176.02) feet West of the southwest corner of Sixth John Streets; THENCE extending along the said south line of Sixth Street westwardly a distance of twenty (20) feet and of that same width between parallel lines and at right angles to Sixth Street southwardly a distance of one hundred (100) feet to a fifteen (15) feet wide alley.

BOUNDED on the north by Sixth Street, on the east by Lot No. 224, on the south by aforementioned fifteen (15) feet wide alley, and on the west by Lot No. 226.

BEING lot numbered two hundred twenty-five (225) according to

plan of "Oberly Terrace" as laid out by Foering and Heller and surveyed by R.E. Neumeyer C.E., and plotted by W.R. Schnabel, C.E., said map or plan being entered for record in the Recorder's Office for Northampton County.

TITLE TO SAID PREMISES IS VESTED IN Kevin Mojica deed from Carlos Martinez deed dated 11/21/03 recorded 11/24/03 in Book 2003-1 Page 490919.

Premises being: 1348 SIXTH STREET, BETHLEHEM, PA 18015.

Tax Parcel No. P7SW1A-14-15.

THEREON BEING ERECIED a single brick apartment dwelling with flat roof.

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

DANIEL G. SCHMIEG, ESQUIRE

**No. 18**

**BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2006-002953**

ALL THOSE THREE (3) CERTAIN LOTS, # 14, 15, and 16, or piece of ground, with the messuages and tenements erected thereon, situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point two hundred twenty-four and fifty one-hundredths (224.50) feet North from the northeast corner of Hill and Center Streets, a distance of seventy and fifty one-hundredths (70.50) feet to a point in lot now or late of Oliver A. Spengler, and of that same width extending eastwardly one hundred fifteen (115) feet, more or less, to Hottel Avenue.

BOUNDED on the North by lot now or late of Oliver A. Spengler, on the East by Hottel Avenue, on

the South by lot now or late of Allen S. Quier and on the West by Center Streets; being known and designated as 1530 Center Street.

BEING THE SAME PREMISES which Anthony J. Ronca and Emma M. Ronca, by Deed dated April 5, 1951 and recorded in the Office for the Recording of Deeds in and for the County of Northampton at Easton, Pennsylvania in Deed Book E, Volume 88, Page 48, granted and conveyed unto Gordon Nichols and Helen Nichols, Grantors herein.

PREMISES: 1530 CENTER STREET.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: N6SE1C-22-5.

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 Rene Rodriguez-Perez.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 20**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-005847**

All that certain message or tenement and lot or piece of ground situate in the City of Bethlehem, Northampton County, Pennsylvania, known and designated as 1213 Stanhope Street according to present city numbering, and bounded and described as follows, to wit:

Beginning at a point on the North side of Stanhope (formerly Fairview) Street 45 feet West of the intersection of the Northerly line of Stanhope Street with the Westerly line of Renwick Street; thence in a Westerly direction, along the North line of said Stanhope Street, a distance of 60 feet to a point; thence extending Northwardly of that same width

of 60 feet between parallel lines, a distance of 100 feet to the southerly line of Lot No. 88 according to Plan of Bethlehem View Tract; being the Westerly 60 feet of Lots 83, 84, 85, 86 and 87 according to said Plan; bounded on the North by a portion of Lot 88 according to said Plan, on the East by the remaining portions of Lots 83, 84, 85, 86 and 87 according to said Plan; bounded on the North by a portion of Lot 88 according to said Plan, on the East by the remaining portions of Lots 83, 84, 85, 86 and 87 according to said Plan, on the South by Stanhope Street, and on the West by Lots 16, 17, 18, 19 and 20 according to said Plan (said Plan is recorded in Map Book 7 Page 31 in the Office of the Recorder of Deeds of Northampton County aforesaid).

Parcel Number: N7NW4D-15-7.

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

SEIZED AND TAKEN into execution of the writ as the property of Celestine Bridges.

JOSEPH A. GOLDBECK, JR.  
ESQUIRE

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**No. 21**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-006768**

All those two certain lots or pieces of land with the improvements thereon situate on the West side of Seitz Avenue in the City of Easton, County of Northampton and State of Pennsylvania, designated on the Plan of Lots laid out on the "Ott Farm" by Peter Brady, Civil Engineers, for Charles Seitz and Frederick Seitz in December, A.D. 1891, and recorded in the Office for the Recording of Deeds, etc., at Easton, in and for said County of



Northampton, in Books of Maps No. 1, page 24, etc., known as Lots Nos. 56 and 55, Block 17, said lots being bounded and described as follows:

Containing in front on said Seitz Avenue forty (40) feet and extending that width westwardly one hundred and thirty (130) feet to a twenty (20) feet wide alley, known as 831 Seitz Avenue, Easton, Pennsylvania.

Bounded on the North by Lot No. 54, on said plan, on the East side of Seitz Avenue, and on the South by Williams Street, and on the West by said twenty (20) feet wide alley.

TAX PARCEL #: M9NE2A, BLOCK 23, LOT 3.

PROPERTY ADDR/FSS: 831 Seitz Street, Easton, PA 18042.

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

SEIZED AND TAKEN into execution of the Writ as the property of Efrain Medina.

JOSEPH A. GOLDBECK, JR.  
ESQUIRE

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**No. 22**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-003826**

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

BEGINNING at a point (19) feet East of the Northeast corner of Spruce and Peach Streets, on the North side of side Spruce Street; thence extending East along the North side of said Spruce Street nineteen (19) feet; thence North along the land now or late of Fred Seibel one hundred sixteen (116) feet to a twenty (20) feet wide pri-

vate alley; thence West nineteen (19) feet to land formerly of Cecelia Meyers; thence South one hundred sixteen (116) feet to a point of beginning. The dwelling house thereon erected being known as #1325 Spruce Street.

BOUNDED on the North by said twenty feet wide alley, on the East by land now or late of Fred Seibel, on the South by said Spruce Street, and on the West by property formerly of Cecelia Meyers.

BEING THE SAME PREMISES conveyed by Associates Consumer Discount Company f/k/a Ford Consumer Discount Company to Ethbaal Pena and Susan Pena, his wife by Deed dated 11/27/1998, and recorded on 12/2/1998, in the Northampton County Recorder of Deeds Office at Deed Book Volume 1998-1, Page 167493.

Tax Parcel #L9SW2C-13-16.

BEING KNOWN AS 1325 Spruce Street, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Ethbaal Pena and Susan Pena, his wife.

THOMAS I. PULEO, ESQUIRE

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**No. 23**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-002651**

ALL THAT CERTAIN lots or parcels of land with the buildings erected thereon Situate in the Township of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, known as Lots Nos. 25, 26 and 27, Block F, on Plan of Larkhurst, dated June 7, 1916, and recorded in the Office for the Recording of Deeds in and for

Northampton County, at Easton, Pennsylvania, in Map Book 6, Page 38; said Lots are located at the Northeast corner of Middletown Road, and Schweiter Avenue having a frontage of 75 feet on Middletown Road extending of that same width in depth a distance of 130 feet.

PARCEL #N7NW3-6-9.

BEING the same premises which Dorris M. Hafer, now by marriage Dorris Prosser, by Deed dated August 19, 2004, and recorded September 2, 2004, in Book 2004-1, Page 344722, as Instrument No. 2004055287, granted and conveyed unto Randal Prosser and Dorris Prosser, Husband and Wife, in fee.

BEING KNOWN AS 2911 Middletown Road, Bethlehem, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Randal Prosser and Dorris Prosser.

STEVEN K. EISENBERG  
ESQUIRE

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**No. 24**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-005956**

ALL that parcel of land in Township of Plainfield, Northampton County, State of Pennsylvania ID# H8SE4-2-5, being known and designated as

BEGINNING at a point in the public road leading from Easton to Wind Gap, THENCE along land now or late of Jacob Itterly, South sixty-six and one-half degrees West ten perches to an iron pin; THENCE by lands now or late of Edwin N. Clewell, South twenty-eight and one-

half degrees West four and four-tenths perches to a stone; THENCE by land now or late of Jonathan Stern, North seventy-five degrees East thirteen and seven-tenths perches to an iron pin in said public road and along lands now or late of Slate Belt Traction Co., North forty-eight degrees West sixty eight feet eight inches to the place of BEGINNING

DEED from Leroy C. Wilcox and Patricia A. Wilcox, h/w and Dolores Hager, sister, as set forth in Vol 2002-1 Page 147705, dated 05/21/2002 and recorded 06/06/2002, Northampton County records, Commonwealth of Pennsylvania.

BEING KNOWN AS: 5665 Sullivan Trail (Plainfield Township), Nazareth, PA 18064.

PROPERTY ID NO.: H8SE4-2-5.

TITLE TO SAID PREMISES IS VESTED IN Nicole R. Ebner by deed from Leroy C. Wilcox and Patricia A. Wilcox, h/w and Dolores Hager, sister dated 5/21/02 recorded 6/6/02 in Deed Book 2002-1 Page 147705.

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

SEIZED AND TAKEN into execution of the writ as the property of Nicole R. Ebner.

MARK J. UDREN, ESQUIRE

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**No. 25**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-006075**

ALL THAT CERTAIN tract of land with buildings erected thereon situate on the north side of the public road leading from Weaversville to Schoenersville, in the Township of East Allen, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a spike in the public road from Weaversville to Schoenersville thence along lands now or late of .... Schlegel, North  $1^{\circ} 45''$  West 532.95 feet to an iron pin, thence along lands now or late of William A. Berger, North  $88^{\circ} 36''$  East 83.07 feet to an iron pin, thence along land of the Grantor herein South  $1^{\circ} 42''$  East 530.42 feet through an iron pin in a spike in the public road herein above mentioned, thence in and along the said public road, South  $86^{\circ} 51''$  West 82.61 feet to a place of beginning.

BEING KNOWN AS: 6090 Weaversville Road, (East Allen Township) Bethlehem, PA 18017.

PROPERTY ID NO.: M5-3-10.

TITLE TO SAID PREMISES IS VESTED IN Ellen R. Dickert, a widow by deed from Ellen E. Dickert, a widow, Rodney R. Dickert, Jr. and Charles T. Dickert and Barbara Ann Nagle dated 6/28/99 recorded 7/1/99 in Deed Book 1999-1 Page 098085, Instrument No.: 1999028989.

THIS PROPERTY IS BEING SOLD SUBJECT TO FIRST MORTGAGE.

THEREON BEING ERECTED two story single 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 Ellen E. Dickert.

MARK J. UDREN, ESQUIRE

**No. 26**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-005957**

All that certain lot or tract of land, with the buildings erected thereon, situated on the north side of Scenic Drive in the Township of Moore, County of Northampton and Com-

monwealth of Pennsylvania being Lot No. 1 as shown on the Minor Subdivision Plan of the Andrew H. and Kathleen K. Rice property, said plan being recorded in the Recorder of Deeds Office in and for the County of Northampton in Map Book Volume 87, page 270, bounded and described as follows, to wit:

Beginning at a point on the northern right-of-way line of Scenic Drive (said right-of-way line being 30.00' north of the center line of Scenic Drive) located 414.13' west of the intersection formed by the said northern right-of-way line extended of Scenic Drive with the western right-of-way line extended of Copella Road (said right-of-way line being 25.00' West of the center line of Copella Road); thence along the said northern right-of-way line of Scenic Drive the following courses and distances:

1. North  $76^{\circ} 21' 09''$  West 173.48' to a point;
2. South  $13^{\circ} 38' 51''$  West 2.00' to a point;
3. North  $76^{\circ} 21' 09''$  West 35.70' to a point;
4. South  $13^{\circ} 38' 51''$  West 11.00' to a point;
5. North  $76^{\circ} 21' 09''$  West 21.40' to a point;
6. North  $13^{\circ} 38' 51''$  East 13.00' to a point;
7. North  $76^{\circ} 21' 09''$  West 189.42' to a point on the eastern property line of land now or late of Herbert B. Merkert and Doris J. Merkert (Deed Book Volume 502, page 110); thence along the same North  $2^{\circ} 37' 59''$  West 537.40' to a point on the southern property line of land now or late of Arthur C. Eime and Laurel R. Eime (Deed Book Volume 300, page 465); thence along the same the following courses and distances:

1. South 67° 54' 10" East 52.47' to a point;

2. North 80° 58' 07" East 230.13' to a point on the western property line of Lot 2; thence along the same and along the western property line of Lot 3 the following courses and distances:

1. South 27° 21' 50" East 262.02' to a point;

2. South 11° 59' 24" East 310.82' to a point;

3. South 13° 38' 51" West 118.94' to the point of beginning.

Containing 5.1848 acres.

Known as 2404 E. Scenic Drive, Bath, PA 18014.

TAX PARCEL NO: G6-14-1B.

THEREON BEING ERECTED a two story single dwelling with vinyl exterior and shingle roof; detached summer kitchen; barn.

SEIZED AND TAKEN into execution of the writ as the writ as the property of William H. Schaffner.

JOSEPH A. GOLDBECK, JR.  
ESQUIRE

**No. 27**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-001456**

ALL THAT CERTAIN lot or piece of ground known as Lot No. 6, Woodsedge, located in the Township of Bushkill, County of Northampton and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a concrete monument in the westerly edge of Maplewood Road, said monument also being a point in line of land of Thomas Marker; thence along a cul-de-sac terminating said Maplewood Road on a curve to the left having a radius of 60.00 feet, a distance of 178.19 feet to an iron pin; thence along lot 7 of the subdivision of

"Woodsedge" South 36 degrees 11 minutes 35 seconds East 53.65 feet to an iron pin; thence along land of Peter T. and Mary Ann Mink South 46 degrees 00 minutes 49 seconds West 245.92 feet to a stone; thence along land of Annette Creamer North 50 degrees 13 minutes 00 seconds West 189.96 feet to an iron pin; thence along Lot 5 of the subdivision of "Woodsedge" North 43 degrees 58 minutes 00 seconds East 186.56 feet to an iron pin; thence along land of the aforementioned Thomas Marker South 50 degrees 30 minutes 00 seconds East 26.93 feet to an iron pin thence along same North 43 degrees 58 minutes 00 seconds East 90.44 feet to the place of Beginning.

CONTAINING 1.009 acres.

SUBJECT to a utility easement as shown on the Final Plan of "Woodsedge".

IT BEING THE SAME PREMISES which Victor R. Beers and Susan L. Beers, husband and wife, by Deed dated September 16, 1988, and recorded in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, in Deed Book Volume 755, page 1038, granted and conveyed unto Jack E. Paulus and Tina M. Paulus, husband and wife. The said Jack E. Paulus and Tina M. Paulus were granted a Divorce on July 5, 1995 as evidenced by the Court of Common Pleas of Northampton County, docket #1993-C-940.

BEING KNOWN AS: 251 Maplewood Road, Wind Gap, PA 18091.

PROPERTY ID NO.: G7-8-27T.

TITLE TO SAID PREMISES IS VESTED IN Valarie Lewis, single by deed from Jack E. Paulus and Tina M. Paulus, formerly husband and wife dated 1/16/96 recorded

1/17/96 in Deed Book 1996-1 Page 4635.

THEREON BEING ERECTED a two story single dwelling w/attached one-car garage, T-111 board siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Valerie Lewis.

MARK J. UDREN, ESQUIRE

**No. 28**

**BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2006-001965**

ALL THAT CERTAIN lot or piece of ground with frame dwelling thereon, known as No. 1074 Wilkes Barre Street, situate on the south side of Wilkes Barre Street, in the City of Easton, bounded and described as follows, to wit.

BEGINNING at a point 200 feet east of Packer Street on the said Wilkes Barre Street; thence along lot now or late of Mary Renning south 140 feet to Hoyt Alley; thence along the same east 20 feet to a point of a lot now or late of Jacob Wescoe; thence along the same north 140 feet to a point on the said Wilkes Barre Street; thence along the same west 20 feet to the place of beginning.

CONTAINING 2,800 square feet of land strict measure.

PARCEL IDENTIFICATION NUMBER: M9NE1A-1-3.

BEING KNOWN AS: 1074 West Wilkes Barre Street, Easton, PA 18042.

PROPERTY ID NO.: M9NE1A-1-3.

TITLE TO SAID PREMISES IS VESTED IN Ilka St. Rose, single by deed from Edward Norton and Annette Norton, his wife dated 10/29/02 recorded 10/29/02 in Deed Book 2002-1 Page 297684.

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

SEIZED AND TAKEN into execution of the writ as the property of Ilka St. Rose.

MARK J. UDREN, ESQUIRE

**No. 30**

**BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2006-006322**

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Borough of Wilson, County of Northampton and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point on the Northerly side of Second Street (52 feet wide) at the distance of 186.10 feet Westwardly from the Westerly side of Twenty-Third Street (60) feet wide).

CONTAINING in front or breadth on the said Northerly side of Second Street 19.66 feet and extending of that width in length or depth Northwardly between parallel lines at right angles to the said Second Street, passing through the center of party walls between these premises and the premises adjoining 86.16 feet.

The improvements thereon being commonly known as 2317 Second Street.

Being the same lot or parcel of ground which by deed dated June 20, 1996 and recorded among the Land Records of Northampton County in Book 1996-1, page 63395 was granted and conveyed by AUSTIN T. RICE, JR. of the Borough of Wilson, County of Northampton and Commonwealth of Pennsylvania, by BARBARA A. LEEPER, his Attorney-

in-Fact, specially constituted by Power-of-Attorney bearing date the 19th day of September, 1994 and recorded in the Office for the Recording of Deeds in and for the County of Northampton in Volume 1996-1, Page 63389, unto JOHN M. KRESCH, JR.

BEING KNOWN AS: 2317 2nd Street, (Borough of Wilson) Easton, PA 18042.

PROPERTY ID NO.: M9NWIC-5-9.

TITLE TO SAID PREMISES IS VESTED IN John N. Kresch, Jr. by deed from Austin T. Rice, Jr. by Barbara A. Leeper, his Attorney-in-Fact, specially constituted by Power-of-Attorney bearing date the 19th day of September, 1994 and recorded in the Office for the Recording of Deeds in and for the County of Northampton in Volume 1996-1 Page 63389 dated 6/20/96 recorded 6/24/96 in Deed Book 1996-1 Page 669995.

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

SEIZED AND TAKEN into execution of the writ as the property of John M. Kresch, Jr.

MARK J. UDREN, ESQUIRE

**No. 31**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-004104**

ALL THAT CERTAIN tract, piece or parcel of land, together with the messuage or tenement known as No. 1130 North New Street thereon erected, situate in the 9th Ward of the City of Bethlehem, County of Northampton and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the easterly line of North New Street a

distance of 286 feet north of a stone monument at the northeast corner of North New and East Laurel Streets, said point being the extension of a line through the middle of the party or partition wall dividing the house erected on these premises from the one adjoining it immediately on the south; thence extending northwardly along the said easterly line of North New Street twenty-six feet (26') to a point, and of that same width of twenty-six feet (26') extending eastwardly between parallel lines, the southerly line thereof passing partly through the middle of the party or partition wall a distance of one hundred and five feet (105') to the westerly line of an alley twenty feet wide.

TAX PARCEL #N6SE4D-6-12-0204.

BEING KNOWN AS: 1130 North New Street, Bethlehem, PA 18018.

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

SEIZED AND TAKEN into execution of the writ as the property of Charles A. Washington.

TERRENCE J. McCABE,  
ESQUIRE

**No. 32**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2004-008478**

ALL THAT CERTAIN messuage, tenement and tract of land with the dwelling No. 321 East Goepf Street, thereon erected situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the Northeastern corner of intersection of Goepf Street with Pulaski Alley thence, along the Eastern street line of said

Pulaski Alley, North eight degrees and ten (N 8-10 E) minutes East for a distance of one hundred five (105.00) feet to a point on the Northern line of a former 10 foot wide utility easement; thence, along said line of said easement, South eighty-one degrees and fifty (S 81-50 E) minutes East, for a distance of forty (40.00) feet to a point; thence South eight degrees and ten (S 8-10 W) minutes West, for a distance of ten (10.00) feet to a point; thence, North eight-one degrees and fifty (N 81-50 W) minutes West, for a distance of twenty-six and forty-two hundredths (26.42) feet to a steel pin corner; thence, along the Western line of No. 323 East Goepp Street and through the party wall of a twin residence, South eight degrees and ten (S 8-10 W) minutes West, for a distance of ninety-five (95.00) feet to a mark in the concrete sidewalk; thence, along the Northern street line of Goepp Street, North eighty-one degrees and fifty (N 81-50 W) minutes West, for a distance of thirteen and fifty-eight hundredths (13.58) feet to the place of beginning.

CONTAINING exactly 1,690.10 square feet of area.

BEING THE SAME PREMISES conveyed by Allen W. Williams and Selina A. Williams, husband and wife to Rose M. Rife by Deed dated 6/14/1995, and recorded on 6/19/1995, in the Northampton County Recorder of Deeds Office at Deed Book Volume 1995-1, Page 53024.

Tax Parcel #P6NE2A 1 2B 0204.

BEING KNOWN AS 321 East Goepp Street, Bethlehem, Pennsylvania.

THEREON BEING ERECTED a two and one-half story one-half of a double dwelling with aluminum sid-

ing exterior and slate roof: detached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Rose M. Rife.

THOMAS I. PULEO, ESQUIRE

**No. 33**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-6713**

ALL that certain message, tract, piece or parcel of land situated in the Borough of Bangor, County of Northampton and State of Pennsylvania, bounded and described in accordance to a survey made of the premises by Pearson and Young, Surveyors, and recorded in the Office for the Recording of Deeds at Easton, Pennsylvania, in Map Book No. 4, page 13, as follows, to wit:

BEGINNING at a stake on the east side of Snyder Street and corner of Lot No. 249 as per map or plan aforesaid; thence along the south side of said Lot No. 249, North eighty-four and one-half degrees East one hundred thirty feet to a fifteen feet wide alley; thence along west side of said alley and in line therewith, North five and one-half degrees East thirty feet to Lot No. 251; thence along the north side of Lot No. 251, South eighty-four and one-half degrees West one hundred and thirty feet to the east side of Snyder Street; thence along said Street five and one-half degrees West thirty feet to the place of BEGINNING. CONTAINING Lot No. 250 per map or plan made by Pearson and Young for Miller and Company.

BEING the same premises which Anna A. Jones, widow, did by Deed dated July 3, 1997 and recorded in the Office for the Recorder of Deeds in and for the County of Northampton at Easton, Pennsylvania, in

Record Book Volume 1997-1, page 71458, granted and conveyed unto Brent L. Godshalk and Tricia D. Godshalk, Husband and Wife, Grantors hereof, in fee.

PARCEL IDENTIFICATION NO: E9NE3C-3-8.

Premises: 649 Snyder Street, Bangor, PA 18013, Bangor Borough, Northampton County, Pennsylvania.

**RECORD OWNER**

TITLE TO SAID PREMISES IS VESTED IN Scott J. DiGrazia, by Deed from Brent L. Godshalk and Tricia D. Godshalk, husband and wife, dated 06/21/2005, recorded 06/27/2005, in Deed Book 2005-1, page 237231.

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 Scott J. DiGrazia.

DANIEL G. SCHMIEG, ESQUIRE

**No. 34**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-006712**

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

CONTAINING in front on said Pine Street 25 feet and extending Southwardly of the same width in depth 100 feet more or less to a 10 feet wide alley.

BOUNDED on the North by said Pine Street, East by property now or late of Charles Fox, on the South by said alley and on the West by lot now or late of Catherine Pleiss.

ALSO KNOWN AS Northampton County Parcel Identifier: Map L9SW2C, Block 6, Lot 3 03 10.

IT BEING THE SAME PREMISES which Isabelle Nicotera, by her Agent, Sandra G. Eagle, by deed dated February 27, 2003 and recorded in the Northampton County Office of the Recorder of Deeds in Deed Book Volume 2003-1, Page 078387, granted and conveyed unto Steven C. Faustner and Patricia A. Faustner, husband and wife.

PROPERTY BEING: 1322 PINE STREET.

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

SEIZED AND TAKEN into execution of the writ as the property of Brad E. Schultz and Shannon M. Schultz a/k/a Shannon M. Snyder.

DANIEL G. SCHMIEG, ESQUIRE

**No. 36**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2005-006937**

All that certain lot or tract of ground known as Lot 2 of the Minor Subdivision for Walter W. Kroboth, located in the Township of Lehigh, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pin (set) that is located in the southern right-of-way of Wood Drive (T-813), that is offset thirty (30) feet from centerline and being a northeastern corner of Lot 1 of the same said Minor Subdivision for Walter Kroboth, and also being the northwestern corner of Lot 2 the tract herein described; thence extending a line in and along the same said southern right-of-way of Wood Drive (T-813), being offset twenty-five (25) feet from centerline a bearing of North sixty-two (62) degrees forty-seven (47) minutes



fifty-five (55) seconds East and a distance of one hundred thirteen and fifty-five one-hundredths (113.55) feet to a concrete monument (set); thence extending a line dividing and tract of the now or late John Borbacs from Lot 2 the tract herein described, the three following courses and distances:

1. A bearing of South (2) degrees thirty-four (34) minutes sixteen (16) seconds East and a distance of one hundred fifty-one and fifty one-hundredths (151.50) feet to an iron pin (found);

2. A bearing of North eighty-six (86) degrees thirty-six (36) minutes thirty-one (31) seconds East and a distance of one hundred sixty-one and ten one-hundredths (161.10) feet to an iron pin (found);

3. A bearing of North two degrees fifty (50) minutes forty (40) seconds West and a distance of two hundred twenty-two and fifty-six one-hundredths (222.56) feet to a concrete monument (to be set);

Thence extending a line in and along the same said southern right-of-way of Wood Drive (T-813), being offset thirty (30) feet from centerline a bearing of North sixty-two (62) degrees forty-seven (47) minutes fifty-five (55) seconds East and distance of thirteen and fifty-six one-hundredths (13.56) feet to a concrete monument (to be set); thence extending a line dividing the tract of the now or late Dale H. Atherholt from Lot 2 the tract herein described, the two following courses and distances:

1. A bearing of South three (3) degrees ten (10) minutes eighteen (18) seconds East and a distance of four hundred sixty-nine and thirty-two one-hundredths (469.32) feet to an iron pin (found);

2. A bearing of North eighty-one (81) degrees forty-seven (47) minutes twenty-six (26) seconds East and a distance of two hundred twenty-one and twenty-five one-hundredths (221.25) feet to an iron pin (found);

Thence extending a line dividing the tract of the now or late John Carino from Lot 2 the tract herein described, the three following courses and distances:

1. A calculated bearing of South one (1) degree thirty-three (33) minutes thirty-two (32) seconds East and a calculated distance of three hundred fifty-eight and eleven one-hundredths (358.11) feet to a point;

2. A calculated bearing of South thirty (30) degrees twenty-four (24) minutes twenty (20) seconds West and a calculated distance of two-hundred thirty-five and seventy-five one-hundredths (235.75) feet to a point;

3. A calculated bearing of North eighty-two (82) degrees thirty-one (31) minutes twenty eight (28) seconds West and a calculated distance of five hundred forty-eight and ninety one one-hundredths (548.91) feet to a point;

Thence extending a line dividing the tract of the now or late Charles A. Ravert, Jr. from Lot 2 herein described, a bearing of North two (2) degrees forty (40) minutes thirty-two (32) seconds East and having a distance of three hundred twenty four and seventy-two one-hundredths (324.72) feet to an iron pin; thence extending a line dividing Lot 1 of the same said Minor Subdivision for Walter W. Kroboth from Lot 2 tract herein described, the three following courses and distances:

1. A bearing of South eighty seven (87) degrees nineteen (19)

minutes twenty-eight (28) seconds East and a distance of one hundred fifty-eight and no one-hundredths (158.00) feet to an iron pin.

2. A bearing of North eleven (11) degrees thirteen (13) minutes four (04) seconds East and a distance of one hundred eighty-eight and eighty-five one-hundredths (188.85) feet to an iron pin;

3. A bearing of North thirteen (13) degrees fifty (50) minutes twenty-three (23) seconds West and a distance of two hundred ninety-four and sixty-four one-hundredths (294.64) feet to an iron pin (set), the Place of Beginning.

Containing eight and three thousand six hundred seventy-three ten thousandths (8.3673) acres of land more or less.

Being subject to a utility easement around the perimeter of Lot 2, building restriction lines, as listed in the notes and a Covenants Agreements for primary and secondary sewage absorption areas, installation of curbing, and site development, 100 year flood boundary, wetland delineation, that is shown and indicated on same said Minor Subdivision Plan for Walter W. Kroboth.

Parcel I.D. # H3-25-4; Lehigh Township; Northampton Area School District.

BEING the same premises which Margaret M. Kroboth by Deed dated December 14, 1999 and recorded in the Office of the Recorder of Deeds of Northampton County on December 16, 1999 in Book 1999-1, page 185170, granted and conveyed unto Steven M. Kroboth.

BEING KNOWN AS 3931 Wood Drive, Walnutport, Pennsylvania.

THEREON BEING ERECTED a two story single dwelling with vinyl

siding exterior and shingle roof; detached three-car garage; barn.

SEIZED AND TAKEN into execution of the writ as the property of Steven N. Kroboth.

LAUREN TABAS, ESQUIRE

**No. 37**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2005-007150**

ALL THAT CERTAIN message or tenement and lot or piece of ground situate in the Sixteenth Ward of the City of Bethlehem, Northampton County, Pennsylvania, known as 304 Crest Avenue according to present City numbering, bounded and described as follows,

BEGINNING at a point on the Southerly line of Crest Avenue distance thirty feet eastwardly from the easterly line of Signet Street, said point being on the extension of a line passing through the party or partition wall dividing the dwelling erected on the within-described premises and the one adjoining it immediately on the west, thence eastwardly 30 feet to a point, thence southwardly of that same width, between parallel lines at right angles to Crest Avenue, a distance of 120 feet to the northerly line of an unnamed twenty-foot wide alley, the westerly line thereof passing partly through the middle of the party or partition wall aforementioned.

UNDERAND SUBJECT to rights, reservations, exceptions and restrictions as set forth in prior instruments of record.

PROPERTY ADDRESS: 304 Crest Avenue, Bethlehem, PA 18015.

TAX PARCEL I.D. NO. P75W3C-4-2.

TITLE TO SAID PREMISES IS VESTED IN Joseph A. Yingling by reason of the following:

BEING THE SAME PREMISES WHICH Leon L. Flickinger and Malvin E. Flickinger, husband and wife by Deed dated 11/11/1963 and recorded 11/16/1963 in the County of Northampton in Deed Book Volume 206, Page 100, conveyed unto Harold F. Stiles and Dorothy M Stiles, husband and wife, in fee.

AND BEING THE SAME PREMISES WHICH Dorothy M Stiles, deceased, Beverly A. Yingling and Joseph Yingling, her husband, by Deed dated 9/28/1999 and recorded 10/8/1999 in the County of Northampton in Deed Book Volume 1999-1, Page 153382, conveyed unto Joseph Yingling and Beverly A. Yingling, husband and wife, in fee.

AND THE SAID Beverly A. Yingling departed this life on 12/19/2002 whereby title to subject premises became vested in Joseph Yingling by right of survivorship.

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

SEIZED AND TAKEN into execution of the writ as the property of Joseph Yingling a/k/a Joseph A. Yingling.

MARTHA E. VON ROSENSTIEL,  
ESQUIRE

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**No. 38**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-005936**

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

BEGINNING at a point in the southern line of Morton Street, said point being 259.75 feet east from the southeast corner of Buchanan Street and said Morton Street; thence along the southern line of said Morton Street South 84 degrees 30 minutes East 20.25 feet to a point; thence at right angles to said Morton Street South 05 degrees 30 minutes West 80 feet to a point; thence parallel to said Morton Street North 84 degrees 30 minutes West 20.25 feet to a point; thence at right angles to said Morton Street, and through the partition wall of a double house known as Nos. 726 and 728 Morton Street, North 05 degrees 30 minutes East 80 feet to the place of beginning.

NOW BEING commonly known as 728 EAST MORTON STREET, BETHLEHEM, PA 18015.

ALSO BEING KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: P6SE2A-24-7.

BEING THE SAME PREMISES which Raymond A. Matey by its Deed dated September 16th, 1996 and recorded September 24th, 1996, Deed Volume 1996-1 Page 100310, granted conveyed unto Gary S. Matey and Theresa H. Matey, Grantor(s) herein.

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Robert A. Bartholomew, Jr. by deed from Gary S. Matey & Theresa H. Matey, husband and wife, dated 12/30/2005, recorded 1/11/2006, in Book 2006-1 Page 14106.

Premises being: 728 EAST MORTON STREET, BETHLEHEM, PA 18015.

Tax Parcel No. P6SE2A-24-7.

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

SEIZED AND TAKEN into execution of the writ as the property of Robert A. Bartholomew, Jr.

DANIEL G. SCHMIEG, ESQUIRE

**No. 39**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-006076**

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

BEGINNING at a corner of a lot now or formerly of Samuel Stocker and Pennsylvania Avenue; thence by Pennsylvania Avenue, North eighty-four degrees West Thirty feet to a corner; thence by Lot No. 152 South five degrees West one Hundred forty feet to a corner; thence along an alley, South eighty-four degrees East thirty feet to a corner by the aforesaid lot of Samuel Stocker, North five degrees East one hundred forty feet to the place of Beginning. Containing a town lot designated on Plan or Draft of John Lobb as No. 151.

ALSO KNOWN AS COUNTY UNIFORM PARCEL IDENTIFIER MAP: E9NE1B, Block: 12, Lot: 7.

BEING THE SAME PREMISES which Donna R. Rohrbach now known as Donna R. Vanstone and Peter M. Vanstone her husband by Deed Dated September 30, 1994 and recorded in the Office of the Recorder of Deeds of Northampton County on October 6, 1994 Deed Book Volume 1994-6 Page 82302,

granted and conveyed unto Kevin S. Rake, single, in fee.

1) Vested by Warranty Deed, dated 07/29/2005, given by Camille Rake, Administratrix of the Estate of Kevin S. Rake, deceased to Jamie M. Rick, unmarried and recorded 8/11/2005 in Book 2005-1 Page 306516 Instrument # 2005041784.

BEING KNOWN AS 622 Pennsylvania Avenue, Bangor, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Jamie Marie Rick.

DANIEL G. SCHMIEG, ESQUIRE

**No. 40**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-004650**

ALL THAT CERTAIN message, tenement, and lot or parcel of ground located in Upper Nazareth Township, Northampton County, Pennsylvania, being Lot No. 129, upon a plan of lots known as East Lawn Gardens, Section B, recorded in Map Book 12, Page 31, in the Northampton County Recorder's Office, known and designated as 39 Seyfried Avenue according to present Township numbering, bounded and described as follows:

BEGINNING at a stake South eighty-eight (88) degrees seven (7) minutes West, fifty (50) feet from the center of Seyfried Circle, said center being one hundred fifteen (115') feet West the center line of Seyfried Avenue and two hundred ninety-five (295') feet South of the center line of Charles Avenue; thence by Lot No. 130 South eighty-eight (88) seven (7) minutes West,

one hundred fifty and thirty-one hundredths (150.31) feet to a stake; thence by Lots No. 119, 120 and 121, North twenty-eight (28) degrees, four (4) minutes East, one hundred twenty-eight (128) feet to a stake, thence by lot No. 128 South fifty-two (52) degrees forty-six (46) minutes East, one hundred twenty-five and seventy-nine one-hundredths (125.79) feet to a stake on Seyfried Circle; thence along an arc of fifty (50) feet radius, the chord of said arc having a bearing of South seventeen (17) degrees forty and one-half (40 1/2) minutes West and a length of thirty-three and forty-six one-hundredths (33.46) feet, to the point of beginning.

IT BEING THE SAME PREMISES which Charles A. Bersch and Sandra Frantz, also known as Sandra Bersch, his wife, by their Deed dated January 11, 1990, and recorded on April 11, 1996, in the Recorder of Deeds Office in and for Northampton County in Deed Book Vol. 1991-1, Page 32687, granted and conveyed unto Charles A. Bersch.

Tax Parcel ID#J8SW1-11-7D.

THEREON BEING ERECTED a ranch style dwelling with shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Charles A. Bersch.

RLCHARD BRENT SOMACH,  
ESQUIRE

**No. 41**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-006238**

ALL THAT CERTAIN message, tract, piece or parcel of land, Hereditaments and Appurtenances, SITUATE in the Third Ward of the Borough of Bangor, County of Northampton and State of Pennsyl-

vania, bounded and described in accordance with a survey made of the premises by the late J. H. Silfies, Surveyor, to wit:

BEGINNING at a corner of Lot No. 119 on the North side of Broadway being the Southeastern corner hereof; thence along the Western division line of said Lot No. 119 north 11-1/2 degrees East, 212 feet to an 18 feet wide alley; thence along the South side of said alley and in line therewith, North 78-1/2 degrees West, 80 feet to a corner of Lot No. 116; thence along the Eastern division line of said Lot No. 116 South 11-1/2 degrees West, 212 feet to said Broadway; thence along the North side of Broadway and in line therewith South 78-1/2 degrees East 80 feet to the corner of said Lot No. 119, the place of beginning.

CONTAINING two lots designated as Lot Nos. 117 and 118 upon the map or plan aforesaid.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER NO.: MAP: E9NE1D, BLOCK: 2, LOT: 9.

This is a conveyance from Wife to husband, and therefore, is not subject to Pennsylvania Realty Transfer Tax.

TITLE TO SAID PREMISES IS VESTED IN John Kynor, by Deed from Ramona Kynor, dated 06/19/2004, recorded 10/18/2004, in Deed Book 2004-1, page 402480.

Premises being: 829 BROADWAY, BANGOR, PA 18013.

Tax Parcel No. E9NEID-2-9.

THEREON BEING ERECTED a cape style brick dwelling w/attached one-car garage and slate roof; in-ground pool.

SEIZED AND TAKEN into execution of the writ as the property of John R. Kynor.

DANIEL G. SCHMIEG, ESQUIRE

**No. 42**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-005309**

ALL THAT CERTAIN lot or piece of ground Situate in the Township of Washington, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Westerly right-of-way line of Township Road Number 690, known as True Blue Road, said point being North 40 degrees 13 minutes 12 seconds West 40.00 feet from the Southeast corner of land belonging to Roy Hendricks and Kathy Hendricks; thence along the Westerly right-of-way line of said True Blue Road, North 40 degrees 13 minutes 12 seconds West 189.06 feet to a point of curve; thence along same on a curve to the right having a radius of 486.99 feet, a distance of 172.53 feet to a point; thence North 41 degrees 00 minutes 00 seconds West 16.29 feet to a point; thence along land of Gilbert Pysher South 56 degrees 00 minutes 00 seconds West 151.57 feet to an iron pin; thence along land of Roy Hendricks and Kathy Hendricks, grantors hereof, South 34 degrees 00 minutes 00 seconds East 176.56 feet to an iron pin; thence along same South 03 degrees 32 minutes 31 seconds East 245.96 feet to an iron pin; thence along same North 60 degrees 57 minutes 52 seconds East 92.39 feet to an iron pin; thence along same North 49 degrees 46 minutes 48 seconds East 198.08 feet to the place of beginning.

BEING COUNTY PARCEL NUMBER: F10 7-3D-1.

TITLE TO SAID PREMISES IS VESTED IN John W. Towner &

Bonnie L. Towner, h/w BY DEED FROM Edna D. Finkbeiner Date: 11-25-97 Recorded: 12-2-97 Book: 1997-1 Page: 1341280.

Premises being: 421 TRUE BLUE ROAD, BANGOR, PA 18013.

Tax Parcel No. F10-7-3D-1-0134.

THEREON BEING ERECTED a one story concrete block dwelling with shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of John W. Towner and Bonnie L. Towner.

DANIEL G. SCHMIEG, ESQUIRE

**No. 43**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2004-001566**

PARCEL NO. 1

ALL THAT CERTAIN messuage, tenement and lot or piece of ground, hereditaments and appurtenances, situate in the Borough of West Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a distance of 18 feet West of the Western line of two houses erected by Jacob B Odenwelder; thence along the Southern side of a 40 feet wide street now known as Spring Street Westwardly 42 feet to lands now or late of F. W. Coolbaugh; thence extending Southwardly between parallel lines and preserving the same width, 84 feet to stakes in each corner in line of land now or late of F. W. Coolbaugh.

PARCEL NO. 2

ALL THAT CERTAIN piece, parcel or tract of land, hereditaments and appurtenances, situate on the Southerly side of Spring Street, in the Borough of West Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southerly side of Spring Street in line with land of Joseph F. Kiss; thence Southwardly 41 degrees, 15 minutes East 64 feet, more or less, to a point; thence North 48 degrees, 45 minutes East 42 feet, more or less, to a point, land now or late of Myron Zahoroiko; thence South 41 degrees, 15 minutes East 80 feet, more or less, to land of the Lehigh Coal and Navigation Company; thence South 16 degrees, 0 minutes West 85.98 feet, more or less to a point; thence South 70 degrees, 6 minutes West, 4.83 feet, more or less, to land now or late of Charles H. Hahn; thence North 41 degrees, 15 minutes West 177.93 feet to Spring Street; thence North 48 degrees, 45 minutes East 18 feet to a point, the place of beginning.

BOUNDED on the North by Spring Street and land of Joseph F. Kiss; on the East by other land of Joseph F. Kiss and land now or late of Myron Zahoroiko; on the South by a vacated road and the Lehigh Coal and Navigation Company; and on the West by land now or late of Charles H. Hahn.

PARCEL NO. 3

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Borough of West Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the Southeasterly property line of Spring Street in line of other lot of Joseph Kiss; thence along other lot of Joseph Kiss, South 41 degrees, 15 minutes East 177.93 feet to an iron pin in the Northerly property line of a private alley; thence along the Northerly property line of a private alley, South 70 degrees, 6 min-

utes West 107.37 feet to a stake in line of land now or late of Theodore Fotty, et ux.; thence along other lot now or late of Theodore Fotty, et ux, North 41 degrees, 15 minutes West 138.84 feet to a stake in the Southeasterly property line of Spring Street; thence along the Southeasterly property line of Spring Street, North 48 degrees, 45 minutes East 100 feet to the point and place of beginning.

THE above described premises being known as 118 Spring Street, Easton, Pennsylvania.

Tax Parcel #L9SW3C-2-1.

TITLE TO SAID PREMISES IS VESTED IN Thomas J. Raub and Monica J. Raub, his wife by Deed from Todd A. Lunden and Michele L. Lunden, his wife dated 8/20/1999 and recorded 8/24/1999 in Record Book Volume 1999-1, Page 129242.

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

SEIZED AND TAKEN into execution of the writ as the property of Thomas J. Raub and Monica J. Raub.

MARTHA E. VON ROSENSTIEL,  
ESQUIRE

**No. 44**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-005850**

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

BEGINNING at a point on the south of Ferry Street, twenty (20)

feet east of Raspberry Street; THENCE extending eastwardly along the said south side of Ferry Street, twenty (20) feet to a point; said point being in middle partition wall of the double frame dwelling known as Nos. 1422-1424 Ferry Street. THENCE extending southwardly at right angles to ten (10) foot wide alley—THENCE westwardly along said alley twenty (20) feet to a point, THENCE northwardly one hundred sixteen (116) feet to a point, the place of beginning, and now being known as No. 1424 Ferry St., Easton, PA.

TAX PARCEL #: L9SW2C-11-2.

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

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

JOSEPH A. GOLDBECK, JR.  
ESQUIRE

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**No. 45**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-005619**

ALL that certain messuage, tenement and lot or piece of ground situated in the Borough of Glendon, County of Northampton and Commonwealth of Pennsylvania, on the main road leading from the City of Easton, formerly South Easton, through the Borough of Glendon aforesaid, with the Eastern one-half of the double dwelling erected thereon known as No. 102 Main Street, bounded and described as follows, to wit:

BEGINNING at a point in the line which passes through the center of the partition wall between the dwell-

ing hereby conveyed and the dwelling erected on the West, thence eastwardly along the south side of the said road forty-five (45') feet to the land heretofore conveyed to Arnold E. Haskins (by deed measurement fifty (50') feet); thence southwardly along said Haskins' land one hundred (100') feet to other land of former grantors; thence westwardly along other land of former grantors forty-five (45') feet to a point in the line passing through the middle of the partition wall between the dwelling hereby conveyed and the dwelling erected on the West; thence along the last mentioned line northwardly one hundred (100') feet to the point the place of beginning.

BEING known as 102 MAIN STREET, EASTON, PA 18042.

BEING THE SAME PREMISES which Dolores Benedix, a single woman and Jim Weaver, a single man, as tenants in common, by Indenture dated October 27, 2005 and recorded November 15, 2005 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2005-1, Page 454897, granted and conveyed unto JIM WEAVER.

PARCEL #M9NW2C-10-9.

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

SEIZED AND TAKEN into execution of the writ as the property of Jim Weaver a/k/a James R. Weaver.

GREGORY JAVARDIAN,  
ESQUIRE

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**No. 48**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-004477**

ALL THAT CERTAIN messuage or tenement and half of a double



brick house with the lot thereto appurtenant, situate on the West side of Main Street, between Seventeenth and Eighteenth Street, in the Second Ward, situate in the Borough of Northampton, Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West side of Main Street in line of lot conveyed to Anna A. Lilly, thence extending along said lot Westward, through the middle of a party wall, 148 feet to the East side of an alley; thence extending along said alley Northward 20 feet to a point in line of Lot of Amanda J. Thorn; thence along said last mentioned lot Eastwardly 148 feet to a point on the Western side of Main Street; thence extending along Main Street, South 20 feet to the place of BEGINNING.

HAVING THEREON ERECTED A DWELLING KNOWN AS 1788 Main Street, Northampton, Pennsylvania 18067.

PARCEL: L4SW4C-6-6.

It is hereby understood between parties hereto that the Southern line of the above premises shall pass through the center of a garage in the rear of the premises.

BEING THE SAME PREMISES WHICH Joseph Maslany and Jeanette Maslany a/k/a Jeannette Maslany by deed dated 5/20/92 and recorded 5/27/92 in Northampton County Deed Book 863 Page 520, granted and conveyed unto Jeffrey Herman and Denise Herman.

SEIZED AND TAKEN into execution of the writ as the property of Jeffrey Herman and Denise F. Herman a/k/a Denise Herman.

LEON P. HALLER, ESQUIRE

**No. 49**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2003-004696**

ALL THAT CERTAIN lot, parcel or piece of land Lot No. 2, situate in the Township of Hanover, County of Northampton, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron stake at the western edge of the concrete highway leading from Allentown to Bath, PA; thence along the same North twenty-four and one-half degrees (24-1/2) East one hundred fifty (150) feet to an iron stake; thence by Lot 3 deeded to Joseph Ritz and wife and other land, North eighty-seven (87) degrees West five hundred fifty-six (556) feet to a stake; thence by land of Jacob Buss, now Tindula South one and one-half (1-1/2) degrees West one hundred fifty (150) feet to an iron stake; thence by Lot No. 1 deeded to Albert R. Parks South eighty-eight and one-half (88-1/2) degrees East five hundred (500) feet passing an iron stake 10 feet to the place of BEGINNING. CONTAINING one acre and eighty-one one-hundredths (1 81/100) of an acre more or less.

LESS AND EXCEPTING, however, ALL THAT CERTAIN lot, parcel or piece of land, situate in the Township of Hanover, County of Northampton, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron stake at the western edge of the concrete highway loading from Allentown to Bath; thence along land of the said Walter W. Miltenberger and wife, designated as Lot No. 3 North eighty-seven (87) degrees West one hundred thirty-nine and nine-tenths

(139.9) feet to an iron pin; thence along other lands of Richard P. Mason and wife, of which this was a part, South sixty-six (66) degrees and fifty (50) minutes East one hundred forty-one and nine-tenths (141.9) feet to an iron pin at the western edge of said highway; thence along the same North twenty-four and one-half (24-1/2) degrees East forty-two and ninety-eight hundredths (42.98) feet to the place of BEGINNING. CONTAINING ten and sixty-four hundredths (10.64) perches, more or less.

BEING KNOWN AS: 4035 Airport Road, Allentown, PA 18109.

PROPERTY ID NO.: M5-4-17.

TITLE TO SAID PREMISES IS VESTED IN Richard P. Mason, III and Christine M. Mason, husband and wife by deed from Darlene D. Mason dated 8/11/99 recorded 8/23/99 Book 1999-1 Page 128446.

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

SEIZED AND TAKEN into execution of the writ as the property of Richard P. Mason, III and Christine M. Mason.

MARK J. UDREN, ESQUIRE

**No. 50**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-006758**

ALL THAT CERTAIN tract of land situated in the Township of Plainfield, County of Northampton and Commonwealth of Pennsylvania, recorded in Plan Book 2004-5 and Pages 393-396, bounded and described as follows, to wit:

BEGINNING at an iron pin located along the required roadway right-of-way of Jane Lane, 30.00 feet from centerline, said pin also located along Lot 15 in Phase 2 of

the Crest View Farms subdivision and the lands herein described; thence,

1) S. 08° 36' 25" E., 33.35' along the required right-of-way of Jane Lane to a concrete monument; thence,

2) Along an arc curving to the right, having a radius of 20.00' and a length of 16.33' (long chord S. 14° 46' 40" W., 15.88') along the same to a concrete monument; thence,

3) Along an arc curving to the left, having a radius of 53.00' and a length of 86.05' (long chord S. 08° 21' 04" E., 76.91') along the same to an iron pin; thence,

4) S. 35° 08' 07" W., 239.73' along Lot 17 of the Crest View Farms subdivision to an iron pin; thence,

5) N. 33° 45' 20" W., 524.96' along Lots 3 & 2 of the Crest View Farms subdivision to an iron pin; thence,

6) N. 56° 29' 00" E., 93.83' along the required right-of-way line of David Drive to an iron pin; thence,

7) Along an arc curving to the right, having a radius 470.00' and a length of 71.24' (long chord N. 60° 49' 32" E., 71.17') along the same to an iron pin; thence,

8) S. 24° 49' 56" E., 76.16 along Lot 15 of the Crest View Farms subdivision to an iron pin; thence,

9) S. 30° 46' 04" W., 114.05' along the same to an iron pin; thence,

10) S. 33° 45' 20" E., 88.82' along the same to an iron pin; thence,

11) N. 81° 23' 35" E., 257.08' along the same to the aforementioned pin and place of Beginning.

CONTAINING: 1.7659 acres (76,922.74 sq. ft.).

SAID PROPERTY subject to easements, restrictions and covenants

of record as contained within the chain of title of said Deed of record.

THIS DESCRIPTION prepared by Lehigh Engineering Associates, Inc., on May 5, 2004.

Tax Parcel No.: F8-24-5A-16.

BEING KNOWN AS 1211 Jane Lane, Pen Argyl, Pennsylvania.

THEREON BEING undeveloped land.

ALL THAT CERTAIN tract of land situated in the Township of Plainfield, County of Northampton and Commonwealth of Pennsylvania, recorded in Plan Book 2004-5 and Pages 393-396, bounded and described as follows, to wit:

BEGINNING at an iron pin located along the required roadway right-of-way of Jane Lane, 30.00 feet from centerline, said pin also located along Lot 21 in Phase 2 of the Crest View Farms subdivision and the lands herein described; thence,

1) Along an arc curving to the left, having a radius of 780.00' and a length of 125.77' (long chord N. 16° 55' 54" W., 125.63') along the required right-of-way line of Jane Lane to an iron pin; thence,

2) N. 21° 33' 03" W., 41.17' along the same to an iron pin; thence,

3) N. 68° 26' 57" E., 460.62' along Lots 23-25 of the Crest View Farms subdivision to an iron pin; thence,

4) S. 08° 11' 11" E., 292.65' along lands now or former of Willard & Lauren Knitter to a concrete monument; thence,

5) S. 68° 13' 25" W., 88.12' along lands now or former of Gary &

Doris Smith to a concrete monument; thence,

6) N. 61° 27' 51" W., 101.78' along Lot 21 of the Crest View Farms subdivision to an iron pin; thence,

7) S. 77° 41' 16" W., 252.95' along the same to the aforementioned pin and place of Beginning.

CONTAINING 2.2074 acres (96,154.45 sq. ft.).

SAID PROPERTY subject to easements, restrictions and covenants of record as contained within the chain of title of said Deed of record.

THIS DESCRIPTION prepared by Lehigh Engineering Associates, Inc., on May 5, 2004.

Tax Parcel No.: F8-24-5A-22.

BEING KNOWN AS 1250 Jane Lane, Pen Argyl, Pennsylvania.

THEREON BEING undeveloped land.

SEIZED AND TAKEN into execution of the writ as the property of Bob Seagreaves, Christel A. Gift-Seagreaves and Reno Land Development, Inc.

CHARLES LAPUTKA, 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

Dec. 14, 21, 28

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Dec. 14

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Dec. 14

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Dec. 14

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**TAMMY D. KIPP, Plaintiff v. CHRISTINE IOBST and  
LEHIGH VALLEY EXECUTIVES, LLC, t/d/b/a  
REALTY EXECUTIVES, Defendants**

*Preliminary Objections—Demurrer—Motion to Strike—Twenty-Day Filing Rule—Unfair Trade Practices and Consumer Protection Law—Real Estate Licensing and Registration Act, Private Causes of Action—Gist of the Action Doctrine—Inclusion of Scandalous or Impertinent Matter.*

The court overruled the plaintiff's Preliminary Objections to the defendants' Preliminary Objections. The defendants' Preliminary Objections were filed five days after the twenty-day period proscribed by Pennsylvania Rule of Civil Procedure 1026. The court concluded that, due to the extensive complaint, which contained eight counts and 133 paragraphs, the defendants had just cause for the minimal delay in filing their Preliminary Objections. Moreover, the plaintiff failed to assert how she suffered any prejudice by the delay.

The court sustained in part and overruled in part the defendants' Preliminary Objections to the plaintiff's Complaint. First, the court concluded that the "gist of the action" doctrine did not apply to the plaintiff's claims for negligent misrepresentation and fraudulent misrepresentation. The plaintiff's allegations were directed toward the professional conduct of the defendants, and the allegations did not suggest an enforceable contract. Second, concerning the plaintiff's claims under the Unfair Trade Practices and Consumer Protection Law (the "UTCPL"), the court held that: (1) the UTCPL applied to sales of real estate and to the services of a real estate broker; (2) the plaintiff sufficiently pled a legally cognizable cause of action for intentional misrepresentation to satisfy the "catch-all" provision of the UTCPL; and (3) the record needed to be further developed concerning the relationship between the plaintiff and the defendants for the court to determine whether the plaintiff was a person who purchased or leased goods or service primarily for consumer use. Third, the court concluded that the Real Estate Licensing and Registration Act precluded a private cause of action for any alleged violations of the Act. Finally, the court determined that the defendants failed to show any prejudice that the language complained of was scandalous or impertinent, and therefore overruled the defendants' motion to strike.

In the Court of Common Pleas of Northampton County, Pennsylvania, Civil Division-Law, No. C0048CV2004-7147.

Order of the Court overruling the plaintiff, Tammy D. Kipp's, Preliminary Objections to the defendants, Christine Iobst and Lehigh Valley Executives, LLC, t/d/b/a Realty Executives', Preliminary Objections and sustaining in part and overruling in part the defendants' Preliminary Objections to the plaintiff's Complaint.

BRIAN F. ACHEY, ESQUIRE for the plaintiff.

JAMES L. GOLDSMITH, ESQUIRE and DOUGLAS L. CASSEL, ESQUIRE for the defendants.

Order of the Court entered on June 14, 2005 by SMITH, J.

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*STATEMENT OF REASONS**I. Factual and Procedural History*

On September 23, 2004, the plaintiff, Tammy D. Kipp, filed a Complaint against the defendants, Christine Iobst and Lehigh Valley Executives, LLC, t/d/b/a Realty Executives. The plaintiff's Complaint included counts of intentional misrepresentation, negligent misrepresentation, violations of the Real Estate Licensing and Registration Act, and violations of the Unfair Trade Practices and Consumer Protection Law. On October 25, 2004, the defendants filed Preliminary Objections to the plaintiff's Complaint, which included demurrers to all of the counts in the Complaint, a motion to strike paragraph 67 of the plaintiff's Complaint for alleged scandalous and impertinent matter, and a motion to strike the Complaint in its entirety. The plaintiff filed Preliminary Objections to the defendants' Preliminary Objections on November 12, 2004, claiming prejudice from the defendants' alleged failure to file their preliminary objections within the twenty (20) day period proscribed by Pennsylvania Rule of Civil Procedure 1026(a). On November 17, 2004, the defendants filed an Answer and New Matter to the plaintiff's Preliminary Objections to the defendants' Preliminary Objections. The court heard argument from counsel on January 4, 2005.

The relevant facts are as follows: On or about December 2003, the plaintiff retained the defendants to assist her in purchasing property located at 303 Main Street, Borough of Freemansburg, Northampton County (hereinafter referred to as "the Property"). The United States Department of Housing and Urban Development ("HUD") was offering the Property for sale through bidding and through Golden Feather Realty, located in Sacramento, California. The plaintiff contends that the defendants failed to properly submit the plaintiff's bid to Golden Feather Realty and misrepresented to the plaintiff the status of her bid for several weeks.

*II. Discussion**A. The Plaintiff's Preliminary Objections to the Defendants' Preliminary Objections*

The plaintiff has filed Preliminary Objections to the defendants' Preliminary Objections. Specifically, the plaintiff contends that this court should strike the defendants' Preliminary Objections because the defendants failed to file their Preliminary Objections within twenty days as required by Pennsylvania Rule of Civil Procedure ("Pa. R.C.P.") 1026(a). Additionally, the plaintiff claims that she has suffered prejudice because of the defendants' failure to comply with Pa. R.C.P. 1026(a). In response, the defendants admit that they filed their Preliminary Objections more than twenty days after service of the Complaint upon them, but argue that the plaintiff has suffered no prejudice because of this delay in filing. We agree with the defendants.

Pa. R.C.P. 1026(a) states that “every pleading subsequent to the complaint shall be filed within twenty days after service of the preceding pleading ....” *Id.* The word “shall” in Pa. R.C.P. 1026 has always been interpreted flexibly, thus permitting exception to the rule where justice so requires. *Fisher v. Hill*, 368 Pa. 53, 56, 81 A.2d 860, 863 (1951). Thus, the twenty-day filing rule is said to be permissive rather than mandatory. *Urban v. Urban*, 332 Pa. Super. 373, 378, 481 A.2d 662, 665 (1984). The decision of whether or not to grant an exception to the twenty-day filing rule is within the trial court’s discretion. *Francisco v. Ford Motor Co.*, 397 Pa. Super. 430, 434, 580 A.2d 374, 376 (1990) (citing *Joyce v. Safeguard Mut. Ins. Co.*, 362 Pa. Super. 522, 524 A.2d 1362 (1987), *rev’d on other grounds sub nom, Safeguard Mut. Ins. Co. v. Joyce*, 517 Pa. 488, 539 A.2d 340 (1988)). As such, the trial court has broad discretion “to permit a late filing of a pleading where the opposing party will not be prejudiced and justice so requires.”<sup>1</sup> *Ambrose v. Cross Creek Condos.*, 412 Pa. Super. 1, 10, 602 A.2d 864, 868 (1992). A pleading that is not filed within the above articulated time period may be stricken by the court.

In the instant case, the plaintiff served the defendants with a copy of her Complaint on October 1, 2004. The plaintiff’s Complaint contains eight counts, which span over 133 paragraphs. The plaintiff’s Complaint includes claims for intentional misrepresentation, negligent misrepresentation, violations of Pennsylvania’s Unfair Trade Practices and Consumer Protection Law, and violations of Pennsylvania’s Real Estate Licensing and Registration Act. The defendants filed their Preliminary Objections on October 25, 2004, which was five days after the twenty-day period proscribed by Pa. R.C.P. 1026. In the defendants’ Reply to the plaintiff’s Preliminary Objections to the defendants’ Preliminary Objections, the defendants contend that the delay was due to the “expansive pleading[s]”, which “require[d] considerable time to evaluate the claim[s], speak with clients, research the law, and ultimately draft a responsive pleading.” See Defendants’ Reply to Plaintiff’s Preliminary Objections to Defendants’ Preliminary Objections, at ¶6. Based on our review of the Complaint and the replies of the defendants, we conclude that the defendants had just cause for the minimal delay in filing their Preliminary Objections. Furthermore, the plaintiff has failed to assert how she has suffered any prejudice by this delay. Accordingly, the plaintiff’s Preliminary Objections to the defendants’ Preliminary Objections are overruled.

#### *B. The Defendants’ Preliminary Objections to the Plaintiff’s Complaint*

The defendants have filed Preliminary Objections in the nature of a demurrer and a motion to strike with respect to references in the plaintiff’s

<sup>1</sup> We note that Pa. R.C.P. 126 provides that “[t]he court at every stage of any such action or proceeding may disregard any error or defect of procedure which does not affect the substantial rights of the parties.”

Amended Complaint to any alleged bad faith on the part of the defendants. Pennsylvania Rule of Civil Procedure 1028(a)(4) provides that preliminary objections may be filed with respect to any pleading on the grounds of legal insufficiency of a pleading (demurrer). The test for a demurrer is whether it is clear and free from doubt based on all of the facts pleaded that the pleader will be unable to prove facts legally sufficient to establish a right to relief. *Bower v. Bower*, 531 Pa. 54, 57, 611 A.2d 181, 182 (1992). In ruling upon a demurrer, we must accept as true all well pleaded allegations and material facts averred in the complaint as well as all reasonable inferences deducible therefrom. *Wurth v. City of Philadelphia*, 136 Pa. Commonwealth Ct. 629, 638, 584 A.2d 403, 407 (1990). This court's analysis is confined to the complaint itself. *Pawlowski v. Smorto*, 403 Pa. Super. 71, 75, 588 A.2d 36, 38 (1991). If any theory of law will support a claim, preliminary objections are not to be sustained as any doubt should be resolved against the objecting parties. *Foster v. Peat Marwick Main & Co.*, 138 Pa. Commonwealth Ct. 147, 151, 587 A.2d 382, 384 (1991).

A preliminary objection in the nature of a demurrer will be sustained only when it appears with certainty that the law permits no recovery under the allegations pleaded. *City of Philadelphia v. Buck*, 138 Pa. Commonwealth Ct. 250, 253, 587 A.2d 875, 877 (1991). However, when ruling on preliminary objections, although a court must accept as true all clearly pleaded facts, there is no such requirement as to a pleader's legal conclusions or mere averments of law. *Santiago v. Pennsylvania National Mutual Casualty Ins. Co.*, 418 Pa. Super. 178, 185, 613 A.2d 1235, 1238-39 (1992).

#### 1. The defendants' Preliminary Objections to Counts I, II, III, and IV.

The defendants contend that Counts I, II, III, and IV of the plaintiff's Complaint, which raise claims of intentional misrepresentation and negligent misrepresentation against the defendants, should be dismissed based on the "gist of the action" doctrine. Specifically, the defendants claim that the gist of the plaintiff's action against the defendants sounds in contract and not in tort. In response, though the plaintiff acknowledges the "gist of the action" doctrine, the plaintiff argues that the "gist of the action" doctrine is inapplicable to the facts of the instant case, as the plaintiff's allegations concern wrongs by the defendant that were negligent and fraudulent, and not based on any defined contractual duty.

The Superior Court of Pennsylvania in *eToll, Inc. v. Elias/Savion Advertising, Inc.*, infra provided an extensive description of the "gist of the action" doctrine as follows:

Generally, the [gist of the action] doctrine is designed to maintain the conceptual distinction between breach of contract claims and tort claims. As a practical matter, the doctrine precludes plaintiffs from re-casting ordinary breach of contract

claims into tort claims. The Bash court explained the difference between contract claims and tort claims as follows:

[a]lthough they derive from a common origin, distinct differences between civil actions for tort and contract breach have developed at common law. Tort actions lie for breaches of duties imposed by law as a matter of social policy, while contract actions lie only for breaches of duties imposed by mutual consensus agreements between particular individuals. ... To permit a promisee to sue his promisor in tort for breaches of contract inter se would erode the usual rules of contractual recovery and inject confusion into our well-settled forms of actions.

Thus, ‘although mere non-performance of a contract does not constitute a fraud[,] it is possible that a breach of contract also gives rise to an actionable tort[.] To be construed as in tort, however, the wrong ascribed to defendant must be the gist of the action, the contract being collateral.’ ‘The important difference between contract and tort actions is that the latter lie from the breach of duties imposed as a matter of social policy while the former lie for the breach of duties imposed by mutual consensus.’ ‘In other words, a claim should be limited to a contract claim when “the parties” obligations are defined by the terms of the contracts, and not by the larger social policies embodied by the law of torts.’

*eToll, Inc. v. Elias/Savion Advertising, Inc.*, 811 A.2d 10, 14 (Pa. Super. 2002) (internal citations omitted).

Without intending to agree with the plaintiff’s contentions contained in Counts I-IV of her Complaint, at this stage in the proceedings, we are reluctant to find that the “gist of the action” doctrine applies to the case at bar since the allegations in the plaintiff’s Complaint are directed toward the professional conduct of the defendants and, in fact, there are no allegations suggesting an enforceable contract between the plaintiff and the defendants. As such, the defendants’ Preliminary Objections to Counts I, II, III, and IV of the plaintiff’s Complaint are overruled.

## 2. The defendants’ Preliminary Objections to Counts V and VI.

The defendants have also objected to Counts V and VI and the plaintiff’s Complaint, which allege violations of the Unfair Trade Practices and Consumer Protection Law (“UTPCPL”). Specifically, the defendants contend that these counts should be dismissed because: (1) the plaintiff has failed to identify which section or sections of the UTPCPL that the defendants allegedly violated; (2) the plaintiff’s cause of action is not covered by the UTPCPL as the plaintiff’s allegations of fraud do not relate to the goods or services to be purchased, *i.e.*, the Property; (3) the purpose of the UTPCPL does not support the plaintiff’s cause of action because the

defendants were not “sellers”; (4) the plaintiff’s Complaint fails to provide sufficient facts to demonstrate common-law fraud; (5) the plaintiff’s claims are barred by the “gist of the action” doctrine; and (6) the plaintiff has not sufficiently pled claims for treble damages and attorney’s fees. In response, the plaintiff contends that: (1) it is “readily inferable” from her Complaint that she is proceeding under the “catch-all” provision of 73 P.S. §201-2(4)(xxi); (2) the UTPCPL does apply to the plaintiff’s claim as the provisions of the UTPCPL apply to the sale and purchase of residential real property; (3) the Complaint does provide the common-law elements of fraud as required by the “catch-all” provision; (4) the “gist of the action doctrine” does not bar the plaintiff’s claims under the UTPCPL; and (5) the Complaint sufficiently establishes a claim for treble damages and attorney’s fees under the UTPCPL.

To succeed in her claim under UTPCPL, the plaintiff must satisfy three criteria. First, to demonstrate that the UTPCPL applies, the plaintiff must show that a residential real estate transaction (*i.e.*, the purchasing of a residence through a real estate agent) constitutes a “trade” or “commerce” within section 3 of the UTPCPL, 73 P.S. §201-3. Second, the plaintiff must show that the UTPCPL grants her a private cause of action for injuries sustained from the real estate transaction. 73 P.S. §201-9.2. Finally, the plaintiff must demonstrate that the actions of which she complains are either unfair or deceptive and fall within one of the seventeen specific acts enumerated by §201-2, which are declared unlawful by §201-3.

The Pennsylvania UTPCPL statute has consistently been read broadly to serve its remedial purpose of placing the seller and consumer on more equal terms. *Commonwealth v. Monumental Properties, Inc.*, 459 Pa. 450, 459, 329 A.2d 812, 816 (1974). The statute has been applied in a wide variety of contexts to provide a remedy for wrongs to consumers. The purchase of real estate has been held to fall within the purpose of the UTPCPL. *Gabriel v. O’Hara*, 368 Pa. Super. 383, 391, 534 A.2d 488, 491-93 (1987) (concluding that a literal or plain reading of the UTPCPL demonstrated that sales of real estate are consistent with the broad remedial purposes of the statute); *see also, Monumental Properties*, *supra* at 467, 329 A.2d at 820 (holding that the leasing of residential real estate fell within purview of the UTPCPL). Additionally, courts have held that “the services of a real estate broker, when offered in connection with the sale of real estate, fall[s] within the broad purview of the [UTPCPL].” *In re Bryant*, 111 B.R. 474, 478 (E.D. Pa. 1990).

Secondly, the plaintiff appears to be a person enabled to bring a private cause of action pursuant to 73 P.S. §201-9.2(a). This section permits the commencement of an action under this statute by “[a]ny person who purchases or leases goods or services primarily for personal, family or household purposes and thereby suffers any ascertainable loss of money or property, real or personal, as a result of the use or employment by any

person of a method, act or practice declared unlawful by [UTPCPL] ... .” The ability of an individual to bring a private cause of action under the UTPCPL was discussed by the United States Court of Appeals for the Third Circuit in *In re Smith*, 866 F.2d 576. In *In re Smith*, the court stated that section 201-9.2(a) expresses only two limitations: (1) that the purchase of goods or services must lead to a loss as a result of an unfair or deceptive action or practice; and (2) that the class of litigants may include only those persons who purchase or lease goods or services primarily for consumer use rather than for commercial use. *Id.* at 583. In the instant case, the plaintiff has sufficiently pled actions by the defendants that were possibly unfair to the plaintiff, deceptive, or fraudulent. The plaintiff has alleged that the defendant Iobst misled her on several occasions, causing her to believe that she was acting in her best interests when, in reality, she was not doing the things that she was telling the plaintiff she was doing. The plaintiff claims that Iobst told her that she was the successful bidder of the premises; however, the plaintiff contends that Iobst received a Notice of Cancellation, which indicated that Kipp’s bid was cancelled due to contract non-compliance. In this regard, Kipp claims that, despite repeated inquiries during the month of December, the defendants never notified her that her bid was cancelled.

Additionally, concerning the second requirement, the record currently before the court is incomplete as to whether the plaintiff satisfies this second requirement, and we are bound to consider only the allegations in the Complaint. The relationship between the plaintiff and the defendants requires further development before the court can ultimately rule on this issue of whether the UTPCPL grants the plaintiff a private cause of action.

Finally, for the plaintiff to sufficiently plead a UTPCPL claim depends upon a nexus between the statute and the unfair and deceptive actions: whether the acts complained of fall within one of the seventeen specific enumerations of §201-2, which are those declared unlawful by §201-3. *See In re Smith*, supra at 583. The only subclause relevant to the case at bar is the catch-all provision, cited in paragraph 95 of the plaintiff’s Complaint, which makes it unlawful to “engag[e] in any other fraudulent conduct which creates a likelihood of confusion or of misunderstanding.” 73 P.S. §201-2(4)(xvii). This subclause bans only conduct that rises to the level of common-law fraud. *Sewak v. Lockhart*, 699 A.2d 755, 761 (Pa. Super. 1997). Therefore, the plaintiff must plead a legally cognizable cause of action for intentional misrepresentation against the defendants. Intentional misrepresentation (or fraud) has been defined as: “(1) A representation; (2) which is material to the transaction at hand; (3) made falsely, with knowledge of its falsity or recklessness as to whether it is true or false; (4) with the intent of misleading another into relying on it; (5) justifiable reliance on the misrepresentation; and, (6) the resulting injury was proximately caused by the reliance.” *Bortz v. Noon*, 556 Pa. 489, 729 A.2d 555, 560 (1999). In the instant

case, the plaintiff has alleged that: (1) the defendant, Iobst, represented to the plaintiff that HUD had accepted her bid, that there had been no notices from Golden Feather as to the “true status” of the plaintiff’s bid, and that any delays were usual and customary due to the holiday season; (2) Iobst’s statements were material to the real estate transaction at hand, *i.e.*, the plaintiff’s purchase of the property; (3) Iobst made the above statements falsely, with knowledge or recklessness as to whether the statements were true or false;<sup>2</sup> (4) Iobst made the above statements with the intent that the plaintiff rely on the statements; (5) the plaintiff justifiably relied on Iobst’s statements due to her status as a real estate salesperson and her statement to the plaintiff that she was capable of submitting a bid to Golden Feather; and (6) the plaintiff’s injuries were proximately caused by her reliance in that, *inter alia*, the plaintiff had to relocate to another residence and lost the benefit of the bargain of her bid of the property. Therefore, we hold that the plaintiff adequately pled a legally cognizable cause of action for intentional misrepresentation.

Nevertheless, as mentioned above, the record needs to be further developed in this matter before the court can adequately rule on the defendants’ legal objections to the plaintiff’s actions under the UTCPL. As noted above, the court is limited in its consideration to the facts as alleged in the plaintiff’s Complaint, which facts are sufficient to withstand the demurrer. The legal issues raised by the defendants’ Preliminary Objections to Counts V and VI can properly be addressed once a more complete record has been developed by the parties. Accordingly, the defendants’ Preliminary Objections to Counts V and VI of the plaintiff’s Complaint are overruled.

### 3. The defendants’ Preliminary Objections to Counts VII and VIII.

The defendants contend that this court should dismiss Counts VII and VIII of the plaintiff’s Complaint because the Real Estate Licensing and Registration Act (“RELRA”) precludes a cause of action for any alleged violations of the Act. Specifically, the defendants point out that section 302 states that “[n]o action or suit shall be instituted, nor recovery be had, in any court of this Commonwealth by any person.” Responding to the defendants’ argument, the plaintiff argues that the defendants have misconstrued section 302. Additionally, the plaintiff contends that this court should imply a private right of action in the RELRA. Although we agree with the plaintiff that the defendants have misconstrued section 302 of the RELRA, we conclude that the RELRA contains no private right of action and, as such, the defendants’ Preliminary Objections to Counts VII and VIII of the plaintiff’s Complaint are sustained.

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<sup>2</sup> Pennsylvania Rule of Civil Procedure 1019(b) states that “[m]alice, intent, knowledge, and other conditions of mind may be averred generally.”



In *Estate of Witthoeft v. Kiskaddon*, 557 Pa. 340, 733 A.2d 623 (1999), the Pennsylvania Supreme Court addressed the issue of whether the Motor Vehicle Code and its regulations expressly or implicitly provided for a private right of action for a physician's failure to report a driver's disabling condition. In addressing this issue, the court analyzed the three factors established by the United States Supreme Court in *Cort v. Ash*, 422 U.S. 66 (1975) for determining whether a statute implicitly creates a private right of action. The *Cort* factors are: (1) whether the plaintiff is among the class for whose *especial* benefit the statute was enacted; (2) whether there is an indication of legislative intent, explicit or implicit, either to create such a remedy or to deny it; and (3) whether it is consistent with the underlying purposes of the legislative scheme to imply such a remedy for the plaintiff. *Witthoeft*, supra, 733 A.2d at 626 (citing *Cort*, 422 U.S. at 78). The *Witthoeft* court also reiterated that the second *Cort* factor is the "central inquiry." *Id.*

The RELRA is set forth in 63 Pa.C.S. §§455.101-455.902. The provision upon which the plaintiff seeks to base her claim is:

§455.302. *Civil suits*

No action or suit shall be instituted, nor recovery be had, in any court of this Commonwealth by any person for compensation for any act done or service rendered, the doing or rendering of which is prohibited under the provisions of this act by a person other than a licensed broker, salesperson, cemetery broker, cemetery salesperson, campground membership salesperson, time-share salesperson, builder-owner salesperson or rental listing referral agent, unless such person was duly licensed and registered hereunder as broker or salesperson at the time of offering to perform any such act or service or procuring any promise or contract for the payment of compensation for any such contemplated act or service.

63 Pa.C.S. §455.302. The plaintiff correctly explains that section 302 does not, by its language, prevent civil suits by private individuals, but rather, prevents persons other than those properly licensed under the RELRA from recovering commissions or compensation for services or acts rendered. Additionally, the plaintiff is correct that the RELRA does not specifically prohibit actions by private individuals to recover damages due to misconduct by persons licensed under the RELRA. Nevertheless, upon our consideration of the *Cort* factors, the RELRA does not permit a private right of action against individual real estate salespersons.

The Legislature enacted the RELRA with one of its primary purposes to "protect buyers and sellers of real estate, the most expensive item many persons ever buy or sell, from abuse by persons engaged in the [real estate] business." *Kalins v. State Real Estate Comm'n*, 92 Pa. Commonwealth Ct. 569, 577, 500 A.2d 200, 203 (1985); see also, *Smith v. I.W. Levin and Company, Inc.*, 800 A.2d 374, 377 (Pa. Commw. 2002).

With respect to the first factor in the *Cort* analysis, we conclude that the plaintiff appears to be a member of the class for whose benefit the statute was enacted, namely buyers and sellers of real estate. However, as the *Witthoeft* court noted, “[t]he violation of a statute and the fact that some person suffered harm does not automatically give rise to a private cause of action in favor of the injured person.” *Witthoeft*, supra, 733 A.2d at 627.

With regards to the second factor, we have been provided with no legislative history by either party, and our review of the RELRA reveals no indication of legislative intent, explicit or implicit, to create a private right of action. As such, the second factor does not favor the plaintiff. Moreover, other sections of the RELRA evidence a strong intention that no private cause of action exists.

Nor do we find support for the proposition that a private right of action exists after considering the third factor, whether the underlying purpose of the legislative scheme is served by implying such a remedy for the plaintiff. On the contrary, the provisions of RELRA, clearly set forth a system of accountability to be enforced by the Pennsylvania Real Estate Commission, not by a private action in the courts.

After applying the three-pronged *Cort* test, we conclude that no private cause of action exists under section 302 of the RELRA, and the plaintiff has failed to set forth a cause of action upon which relief may be granted. As such, the defendants’ Preliminary Objections to Counts VII and VIII of the plaintiff’s Complaint are sustained.

4. The defendants’ Preliminary Objection to strike paragraph 67 of the plaintiff’s Complaint.

The defendants have filed a Preliminary Objection to strike paragraph 67 of the plaintiff’s Complaint because it allegedly includes scandalous and impertinent material. Paragraph 67 alleges that “[the defendant, Christine Iobst], appearing exasperated to Kipp, and in direct reply to Kipp’s expression of such doubt to Iobst, exclaimed to Kipp that she (Iobst) was ‘only fucking human.’” The defendants contend that this “foul language” has no bearing on the plaintiff’s claims and prejudices the defendants. Responding to the defendants’ argument, the plaintiff argues that this language is not scandalous and impertinent. Rather, the plaintiff contends that this language is relevant as to the defendant’s state of mind at the time of an alleged admission of culpability. We agree with the plaintiff.

Pennsylvania Rule of Civil Procedure 1028(a)(2) allows preliminary objections for “inclusion of scandalous or impertinent matter.” “To be scandalous or impertinent, a complaint’s allegations must be immaterial and inappropriate to the proof of the cause of action.” *Commonwealth of Pennsylvania, D.E.R. v. Peggs Run Coal Co.*, 55 Pa. Commonwealth Ct. 312, 320, 423 A.2d 765, 769 (1980). Additionally, although a trial court has discretion

to strike impertinent or scandalous matter, “the right of a court to strike impertinent matter should be sparingly exercised and only when a party can affirmatively show prejudice.” *Commonwealth of Pennsylvania, D.E.R. v. Hartford Accident and Indemnity Co.*, 40 Pa. Commonwealth Ct. 133, 138, 396 A.2d 885, 888 (1979) (citations omitted).

In the instant case, the defendants have not demonstrated any degree of prejudice by including the phrase “only fucking human” in paragraph 67 of the plaintiff’s Complaint. Additionally, although we are not condoning the use of the language or the inclusion of such language in the pleading, the facts alleged in paragraph 67 appear to be part of a chain of events that comprise the plaintiff’s case.

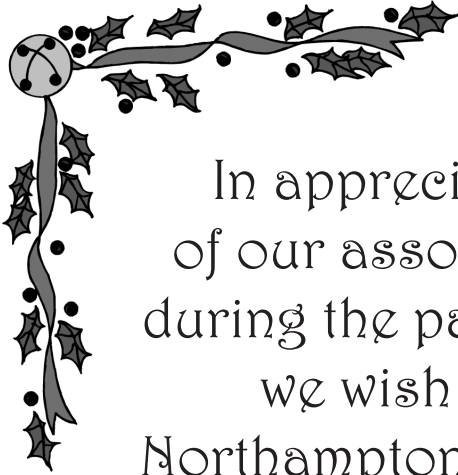
Accordingly, the defendants’ Preliminary Objection in the form of a Motion to Strike is overruled.

#### ORDER

AND NOW, this 14th day of June, 2005, following review of the Preliminary Objections filed by the defendants, Christine Iobst and Lehigh Valley Executives, LLC, t/d/b/a Realty Executives, together with the plaintiff, Tammy D. Kipp’s, responses thereto, including the plaintiff’s Preliminary Objections to the defendants’ Preliminary Objections, the answers and briefs filed by the parties, and after hearing argument of counsel, it is hereby ORDERED as follows:

1. The plaintiff’s Preliminary Objections to the defendants’ Preliminary Objections for failure to conform to law or rule of court are OVERRULED;
2. The defendants’ Preliminary Objections in the form of a demurrer to Counts I, II, III, IV, V, and VI of the plaintiff’s Complaint are OVERRULED;
3. The defendants’ Preliminary Objections in the form of a demurrer to Counts VII and VIII of the plaintiff’s Complaint are SUSTAINED;
4. The defendants’ Preliminary Objection to strike paragraph 67 of the plaintiff’s Complaint is OVERRULED.

The defendants shall have twenty (20) days to file an Answer to the plaintiff’s Complaint.



In appreciation  
of our association  
during the past year,  
we wish the  
Northampton County  
Bar Association,  
the very best in the coming  
New Year!

Happy Holidays  
from the staff at

 **CLARE**  
P R I N T I N G

