

# Northampton County Reporter

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EASTON, PA May 31, 2007

NO. 126

Northampton County Reporter Digest—2007-5

## CONTENTS

Bar News .....	3	Limited Liability Company Notice .....	9
Estate Notices .....	4	Northampton County Reporter Digest—	
Fictitious Name Registration Notices .....	9	2007-5 .....	41
Firm Announcement .....	39	Notices of Incorporation .....	8
Legal Notices .....	10	Office Location for Rent .....	11
		Sheriff's Sales .....	11

**INSERT:** Green: 1. Young Lawyers Division Walk for a Healthy Community  
2. 2007 Calendar of Events  
3. "The ABC's of PFA's"  
4. PBI-CLE SEMINARS—NCBA Office—June-August, 2007  
Cream: 1. NCBA Summer Outing

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

Kindly be advised that the Honorable Isaac S. Garb will be unavailable for telephone status conferences on Monday, August 6, 2007. Therefore, all conferences scheduled for that date will be moved to Wednesday, August 1<sup>st</sup>. If you have any questions concerning this change please call the Court Administrator's Office at 610-559-6700.

\* \* \* \* \*

### **Reporter Deadline Change**

July 5, 2007 Edition—ad deadline is Friday, June 29 at 4:00 p.m.

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*Northampton County Reporter*  
**Attorney Referral & Information Service**  
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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

**NOTICE TO NCBA MEMBERS – BAR NEWS**

**Summer Outing Registration**—Thursday, July 19, 2007. Registration form inside.

**YLD Community Project**—*Help us support our community!*

**Walk for a Healthy Community—Saturday, June 16, 2007**

*Friends and family are welcome to join us!*

To register: **[www.walkforahealthycommunity.org](http://www.walkforahealthycommunity.org)**. On-line registration is due by Friday, June 8. You may also register the day of the Walk.

Additional information inside.

**Included in This Issue:**

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

**Lunch Lecture:**

**“The ABC’s of PFA’s”**—June 20, 2007 @ NCBA office. Registration form inside.

Madness is to think of too many things in succession too fast, or of one thing too exclusively.—Voltaire [Francois Marie Arouet], 1694-1778

**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****GORCSAN, ARLENE E.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Co-Executors: Gregg F. Gorcsan and Frank S. Gorcsan, 2103 Montgomery Street, Bethlehem, PA 18017  
Attorney: Augustine C. Concilio, Esquire, 18 E. Market Street, P.O. Box 1446, Bethlehem, PA 18016-1446

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

Late of Bethlehem, Northampton County, PA  
Co-Executors: Franklin Mills and Ronald Mills c/o Thomas C. Anewalt, Esquire, McCarthy & Anewalt, LLP, 1248 Hamilton Street, Allentown, PA 18102  
Attorneys: Thomas C. Anewalt, Esquire, McCarthy & Anewalt, LLP, 1248 Hamilton Street, Allentown, PA 18102

**KIAK, MARGARET a/k/a MARGARET D. KIAK**, dec'd.

Late of the Borough of Hellertown, Northampton County, PA  
Co-Executors: Catherine Sautske and John Kiak c/o Mary

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

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

**KOZUL, MARY C.**, dec'd.

Late of the Township of Hanover, Northampton County, PA  
Co-Executors: Joanne M. Olney and John J. Kozul c/o Mary Ann Snell, Esquire, Suite 311, 3400 Bath Pike, Bethlehem, PA 18017

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

**MAURER, ANNA B.**, dec'd.

Late of Hellertown, Northampton County, PA

Executor: Michael J. Maurer c/o Thomas J. Fischer, Esquire, 1021 West Broad Street, Bethlehem, PA 18018

Attorney: Thomas J. Fischer, Esquire, 1021 West Broad Street, Bethlehem, PA 18018

**MICHENER, KATHRYN V.**, dec'd.

Late of Moore Township, Northampton County, PA

Executrix: Kathya Zinszer, 1822 Pinewind Dr., Alburtis, PA 18011

**O'DONNELL, JOHN T., SR.**, dec'd.

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

Executrix: Debra Kugel, P.O. Box 298, Tatamy, PA 18064

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

**SECOND PUBLICATION****BEAN, HERMAN J.**, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: Stephen A. Shelly, Esquire, 525 W. Broad Street, Quakertown, PA 18951

**BORBAS, VIOLA E.**, dec'd.

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

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

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

**DEEMER, WAYNE E.**, dec'd.

Late of the Borough of Wilson, Northampton County, PA

Co-Executrices: Sherry Anne Corriere and Sandra Alysia Deemer c/o Carla J. Thomas, Esquire, Thomas & Thomas, 716 Washington Street, Easton, PA 18042

Attorneys: Carla J. Thomas, Esquire, Thomas & Thomas, 716 Washington Street, Easton, PA 18042

**DINAN, GERALD T.**, dec'd.

Late of the City of Easton, Northampton County, PA

Executrix: Mary Elizabeth Giberson 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

**HOAGLAND, MICHELE R.**,

dec'd.

Late of Bethlehem, Northampton County, PA

Co-Executors: Glen A. Emig and Perry J. Emig c/o Robert E. Donatelli, Esquire, 32 N. Sixth Street, Allentown, PA 18101

Attorney: Robert E. Donatelli, Esquire, 32 N. Sixth Street, Allentown, PA 18101

**MAKOVEK, HELEN**, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Co-Executors: John Makovek and Andrew Makovek c/o Frank J. Danyi, Jr., Esquire, Maloney, Danyi & O'Donnell, 901 West Lehigh Street, Bethlehem, PA 18016-1279

Attorneys: Frank J. Danyi, Jr., Esquire, Maloney, Danyi & O'Donnell, 901 West Lehigh Street, Bethlehem, PA 18016-1279

**MASIADO, MARYANN J. a/k/a**

**MARYANN MASIADO**, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: Kevin J. Masiado 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

**McGONAGLE, DAVID R.**, dec'd.

Late of Hanover Township, Northampton County, PA

Administratrix: Tara L. McGonagle 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

**MECKES, ANNETTE M.**, dec'd.  
Late of Lehigh Township, Northampton County, PA  
Co-Executors: Gary Gilbert, Steve Legath, Louise Addington and William Miller c/o Frank W. Yandrisevits, Esquire, 24 W. 21st Street, Suite 105, Northampton, PA 18067  
Attorney: Frank W. Yandrisevits, Esquire, 24 W. 21st Street, Suite 105, Northampton, PA 18067

**MIHALSKI, HELEN**, dec'd.  
Late of the City of Bethlehem, Northampton, County, PA  
Executrix: Barbara Eckert 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

**SLOYER, EDWARD M.**, dec'd.  
Late of the City of Bethlehem, Northampton County, PA  
Co-Executors: Margaret S. Lilly, 801 N. Wahneta Street, Allentown, PA 18109 and Donald W. Sloyer, 2910 Eastern Parkway, Owensboro, KY 42303  
Attorneys: Peters, Moritz, Peischl, Zulick & Landes, LLP, 1 South Main Street, Nazareth, PA 18064-2083

**SYLVESTER, CARMEL**, dec'd.  
Late of the Borough of Bangor, Northampton County, PA  
Administratrix: Johanna M. Houck c/o David J. Ceraul,

Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019

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

**TAYLOR, EMMA M. a/k/a EMMA COOMBS**, dec'd.

Late of the Borough of Walnutport, Northampton County, PA

Co-Executors: Mark R. Anthony, 2554 Lehigh Street, Slatington, PA 18080 and Lloyd Bollinger, Sr. a/k/a Loyd Bollinger, 1800 Little Gap Road, Palmerton, PA 18071

Attorneys: Steven R. Serfass, Esquire, Serfass & Cheng Law Offices, P.C., 232 Delaware Avenue, P.O. Box 195, Palmerton, PA 18071

**WALSH, LAURA E.**, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Doris Walsh 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

**WOODRING, NORMAN E.**, dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Betty Jones Woodring 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

**THIRD PUBLICATION**

**D'AQUILA, SAM W.**, dec'd.

Late of the Borough of Portland, Northampton County, PA

Administrator: William E. D'Aquila c/o David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013

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

**HAPSTAK, WILLIAM J.**, dec'd.

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

Co-Administrators, D.B.N.: William J. Rybak, Esquire, 408 Adams Street, Bethlehem, PA 18015 and Lida J. Hapstak, 209 Tower Road, Etowah, NC 28729

Attorneys: Ronold J. Karasek, Esquire, Zito, Martino and Karasek, LLP, 641 Market Street, Bangor, PA 18013

**HOYT, RUTH a/k/a RUTH I.**

**HOYT**, dec'd.

Late of Williams Township, Northampton County, PA

Executrix: Elaine S. Seiple c/o Richard H. Yetter, III, Esquire, 4480 William Penn Highway, Easton, PA 18045

Attorney: Richard H. Yetter, III, Esquire, 4480 William Penn Highway, Easton, PA 18045

**KONDASH, JOHN R.**, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Richard Kondash, 736 James Drive, Nazareth, PA 18064

Attorney: Robert Pandaleon, Esquire, 821 East 4th St., Bethlehem, PA 18015

**LANE, WARREN T., JR.**, dec'd.

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

Executrix: Nancy Dungan c/o Craig A. Dally, Esquire, Pierce & Dally, LLP, 124 Belvidere Street, Nazareth, PA 18064

Attorneys: Craig A. Dally, Esquire, Pierce & Dally, LLP, 124 Belvidere Street, Nazareth, PA 18064

**LAZARUS, ELSIE D.**, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Lois J. Ritchie c/o Daniel E. Cohen, Attorney, Laub, Seidel, Cohen, Hof & Reid, L.L.C., 8 Centre Square, Easton, PA 18042

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

**MULLNER, HELEN P.**, dec'd.

Late of North Catasauqua, Northampton County, PA

Executrix: Juliann Gangewere c/o Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052

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

**PEREZ, EVELYN K.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Co-Executors: James J. Perez, Jr. and Jean M. Perez c/o Harry Newman, Esquire, Harry Newman & Associates, P.C.,

3897 Adler Place, Suite 180C,  
Bethlehem, PA 18017

Attorneys: Harry Newman,  
Esquire, Harry Newman & As-  
sociates, P.C., 3897 Adler  
Place, Suite 180C, Bethlehem,  
PA 18017

**PEREZ, JAMES J., SR.,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA  
Co-Executors: James J. Perez,  
Jr. and Jean M. Perez c/o  
Harry Newman, Esquire, Harry  
Newman & Associates, P.C.,  
3897 Adler Place, Suite 180C,  
Bethlehem, PA 18017

Attorneys: Harry Newman,  
Esquire, Harry Newman & As-  
sociates, P.C., 3897 Adler  
Place, Suite 180C, Bethlehem,  
PA 18017

**PETERS, EMMA K.,** dec'd.

Late of the Township of Lower  
Saucon, Northampton Coun-  
ty, PA

Executor: Raymond L. Alte-  
mus, 1550 Whisper Rock Way,  
Reno, NV 89523

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

**REYBITZ, CHESTER A.,** dec'd.

Late of Bethlehem, Northamp-  
ton County, PA

Executor: Ronald J. Reybitz,  
365 Devonshire Drive, Bethle-  
hem, PA 18017

**RUMBOLD, ALFRED W.,** dec'd.

Late of the Borough of Bangor,  
Northampton County, PA

Executrix: Christine L. Mei-  
zanis, 35 Oak Ridge Estates,  
East Stroudsburg, PA 18301

Attorneys: Jeffrey L. Wright,  
Esquire, Cramer, Swetz & Mc-

Manus, P.C., 11 Sarah Street,  
Stroudsburg, PA 18360

**SOFRANEK, OLIVIA V.,** dec'd.

Late of Bethlehem Township,  
Northampton County, PA  
Executrix: Sandra J. Master  
c/o Fox Williamson Mattioli,  
P.C., 1012 West Broad Street,  
Bethlehem, PA 18018

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

**TORCIVIA, JOHN N. a/k/a  
JOHN NICHOLAS TORCIVIA  
a/k/a JOHN TORCIVIA,**

dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Administratrix: Denise A.  
Torcivia c/o Littner, Deschler  
& Littner, 512 N. New Street,  
P.O. Box 1407, Bethlehem, PA  
18016-1407

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

**WYSOCKI, MARY P. a/k/a  
MARY WYSOCKI,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executrix: Renee A. Molony,  
3307 NW 18th Street, Gaines-  
ville, FL 32605

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

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**NOTICES OF INCORPORATION**

NOTICE IS HEREBY GIVEN that  
Articles of Incorporation have been  
filed with the Department of State  
of the Commonwealth of Pennsyl-  
vania, at Harrisburg, Pennsylvania  
for the purpose of obtaining a Cer-



tificate of Incorporation of a proposed business corporation to be organized under the provisions of the Pennsylvania Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the Corporation is: **IT'S OUR DAY, INC.**

The Articles of Incorporation were filed on May 18, 2007.

JAMES G. MURPHY, ESQUIRE  
MURPHY & MURPHY, P.C.  
106 N. Franklin St.  
Suite 2  
P.O. Box 97  
Pen Argyl, PA 18072

May 31

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

**RABINDRA & MAHADAI TRUCKING, INC.**

on May 8, 2007 under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

May 31

**FICTITIOUS NAME REGISTRATION NOTICES**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the Office of the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, PA on May 10, 2007, for an application for the conduct of business in Northampton County, Pennsylvania, under the assumed or fictitious name, style or designation of:

**SIR SCOOP A LOT**

with the principal place of business at: 450 Birch Road, Hellertown, PA 18055.

The name and address of the individual interested in said busi-

ness is: Robert W. Lepley, 450 Birch Road, Hellertown, PA 18055.

May 31

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295 of 1982 (54 Pa. C.S.A. 301 et seq.), filed 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:

**WHITEY'S GRILLE**

with its principal place of business at: 639 Linden Street, Bethlehem, PA 18018. The name and address of the entity owning or interested in said business is: KNL Enterprises, LLC, 621 East Frankford Street, Bethlehem, PA 18018. The Certificate was filed on March 15, 2007. LITNER, DESCHLER & LITNER 512 North New Street Bethlehem, PA 18018

May 31

**LIMITED LIABILITY COMPANY NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining approval of a Limited Liability Company organized under the provisions of the Limited Liability Company Act approved December 7, 1994, as amended. The name of the limited liability company is:

**MUSCO CONSTRUCTION LLC**

The Certificate was filed on May 14, 2007.

DENNIS P. ORTWEIN, ESQUIRE  
5201 William Penn Highway  
Easton, PA 18045

May 31

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

In Re: A.L.R.-S., T.M.R.-S., L.M.M. and S.S.H. minor children of M.S., A.D.R., I.M., Jr. a/k/a I.M. and M.H.

**NO. 2007-0049**

**INVOLUNTARY TERMINATION OF PARENTAL RIGHTS**

TO: Mariangelly Santiago, natural mother of A.L.R.-S., T.M.R.-S., L.M.M. and S.S.H.

**NOTICE**

A Petition has been filed asking the Court to put an end to all rights you have to your children: A.L.R.-S., T.M.R.-S., L.M.M. and S.S.H. The Court has set a hearing to consider ending your rights to your children. The hearing will be held in Courtroom No. 4, Northampton County Government Center, 669 Washington Street, Easton, Pennsylvania, on June 12, 2007 at 9:30 A.M. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have the right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once.

If you cannot afford a lawyer, go to or telephone the office set forth below to find out where you can get legal help.

Lehigh Valley Legal Services:  
North Penn Legal Services  
65 E. Elizabeth Ave.  
Suite 903  
Bethlehem, PA 18018  
(610) 317-8757

If you can afford to hire a lawyer but do not have a lawyer, go to or

telephone the office set forth below to find out where you can get legal help.

Lawyer Referral Service  
155 South Ninth Street  
Easton, PA 18042  
(610) 258-6333

KARL F. LONGENBACH,  
ESQUIRE

Office of the Solicitor  
Northampton County  
Government Center  
Easton, PA 18042

May 31

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

MADLEN BEROU and  
WAJIH BEROU, H/W  
428 NEW YORK AVENUE  
WHITEHALL, PA 18052

Plaintiffs

vs.

FRANCISCO J. FIGUEROA  
337 WYANDOTTE STREET  
BETHLEHEM, PA 18015

Defendant

**No. C-48-CV-2006-9133**

RE: PERSONAL INJURY CASE—

Date of Loss: 11/12/04

**NOTICE**

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OF-

FIGURE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

**ATTORNEY REFERRAL SERVICE**

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

GLADYS E. WILES, ESQUIRE

I.D. No. 82021

SNYDER & WILES, P.C.

7731 Main Street  
Fogelsville, PA 18051-1600  
(610) 391-9500

May 31

**OFFICE LOCATION FOR RENT**

Prime location at 203 South Seventh Street right across the street from Northampton County Courthouse. Conference room. Able to be used as two law offices. First and second floor could be rented separately. Building is wired for computer networking. Call (610) 258-4003 to schedule an appointment.

May 24, 31; June 7, 14

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on June 8, 2007 at ten o'clock a.m. in the JURY LOUNGE, FIRST FLOOR, of the Northampton County Government Center, within the City of Easton, County of Northampton and State of Pennsylvania, to wit:

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

**No. 1**

**BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2006-008754**

ALL THAT CERTAIN parcel of land situate in the Township of Palmer, County of Northampton and State of Pennsylvania, being Lot No. 3 as shown on Plan of Hillview Terraces as laid out by John MacNeil, 3rd, civil engineer, and recorded in the Northampton County Recorder's Office in Plan Book 22, on Page 21, bounded and described as follows:

BEGINNING at an iron pipe on the West side of Anna Drive, said pipe being at the northeast corner of Lot No. 2 as shown on the above mentioned Plan of Hillview Terraces: (1) Thence along the West side of Anna Drive by a curve to the left having a radius of 100.00 feet, 78.35 feet to an iron pipe; (2) Thence along Lot No. 4, South 49 degrees 40 minutes 30 seconds West 210.54 feet to an iron pipe; (3) Thence along land now or formerly of Lewis Miller, North 04 degrees 21 minutes East, 220.00 feet to an iron pipe; (4) Thence along Lot No. 2, South 85 degrees 26 minutes East, 120.00 feet to an iron Pipe, the place of beginning.

BEING PARCEL NO. L8sel-7-1C-1B.

BEING KNOWN AS 20 Devon Drive (aka Lot 3 Anna Drive), Easton, PA.

Also known as Northampton County Uniform Parcel Identifier: Map L8sel Lot: 7 Block: 1C-1B.

Title is vested in James R. Jennings, Jr., be Deed from

Melanie McIntosh a/k/a Melanie L. McCoy, Executrix et al, dated 10/30/2000 and recorded 11/3/2000 in Volume 2000-1, Page 145996.

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

SEIZED AND TAKEN into execution of the writ as the property of James R. Jennings, Jr. a/k/a James R. Jennings.

CRAIG H. FOX, ESQUIRE

**No. 2**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-006877**

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

BEGINNING at a point on the south side of Walnut Street, said point being 210 feet distant from the southwest intersection of Walnut Street and proposed Park Avenue; THENCE along land now being conveyed to Jennie Jannette South 15 degrees 33 minutes East 120 feet to a point and land of grantors; THENCE along land of the grantors South 74 degrees 27 minutes West 156.07 feet to a point on line now of George Strouss; THENCE along land of George Strouss North 13 degrees 01 minutes East 136.64 feet to a point on the south side of Walnut Street; THENCE along the south side of Walnut Street North 74 degrees 27 minutes East 90.75 feet to the place of beginning.

BEING KNOWN AS: 1040 Walnut Street (Washington Township) Bangor, PA 18013.

PROPERTY ID NO.: E9NE4A-6-6.

TITLE TO SAID PREMISES IS VESTED IN Wayne B. Szucs and Sadie Szucs by Deed from Jeffrey W. McCammon and Gayle D. McCammon dated 1/14/04 recorded 1/20/04 in Deed Book 2004-1 Page 21735.

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

SEIZED AND TAKEN into execution of the writ as the property of Wayne B. Szucs and Sadie C. Szucs.

MARK J. UDREN, ESQUIRE

**No. 3**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2007-000062**

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the Southerly side of Embur Terrace, known as 4306 Embur Terrace, in the Township of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, as shown on a Subdivision Plan of Embur Terrace, Lot No. 39, as recorded in Map Book 13, page 68, in Northampton County Recorder of Deeds Office in Easton, and more recently shown on a survey plan prepared by Kenneth R. Hahn, R.S., Drawing No. 80-93, dated March 19, 1980, bounded and described as follows:

BEGINNING at a point on the Southerly right-of-way line of Embur Terrace, (50 feet wide) said point being further located 267.66 feet Southwesterly of the West right-of-way line of Sheridan Drive, (extended); thence along the Westerly property line of Lot No. 38, South 30 degrees 04 minutes 58 seconds East, 99.63 feet to a point; thence

extending along the Northerly property line of Lot No. 41 of aforesaid plan, South 69 degrees 22 minutes 15 seconds West, 43.41 feet to a point; thence extending along the Easterly property line of Lot No. 40 of said plan, North 67 degrees 01 minute West, 83.06 feet to a point on the Southerly right-of-way line of Embur Terrace, thence extending along the Southerly right-of-way line of Embur Terrace in a North-easterly direction along a curve to the right having a radius of 181.32 feet an arc distance of 98.00 feet to the place of beginning.

PARCEL IDENTIFICATION NO: M8SE1-9-21.

TITLE TO SAID PREMISES IS VESTED IN Jagdish Mehta and Pratima Mehta, his wife, by Deed from Ray Bayless and Dolores E. Bayless, his wife and Gertrude Bayless, single, dated 03/31/1980, recorded 04/01/1980, in Deed Book 613, page 76.

Premises being: 4306 EMBUR TERRACE, EASTON, PA 18045.

Tax Parcel No. M8SE1-9-21.

THEREON BEING ERRECTED a ranch 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 Jagdish Mehta a/k/a Jagdish M. Mehta and Pratima Mehta a/k/a Pratima J. Mehta.

DANIEL G. SCHMIEG, ESQUIRE

**No. 4  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2007-000100**

ALL THOSE CERTAIN lots or pieces of land, with the message or tenement No. 812 Pembroke Road thereon erected, situate, lying and being in the 15th Ward of the City of Bethlehem, County of

Northampton and State of Pennsylvania, and designated as Lots No. 465 and 466, according to a certain map or plan entitled "Revised Plan of Minor Trail Farm, Property of John F. Stefko, May 1925, James H. Hesley, Surveyor, Bethlehem, Pa." and said plan being recorded in the Office for the Recording of Deeds at Easton, in and for the County of Northampton aforesaid, in Map Book No. 9, Page 71, the said lots being more particularly bounded and described as follows, to wit.

BEGINNING at a point in the southerly line of Pembroke Road at a distance of tree hundred fifty-seven and thirty-six one-hundredths (357.36) feet west from the point of intersection of the southerly line of said Pembroke Road with the north-westerly line of Newton Avenue, thence extending westwardly along said southerly line of Pembroke Road a distance of forty (40) feet to a point and of that same width of forty (40) feet extending southwardly between parallel lines at right angles to said Pembroke Road, a distance of one hundred twenty (120) feet to the northerly line of a certain unnamed fifteen (15) feet wide alley.

BOUNDED on the north by Pembroke Road; on the east by Lot No. 464, according to plan aforesaid, on the south by the unnamed fifteen (15) feet wide alley aforementioned, and on the west by Lot No. 467, according to plan aforesaid.

TITLE TO SAID PREMISES is vested in Eugene G. and Margaret S. Snyder by Deed from Maryann Hancharick, Widow dated 10/29/1987 and recorded 11/3/1987 in Deed Book 737 page 534.

BEING KNOWN AS 812 Pembroke Road, Bethlehem, Pennsylvania.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: N6SE3C-13-3.

TITLE TO SAID PREMISES IS VESTED IN Arthur Dale Baker, Jr., by Deed from Federal National Mortgage Association, dated 03/01/1993, recorded 05/13/1993, in Deed Book 895, page 420.

Premises being: 812 PEMBROKE ROAD, BETHLEHEM, PA 18018.

Tax Parcel No. N6SE3C-13-3.

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

SEIZED AND TAKEN into execution of the writ as the property of Terry Baker a/k/a Terry Lee Baker and Arthur Dale Baker, Jr. a/k/a Arthur D. Baker, Jr.

DANIEL G. SCHMIEG, ESQUIRE

**No. 5  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2007-000300**

All those certain lots or pieces of land situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, being Lots No. 56, 57, 58 and 59, on an unrecorded plan entitled 'Building Lots, property of Savercool & Wright, Bethlehem Township, Northampton County, Pennsylvania, dated November, 1915', referred to in previous conveyances as 'Bethlehem Annex Tract A', bounded and described as follows:

Beginning at a point three hundred feet (300 feet) Northeastwardly from the Northwest corner of Myrtle Street and Brown Streets; thence extending Northeastwardly along the Western line of Brown Street, a distance of eighty feet (80 feet) to a point; thence extending Northwestwardly one hundred nine feet (109 feet) to a point; thence extending Southwestwardly eighty feet (80

feet) to a point; thence extending Southeastwardly one hundred nine feet (109 feet) to a point, the place of beginning.

EXCEPTING AND RESERVING:

All that certain portion of lots or strip of ground situate along the west side of Brown Street between Myrtle and North Boulevard in the Fourteenth (14th) Ward, City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, and being the easterly eight (8.0) feet of Lots 56 and 59 inclusive, according to the map or plan entitled 'Building Lots, Property of Savercool and Wright (also known as Bethlehem View Annex), Bethlehem Twsp., Northampton County, Pennsylvania, Scale: 1 inch = 100 feet, November 1915', also being known as #2415 Brown Street according to the numbering system of the City of Bethlehem, bounded and described as follows, to wit:

Beginning at a point on the westerly street line of Brown Street, thirty (30.0) feet wide, said point being distant three hundred (300.0) feet northwardly, along the westerly street line of Brown Street from the intersection of the westerly street line Brown Street with the northerly street line of Myrtle Street, forty (40.0) feet wide; thence extending northwardly along the westerly street line of Brown Street a distance of eighty (80.0) feet to a point; thence extending westwardly in and along Lot #55 according to said plan a distance of eight (8.0) feet to a point; thence extending southwardly in and through Lots #56 to 59 inclusive, according to said plan, lands of Elsie M. Ogden, of which this conveyance is a part, a distance of eighty (80.0) feet to a point, thence extending eastwardly along Lot #60

according to said plan, a distance of eight (8.0) feet to a point on the westerly street line of Brown Street, the point the place of beginning. Containing 640 square feet.

Bounded on the East by Brown Street; on the North by Lot #55, according to said plan, lands of Nicholas Zawarski; on the West by the westerly portion of Lots #56 to 59 inclusive, according to said plan; lands of Elsie W. Ogden, and on the South by Lot #60, according to said plan, lands of Savilla Wright Minnich.

Vested by Special Warranty Deed, dated 12/11/1991, given by Elsie Rayden (formerly Elsie Wagner) and Lee A. Rayden, husband and wife to Elsie Rayden and Lee A. Rayden, husband and wife, as tenants by the entireties and recorded 12/13/1991 in Book 849 Page 519.

Premises being: 2415 BROWN STREET, BETHLEHEM, PA 18017.

Tax Parcel No. N7NW1C-13-9C.

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

SEIZED AND TAKEN into execution of the writ as the property of Elsie Rayden a/k/a Elsie Wagner Rayden and Lee A. Rayden a/k/a Lee Alan Rayden.

DANIEL G. SCHMIEG, ESQUIRE

**No. 6**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2007-000298**

ALL THAT CERTAIN brick and stone dwelling house and lot situate at the Southwest corner of Eighteenth and Ferry Streets, in Wilson Borough, County of Northampton and Commonwealth of Pennsylvania, and containing in front on said

Ferry Street, forty (40 feet) feet and extending southwardly along said Eighteenth Street, in depth of equal width, eighty-nine (89 feet) feet.

BOUNDED on the North by said Ferry Street; on the East by said Eighteenth Street; on the South by property now or late of George I. Bissell, and on the West by Lot No. 155. It being Lot Nos. 153 and 154 on a plan of lots as laid out by the Fairview Park Association, and now being known as 1800 Ferry Street.

PARCEL, IDENTIFICATION NO: L9SW2D-9-19.

TITLE TO SAID PREMISES IS VESTED IN Peter A. Cann, single, by Deed from Raymond F. Benensky and Elisabeth Benensky, husband and wife, dated 04/30/2003, recorded 04/30/2003, in Deed Book 2003-1, page 153376.

Premises being: 1800 FERRY STREET, EASTON, PA 18042.

Tax Parcel No. L9SW2D-9-19.

SEIZED AND TAKEN into execution of the writ as the property of Peter A. Cann.

DANIEL G. SCHMIEG, ESQUIRE

**No. 7**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2007-000139**

ALL THAT CERTAIN lot of land or piece of ground, with the single frame house, together with all other improvements erected thereon, situated on the South side of Ferry Street, Sixth Ward, in the City of Easton, County of Northampton and State of Pennsylvania and known as 918 Ferry Street, bounded and described as follows, to wit:

BEGINNING at a corner of a lot or piece of ground now or late of John F. Beck, marked No. 2 and said Ferry Street; thence Eastwardly along said Ferry Street twenty-six

(26) feet, more or less, to ground now or late of the Estate of David D. Wagener, deceased; thence Southwardly along the same one hundred twenty-eight (128) feet six (6) inches, more or less, to a ten feet wide alley; thence Westwardly along said ten feet wide private alley, twenty-six (26) feet, more or less, to said lot or piece of ground now or late of the said John P. Back, marked No. 2; thence Northwardly along the same one hundred twenty-eight (128) feet six (6) inches, more or less, to Ferry Street, the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Kiyokie Cortes by Deed from Denise E. Wartz dated 4/26/04 recorded 04/27/04 in Book 2004-1 Page 154476.

Premises being: 918 FERRY STREET, EASTON, PA 18042.

Tax Parcel No. L9SE1D-10-10.

THEREON BEING ERECTED a two 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 Kiyokie Cortes.

DANIEL G. SCHMIEG, ESQUIRE

**No. 8**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2007-000168**

ALL THAT CERTAIN tract, lot or piece of ground with the improvements thereon erected situate on the South side of Yost Road SR 4010 in the Borough of Chapman Quarries, Northampton County, Commonwealth of Pennsylvania and being Lot No. 2 of a Final Minor Subdivision for Arcangelo DiOdoardo, as prepared by Kenneth R. Hahn PLE on drawing No. 94-65 dated and last revised December 5, 1995, re-

corded on April 3, 1996, in Map Book 1996-5, page 60, bounded and described as follows:

BEGINNING at a point on the Southerly right of way line of Yost Road, SR 4010, said point also marking the Northwesterly property corner of now or formerly Peter Korpics, the following two, (2) courses and distances: (1) South 62 degrees 31 minutes 00 seconds East, passing over an iron pipe at the Southerly ultimate right of way line of said road, a total distance of 285.25 feet to an iron pipe found; (2) South 68 degrees 07 minutes 00 seconds East, 286.85 feet to an iron pipe found; thence extending through and along Lot NO. 1 of now or formerly Southmoore Golf Course, South 18 degrees 36 minutes 13 seconds West 327.45 feet to an iron pin set in a concrete block on the top of an elevated slate spoils bank; thence extending along the top of aforesaid slate spoils bank and the Northerly property line of now or formerly Casilio, the following four, (4) courses and distances: (1) North 60 degrees 11 minutes 36 seconds West, 200.98 feet to an iron pipe found; (2) North 80 degrees 06 minutes 36 seconds West, 1,018.43 feet to a point; (3) South 42 degrees 32 minutes 23 seconds West, 156.39 feet to an iron pin found; (4) South 63 degrees 00 minutes 24 seconds West, 93.15 feet to an iron pin to be set; thence extending along the Easterly side of Delaware Avenue, (unopened) North 29 degrees 20 minutes 33 seconds West, 259.93 feet to a concrete monument to be set; thence extending along the Southerly right of way line of Yost Road, Sr 4010, the following eight (8) courses and distances: (1) North 35 degrees 47 minutes 34



seconds East, 157.02 feet to a point at the beginning of a curve; (2) extending along the arc of a circle curving to an arc length of 188.51 feet, a chord bearing North 17 degrees 30 minutes 36 seconds East, a chord length of 185.33 feet to a point at the end of a curve; (3) North 0 degrees 46 minutes 23 seconds West, 170.52 feet to a point at the beginning of a curve; (4) extending along the arc of a circle curving to the right and having a radius of 172.49 feet, an internal angle of 100 degrees 50 minutes 09 seconds, a tangent of 208.64 feet, an arc length of 303.57 feet, a chord bearing North 49 degrees 38 minutes 42 seconds East, a chord distance of 265.88 feet to a point at the end of a curve; (5) South 79 degrees 56 minutes 14 seconds East, 64.64 feet to a point at the beginning of a curve; (6) extending along the arc of a circle curving to the right and having a radius of 338.50 feet, an internal angle of 52 degrees 36 minutes 14 seconds, a tangent of 167.31 feet, an arc length of 310.78, a chord bearing South 53 degrees 38 minutes 07 seconds East, a chord length of 299.98 feet to a point at the end of a curve (7) South 27 degrees 20 minutes 00 seconds East, 92.- feet to a point at the beginning of a curve; (8) thence extending along the arc of a tangent of 266.56 feet, an arc length of 452.67 feet, a chord bearing of South 65 degrees 8 minutes 26 seconds East, a chord length of 420.25 feet to a point, the place of BEGINNING.

BEING PARCEL # J6-5-26J 0507.

BEING KNOWN AS: 2529 5th Street (Borough of Chapman Quarries) Bath, PA 18014.

PROPERTY ID NO.: J6-5-26J.

TITLE TO SAID PREMISES IS VESTED IN Frank DiTaranto, Jr. and Georgette DiTaranto, husband and wife by Deed from Frank DiTaranto, Jr. dated 7/19/04 recorded 9/23/04 in Deed Book 2004-1 Page 369453.

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

SEIZED AND TAKEN into execution of the writ as the property of Frank DiTaranto, Jr. and Georgette DiTaranto.

MARK J. UDREN, ESQUIRE

**No. 10  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2007-000145**

All that certain tract or parcel of land situate, lying, and being in the Third Ward of the City of Easton, County Northampton, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point on the north side of Parker Avenue said point being the point of division between Lots numbered 69 and 70 according to the Plan of Villa Sites, Paxinos Heights, as recorded in the Office for Recording of Deeds in and for Northampton County, at Easton, Pennsylvania, in Map Book 1, Page 19, 4 at page 25, and 6 at page 25; thence northwardly along Lots numbered 69 and 54, the property late of Wilson M. Skinner two hundred sixty (260) feet or more, to a point on the south side of Pennsylvania (formerly Paxinos) Avenue; thence eastwardly along the south side of Pennsylvania Avenue seventy (70) feet to a point; thence southwardly along property now or late of Mary P. Lear and Floyd R. Lear tow hun-

dred sixty (260) feet, or more, to a point on the north side of Parker Avenue; thence westwardly along the north side of Parker Avenue seventy (70) feet to a point, the place of beginning.

TAX PARCEL NO: K9SE3-B350310.

BEING KNOWN AS 122 Parker Avenue, Easton, Pennsylvania.

SEIZED AND TAKEN into execution of the writ as the property of Anthony Skinner and Nyesier Skinner.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

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**No. 12**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-009558**

ALL THAT CERTAIN lot or parcel of land situate in the Township of Bushkill County of Northampton and State of Pennsylvania being Lot No. 1 on the plan of the Resubdivision of lots 9 and 10 of the Subdivision of FOX HILL, as prepared by East Penn Engineering Co., Inc., and recorded in the Office of the Recorder of Deeds in and for Northampton County at Easton, Pa. In Plan Book \_\_\_, Page \_\_\_, bounded and described as follows, to wit:

BEGINNING at a point in the Northerly edge of Orville's Road, said point also marking the Southwest corner of Lot 2; thence along the Northerly edge of Orville's Road along a curve to the left having a radius of 300.00 feet, a central angle of 34 degrees 55 minutes 30 seconds, and an arc length of 182.87 feet to a point of tangency; thence along same South 73 degrees 15 minutes 00 seconds West 15.75 feet to a point; thence along Lot A North 16 degrees 45 minutes 00 seconds West 50.00 feet to a concrete monument; thence along

land now or late of Mary Mertz North 12 degrees 19 minutes 30 seconds East 214.50 feet to a concrete monument; thence along land now or late of Olive Lieberman North 73 degrees 15 minutes 00 seconds East 286.81 feet, thence along the aforementioned Lot 2 South 18 degrees 10 minutes 30 seconds West 355.53 feet to the place of Beginning.

IT BEING ALL THE SAME PREMISES which Michael A. Clause and Elaine M. Clause, husband and wife, by Deed dated 4/6/05 and recorded 4/11/05, in the Recorder of Deeds Office of Northampton County at Easton, Pennsylvania, in Deed Book 2005-1, Page 128271, granted and conveyed unto Sandor Szanati.

NORTHAMPTON COUNTY UNIFORM PARCEL ID NO.: G7-3-5F.

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Sandor Szanati, by Deed from Michael A. Clause and Elaine M. Clause, husband and wife, dated 04/06/2005, recorded 04/11/2005, in Deed Book 2005-1, page 128271.

Premises being: 152 ORVILLES ROAD, WIND GAP, PA 18091.

Tax Parcel No. G7-3-5F.

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

SEIZED AND TAKEN into execution of the writ as the property of Sandor Szanati.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 13**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-007814**

ALL that certain frame house and lot or piece of ground situate on the

north side of Berwick Street, in the City of Easton, County of Northampton and State of Pennsylvania, known as No. 521 Berwick Street, containing in front on said Berwick Street 40 feet and extending northwardly in depth 140 feet to Hold Street. Bounded on the north by Holt Street; on the east by property now or late of Andrew Kinsey known as No. 511 Berwick Street; on the south by Berwick Street; and on the west by property now or late of Jane Davies, known as No. 525 Berwick Street, on the south by Berwick Street; and on the west by property now or late of Jane Davies, known as No. 525 Berwick Street. The property known as 521 Berwick Street is now known as 521 West Berwick Street.

TITLE TO SAID PREMISES IS VESTED IN William J. Grube, Jr., son, by Deed from Janet E. Kriger, widow, dated 12-17-01, and recorded 12-26-01 in Deed Book 2001-1, page 279587.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: L9SE4C-25-5.

BEING KNOWN AS 521 West Berwick 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 Janet Kriger and William J. Grube, Jr.

DANIEL G. SCHMIEG, ESQUIRE

**No. 14**

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

**CV-2005-007203**

ALL THAT CERTAIN piece or parcel of land, together with the

buildings erected thereon, situate, lying and being in the Eighth Ward, City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, being House Number 905 North New Street, bounded and described as follows:

BEGINNING at a point on the Westerly line of North New Street, a City Street eighty (80) feet in width, said point being distant thirty-six and ninety-five one-hundredths (36.95) feet on a course bearing North five degrees East (N. 5° E.) from the intersection of said Westerly line of North New Street and the Northerly line of West Goepf Street, a City Street seventy (70) feet in width; thence, along premises #903 North New Street North eighty-five degrees West (N. 85° W.) passing through the middle or party wall of a row house eighty-six (86) feet to a point; thence, along land of Quaker State Vending Company North five degrees East (N. 5° E.) thirteen and five one-hundredths (13.05) feet to a point; thence, along land of Leroy Larose, Jr. South eighty-five degrees East (S. 85° E.) passing through the middle or party wall of a row house eighty-six (86) feet to a point; thence, along the Westerly line of North New Street South five degrees West (S. 5° W.) thirteen and five one-hundredths (13.05) feet to the place of beginning.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: P6NEIA-4-7A-1.

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

SEIZED AND TAKEN into execution of the writ as the property of Daniel D. Finch.

BARBARA A. FEIN, ESQUIRE

**No. 15**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-009305**

ALL THOSE CERTAIN tracts or parcels of land situate in the Township of Upper Mount Bethel, County of Northampton, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at a point in the public road leading from Martins Creek to Portland, said road known as Penna Route 611, which point is also a corner of lands, reputed to be formerly of Lester D. Rutt, Jr., now being owned by James A. Taylor, thence along lands of James A. Taylor, North 55 degrees 40 minutes 55 seconds West (at 22.44 feet passing a pipe) 132.00 feet to a pipe in line of lands formerly of Agnes Shaw, now owned by Norwood C. Hilliard, thence along lands of Norwood C. Hilliard, North 32 degrees 41 minutes 05 seconds East 57.19 feet to a pipe, said pipe being also a corner of lands now or formerly of Moses E. Doll, thence along lands now or formerly of Moses E. Doll, South 5 degrees 23 minutes 05 seconds East (at 110.76 feet passing a railroad spike) 132.00 feet to a point in the above mentioned Penna. Route 611, thence in and along the said Penna. Route 611, South 32 degrees 39 minutes 48 seconds West 56.51 feet to the point of beginning. Containing 0.172 Acres.

TOGETHER with the right of way over a certain 10 feet wide driveway along the northern boundary of said premises, which right of way is described in the hereinafter recited deed.

TRACT NO. 2: BEGINNING at an iron pin, said iron pin being also a

corner of lands now or formerly of John Clancy, thence along lands now or formerly of John Clancy, North 51 degrees 37 minutes 25 seconds West 223.24 feet to an iron pin in line of lands now or formerly of Edwin Correll, thence along lands now or formerly of Edwin Correll, North 29 degrees 00 minutes 00 seconds East 16.20 feet to a pipe, thence along the same, North 38 degrees 30 minutes 00 seconds East 117.88 feet to a pipe, said pipe being also a corner of lands now or formerly of Moses E. Doll, thence along lands now or formerly of Moses E. Doll, thence along lands now or formerly of Moses Doll, South 53 degrees 23 minutes 05 seconds East 211.74 feet to a pipe, said pipe being also a corner of lands of Norwood C. Hilliard, thence along lands of Norwood C. Hilliard and along lands of James A. Taylor, South 32 degrees 41 minutes 05 seconds West (at 57.19 feet passing a pipe) 141.06 feet to the point of beginning. Containing 0.689 Acres.

BEING KNOWN AS PARCEL NO. C11SE1-1-4.

Vested by Special Warranty Deed, dated 04/20/1990, given by James E. Weiler and Denise M. Weiler, his wife to Randy W. Johnson and Donna M. Johnson, husband and wife and recorded 4/25/1990 in Book 798 Page 468.

Premises being: 2580 NORTH DELAWARE DRIVE, MOUNT BETHEL, PA 18343.

Tax Parcel No. CIISE1-1-4.

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

SEIZED AND TAKEN into execution of the writ as the property of Donna M. Johnson a/k/a Donna M.

Bailey a/k/a Donna M. Minervini and Randy W. Johnson.

DANIEL G. SCHMIEG, ESQUIRE

**No. 17**

**BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2001-004241**

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

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

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

Premises being: 548 NORMAN STREET, NAZARETH, PA 18064.

Tax Parcel No. G-8-15-21-5.

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

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

DANIEL G. SCHMIEG, ESQUIRE

**No. 18**

**BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2007-000329**

PARCEL NO. 1:

ALL that certain piece, parcel or tract of land situate in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania shown as Lot 100 on the Final Plan of Sullivan's March Phase 2, Section 3 as recorded in Map Book 92, Page 73B in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania, being further bounded and described as follows, to wit:

Beginning at a steel pin on the northerly right-of-way line of Mecco Road, said steel pin being the southwest corner of Lot 99 of Sullivan's March Phase 2, Section 3;

Thence along said northerly right-of-way line of Mecco Road South 84° 17' 42" West 105.00 feet to a steel pin on the southeast corner of Lot 101 (open space) of Sullivan's March Phase 2, Section 3;

Thence along said lands of Lot 101 (open space) of Sullivan's March Phase 2, Section 3 North 05° 42' 18" West 220.00 feet to a steel pin on the line of lands of Lot 219 (open space) of Sullivan's March Phase 2, Section 4;

Thence along said lands of Lot 219 (open space) of Sullivan's March Phase 2, Section 4 North 87° 17' 42" East 105.00 feet to a steel pin at the northwest corner of lands of Lot 99 of Sullivan's March Phase 2, Section 3;

Thence along said lands of Lot 99 of Sullivan's March Phase 2, Section 3 South 05° 42' 18" East 220.00 feet to a steel pin, the place of beginning.

Containing 23,100.00 square feet or 0.530 acre.

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

Under and subject to Deed restrictions, easements and rights-of-way of record.

PARCEL NO. 2:

ALL that certain piece, parcel or tract of land situate in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania shown as Lot 101 (open space) on the Final Plan of Sullivan's March Phase 2, Section 3 as recorded in Map Book 92, Page 73B in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania, being further bounded and described as follows, to wit:

Beginning at a steel pin on the northerly right-of-way of Meco Road; said steel pin being the southwest corner of Lot 100 in Sullivan's March Phase 2, Section 3;

Thence along said northerly right-of-way line of Meco Road South 84° 17' 42" West 111.35 feet to a steel pin;

Thence along the arc of a curve deflecting to the right having a radius of 40.00 feet and central angle of 87° 05' 07" for an arc length of 60.80 feet (chord: North 52° 09' 44" West 55.11 feet) to a steel pin on the easterly right-of-way line of Wagon Wheel Drive;

Thence along said easterly right-of-way line of Wagon Wheel Drive North 08° 37' 11" West 182.27 feet

to a steel pin on a corner of lands of Lot 219 (open space) of Sullivan's March Phase 2, Section 4;

Thence along said lands of Lot 219 (open space) of Sullivan's March Phase 2, Section 4 North 84° 17' 42" East 160.57 feet to a steel pin at the northwest corner of Lot 100 of Sullivan's March Phase 2, Section 3;

Thence along said lands of Lot 100 of Sullivan's March Phase 2, Section 3 South 05° 42' 18" East 220.00 feet to a steel pin; the place of beginning.

Containing 33,787.56 square feet or 0.776 acre.

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

Under and subject to Deed restrictions, easements and rights-of-way of record.

Parcel No. 1: Map: K9NW3 Block: 4 Lot: 27 Parcel No. 2: Map: K9NW3 Block: 4 Lot: 26.

BEING the same premises which Donald L. Weller, Jr. and Joann S. Weller, husband and wife, by Deed dated January 19, 2007 and recorded in the Office of the Recorder of Deeds of Northampton County on February 16, 2006 in Deed Book Volume 2006-1, Page 66918, granted and conveyed unto Liliano Alvarez, unmarried.

BEING KNOWN AS 875 West Meco Road, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Liliano Alvarez.

KRISTINE M. ANTHOU, ESQUIRE

**No. 19**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-006855**

ALL THAT CERTAIN tract or parcel of land situate in the Township of Moore, County of Northampton and Commonwealth of Pennsylvania, known as Lot No. 5, Jammond Estates, recorded in the Recorder of Deeds Office, Northampton County Court House, Plan Book 38, Pages 38 and 39, bounded and described as follows, to wit:

BEGINNING at a point along the easterly right-of-way line of James Avenue, (50 feet wide), said point being the southwesterly property corner of Lot No. 4; THENCE along the southerly property line of Lot No. 4, South 89 degrees 20 minutes 38 seconds East 188.40 feet to a point; THENCE along the westerly property line of lands now or late of Fred Jaindl, South 03 degrees 01 minute 00 seconds West 248.00 feet to a point; THENCE along the northerly property line of Lot No. 6, North 81 degrees 20 minutes 46 seconds West 189.70 feet to a point; THENCE along the easterly right-of-way line of James Avenue the following three courses and distances: (1) along the arc of a curve deflecting to the left having a central angle of 5 degrees 38 minutes 14 seconds, a radius of 220.00 feet, and a curve length of 21.64 feet to a point, (2) North 03 degrees 01 minute 00 seconds East 174.87 feet to a point; and (3) along the arc of a curve deflecting to the left having a central angle of 2 degrees 21 minutes 38 seconds, a radius of 610.00 feet, and a curve length of 25.14 feet to the point or place of beginning.

CONTAINING IN AREA 44, 102.10 SQUARE FEET.

TAX PARCEL NO. J5-18-3-3-0520.

PROPERTY ADDRESS: 234 JAMES AVENUE A/K/A RD 1 LOT #5 JAMOND ESTATES, NORTHAMPTON, PA 18067.

THEREON BEING ERECTED a split-level stucco dwelling w/attached two-car garage and shingle roof; detached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Marianne Mehalschick and Michael A. Mehalschick.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

**No. 21**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2007-000507**

All that certain property or unit situate, lying and being in the Township of Lower Saucon, County of Northampton and Commonwealth of Pennsylvania, being known as Building Number 20, Unit B 1 in Society Hill at Saucon Valley Condominium, a Condominium which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA.C.S. 3101 et. seq. by the recording in the Office for the Recording of Deeds in and for the County of Northampton of a Declaration of Condominium of Society Hill at Saucon Valley Condominium, dated May 31, 1990 and recorded on June 1, 1990, in Misc. Book 374 Page 18, et seq., and all amendments thereto, together with an undivided interest in the Common Elements appurtenant thereto as defined in such declaration, in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, and other provisions of the Declaration as amended from time to time.

Being known as Northampton County Uniform Parcel Identifier Map Q7SW4-1-20B1.

BEING KNOWN AS 1894 Mansfield Street, Hellertown, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Mary Ellen Diggs.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

**No. 23**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-001974**

ALL THAT CERTAIN lots or parcel of land with dwelling and other buildings thereon standing situate on the western side of Somerset Street (50 feet wide St.) and lying in block between Monroe Street and Lincoln Avenue in the Borough of Freemensburg, County of Northampton and Commonwealth of Pennsylvania; said land being comprised of four (4) full lots numbered 1191-1992-1193-1194 and the southern five (5) feet of lot 1195 shown on plan of clear and as marked out upon the ground and shown upon a certain plan bearing date of December 1, 1953, prepared by Daniel R. Cahill, registered professional engineer of 11 West Fourth Street Bethlehem, PA; and bounded and described as follows:

Beginning at a chirel mark in the present concrete foundation of fence, and marking the intersection point of the western line of Somerset Street with the Northern line of Lincoln Avenue; thence northwardly along the western side of Somerset Street a frontage distance of eighty-five (85) feet to an iron-pipe mark-

ing the northeastern corner of the described premisses and eastern end of a division line thru lot 1195, established by this conveyance thru and across the land of the grantors herein; thence extending of that same width between two parallel lines directed at right angles to Somerset Street, westwardly for a lot depth or distance of one hundred and twenty (120) feet to the eastern line of a certain (15) feet wide alley in the rear of the described premises, the northwestern corners of which are marked by iron pipes set by aforementioned recent survey, and containing a calculated area of 10,200 square feet of land.

Premises being bounded on the north by aforementioned division line; on the east by Somerset Street; on the south by Lincoln Avenue and on the west by aforementioned alley.

**RECORD OWNER**

Title to said premises is vested in Reggie Rolon, unmarried, by Deed from Margaret V. Salabsky, dated 8-26-04, recorded 9-2-04, in Deed Book 2004-1 page 344430.

Being Known as 210 Somerset Street, Freemansburg, Pennsylvania.

Thereon being erected a two story single dwelling with aluminum siding exterior and shingle roof; detached two-car garage.

Seized and Taken into execution of the writ as the property Reggie Rolon.

DANIEL G. SCHMIEG, ESQUIRE

**No. 24**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2007-000568**

ALL THAT CERTAIN lot or piece of land with one half of a double brick dwelling house, SITUATE in



the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, known as 318 West Packer Avenue, bounded and described as follows, to wit:

BEGINNING at a point in the Southerly line of Packer Avenue, said point being in line with the exact middle of the party or partition wall dividing the premises hereby conveyed and the premises on the East, known as 316 West Packer Avenue; thence extending Westwardly along the Southerly line of West Packer Avenue, a distance of 24 feet, more or less, to a point; thence extending Southwardly of that same, with between parallel lines perpendicular to Packer Avenue (erroneously referred to as Carlton Avenue in prior deeds), a distance of 75 feet to land now or late of James Kresge, now marked by a high board fence, the Easterly line running through the exact middle of the party or partition wall dividing these premises with those on the East.

Being Parcel No. P6SW2C-23-3.

Being the same premises which Herbert M. Lindner, III by Deed dated October 1, 2004 and recorded October 4, 2004 in the Office for the Recorder of Deeds in and for the County of Northampton County in Deed Book 2004-1 Page 364875, granted and conveyed unto Jason E. Hedrington, in fee.

SEIZED AND TAKEN into execution of the writ as the property of Jason E. Hedrington.

LAUREN R. TABAS, ESQUIRE

**No. 25**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-008780**

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

Bangor, County of Northampton and State of Pennsylvania, shown as Lot No. 1 on a Plan of a Subdivision of land for Gregory J. Adams and Christine Adams, being recorded in Plan Book 1998-5, Page 352, bounded and described as follows:

BEGINNING at a point on the northerly property line of Market Street, a corner also in land of Kalman and Frederica Panczar; thence along said land of Panczars North 5 Degrees 03 Minutes 00 Seconds East 121.51 feet to a point in the southerly line of Municipal Drive; thence along said Drive South 84 Degrees 38 Minutes 56 Seconds East 18.68 Feet to a point; thence along Lot No. 2 of the aforementioned subdivision, the following three courses and distances (1) passing through the concrete block garage South 5 Degrees 03 Minutes 00 Seconds West 22.99 Feet; (2) South 10 Degrees 49 Minutes 24 Seconds West 37.13 Feet; (3) passing through the center partition wall of the double dwelling South 5 Degrees 19 Minutes 08 Seconds West 61.40 Feet to a point on the northerly line of Market Street; thence along said Market Street North 85 Degrees 17 Minutes 00 Seconds West 14.66 Feet to the place of beginning. Containing 1,961,109 square feet.

IT BEING the westerly one-half of the double dwelling and the westerly two-thirds of the three stall garage.

TAX PARCEL# E9NE2A-7-11A.

TITLE TO SAID PREMISES IS VESTED IN Brian O. Sullivan by Deed from Gregory J. Adams and Christine M. Adams, his wife, dated 12/24/1998 and recorded 1/22/1999 in Record Book 1999-1, Page 9233.

SEIZED AND TAKEN into execution of the writ as the property of Brian O. Sullivan.

MARTHA E. VON ROSENSTIEL,  
ESQUIRE

**No. 27**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2007-000567**

ALL THAT CERTAIN message, tenement and lot or piece of ground, Hereditaments and Appurtenances, SITUATE in the City of Bethlehem, formerly Borough of South Bethlehem, County of Northampton and State of Pennsylvania, on the Northwestern side of Pawnee Street, known as No. 754 Pawnee Street, bounded and described as follows, to wit:

BEGINNING at a point on the said Northwestern side of Pawnee Street 50 feet Northeast of the intersection of Fiot and Pawnee Streets; thence in a Northwestwardly direction in a line at right angles with Pawnee Street and parallel with Fiot Private Street 97.17 feet, more or less, to a point in a 5 feet wide private alley; thence Southwestwardly along said alley 12 1/2 feet to a point in line of premises No. 756, the property now or late of Mary E. Schaffer; thence along the same in a Southeastwardly direction 97.17 feet, more or less, to a point on said Pawnee Street; thence along said Street Northeastwardly 12 1/2 feet to the place of beginning.

CONTAINING in front of said Pawnee Street 12 1/2 feet, and extending in depth of that same width 97.17 feet, more or less, to said 5 feet wide private alley.

BEING Parcel Identifier No. P6SW2D-3-6.

PARCEL IDENTIFICATION NO:  
P6SW2D-3-6.

TITLE TO SAID PREMISES IS VESTED IN Manuel Fernandez and Lanette Fernandez, by Deed from Robert J. DelPercio and Georganne DelPercio, dated 03/29/1995, recorded 07/05/1995, in Deed Book 1995-1, page 58931.

Premises being: 754 PAWNEE STREET BETHLEHEM, PA 18015.  
Tax Parcel No. P6SW2D-3-6.

THEREON BEING ERRECTED a two story brick row dwelling.

SEIZED AND TAKEN into execution of the writ as the property of Manuel Fernandez and Lanette Fernandez a/k/a Lanette A. Fernandez.

DANIEL G. SCHMIEG, ESQUIRE

**No. 28**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2007-000103**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Hanover, County of Northampton and Commonwealth of Pennsylvania, known as Lot 23, on a certain subdivision map or plan entitled "Pointe North Phase IV, Section 2" dated November 11, 1992, last revised May 5, 1993, prepared for Pointe Associates, Inc. by Great Valley Consultants, filed in the Northampton County Recorder of Deeds Office on August 13, 1993, in Map or Plan Book Volume 93, Pages 160 and 160A.

PARCEL IDENTIFICATION NO:  
M6NW2-7-12.

TITLE TO SAID PREMISES IS VESTED IN John G. Cavanagh, a single man, by Deed from Matthew W. Snyder and Lien-Hua R. Snyder, husband and wife, dated 09/30/2005, recorded 10/17/2005, in Deed Book 2005-1, page 407328.

Premises being: 5246 CHERYL DRIVE, BETHLEHEM, PA 18017.

Tax Parcel No. M6NW2-7-12.

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

SEIZED AND TAKEN into execution of the writ as the property of John G. Cavanaugh a/k/a John Gordon Cavanach.

DANIEL G. SCHMIEG, ESQUIRE

**No. 30**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2007-000397**

ALL THAT CERTAIN messuage or tenement and lot or piece of ground, situate in the Forth Ward of the Borough of Northampton, County of Northampton and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the western line Poplar Street, said point being South 40 degrees 4 minutes east /for a distance of two hundred thirty-four and sixty-two one-hundredths (234.62) feet from the south west corner of West 16th and Poplar Streets, said point being also in line with the middle of the party wall between 1506 and 1608 Poplar Street; THENCE along the western line of Poplar Street South 40 degrees 4 minutes East for a distance of fifteen and fifty-three one-hundredths (15.53) feet to a stake in line of property no. 1504 Poplar Street; THENCE along line of property no. 1504 Poplar Street South 49 degrees 56 minutes West for a distance of one hundred thirty-six and fifty-seven one-hundredths (136.57) feet to a stake on the eastern line of a fifteen (15) feet wide alley; THENCE along said alley, North 44 degrees 30 minutes West for a distance of fifteen and fifty-seven one-hundredths (15.57) feet

to a stake; THENCE along line of property 1508 Poplar Street North 49 degrees 56 minutes East for a distance of one hundred thirty-seven and seventy-eight one-hundredths (137.78) feet (extending for a portion of said distance through the middle of a party wall between 1506 and 1508 Poplar Street) to the place of beginning.

THE FORTH WARD of the Borough of Northampton, Northampton County and State of Pennsylvania, known as 1508 Poplar Street, bounded and described as follows to wit:

BEGINNING at a stake on the western line of Poplar Street located 219.09 feet on a course South 40 degrees 4 minutes East from the south western corner of the intersection of Poplar and West 16th Streets; THENCE along the western line of Poplar Street South 40 degrees 4 minutes East for a distance of fifteen and fifty-three one-hundredths (15.53) feet to a point; THENCE South 49 degrees 56 minutes West and passing through the middle of a party wall between premises 1506 and 1508 Poplar Street for a distance of one hundred thirty-seven and seventy-eight hundredths (137.78) feet to a stake on the eastern line of a fifteen (15) foot wide alley; THENCE along said alley, North 44 degrees 40 minutes West for a distance of fifteen and fifty-seven hundredths (15.57) feet to a stake; THENCE North 49 degrees 56 minutes East for a distance of one hundred thirty-eight and ninety-eight hundredths (138.98) feet to the place of beginning.

TAX PARCEL NO: M4NW1B-10-15; M4NW1B-10-16.

BEING KNOWN AS 1506-08 Poplar Street, Northampton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Joseph Sperlbaum and Linda K. Sperlbaum.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

**No. 32**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2007-000511**

ALL THAT CERTAIN message or tenement, being half of a double frame dwelling-house and lot or piece of land situate on the East side of and known as No. 913 Lincoln Avenue, between Ninth and Tenth Street, in the Third Ward of the Borough of Northampton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the East side of Lincoln Avenue in line of Lot No. 42, late the property of Amandes Young, thence along said lot Eastwardly one hundred fifty (150 feet) feet to a point on the West side of a twenty (20 feet) feet wide alley, thence along said alley Northwardly twenty-five (25 feet) feet to a point in line of lot now or late of Edward F. Lorah, thence along said lot Westwardly, passing through the middle of a party wall, one hundred fifty (150 feet) feet to a point on the East side of Lincoln Avenue, thence along Lincoln Avenue Southwardly twenty-five (25 feet) feet to the place of beginning; being the Southerly half of Lot No. 41 on a Plan of lots laid out by Amandes Young, recorded in Map Book No. 2, Page 52.

PARCEL IDENTIFICATION NO:  
M4NW2C-5-14.

**RECORD OWNER**

TITLE TO SAID PREMISES IS VESTED IN Scott S. Lewis, unmarried, by Deed from Beneficial Savings Bank, dated 04/22/1999, recorded 05/05/1999, in Deed Book 1999-1, page 64125.

Premises being: 913 LINCOLN AVENUE, NORTHAMPTON, PA 18067.

Tax Parcel No M4NW2C-5-14.

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 Scott S. Lewis.

DANIEL G. SCHMIEG, ESQUIRE

**No. 33**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2004-006187**

ALL THOSE CERTAIN lots, tracts or parcels of land situate in the Township of Washington, Northampton County, Pennsylvania, bounded and described as follows:

TRACT NO. 1:

BEGINNING at a stone in the road leading from Martins Creek to Ackermanville; thence along said road South twenty-five degrees and one-quarter East fourteen and two-tenths perches to a stone in said road, corner of the school house lot; thence by said school house lot, eighty-six and three-quarter degrees West thirteen perches to a stone; thence by land of Michael Hinkle, North forty degrees West eleven and five-tenths perches to a point in line of land now conveyed by Mrs. Martin Gruver; thence by land of said Mrs. Martin Gruver, North seventy-two degrees East fifteen and two-

tenths perches to a stone in the road, the place of BEGINNING.

CONTAINING one acre and two perches.

TRACT NO. 2:

BEGINNING at a point in the public road leading from Ackermanville to Martins Creek, thence by land of William Brittain South eighty-six degrees West thirteen and four-tenths perches to a stone corner, thence by land of John Farrow, South thirteen and three-quarter degrees East two and eight-tenth perches to a post, North eighty-six degrees East sixteen perches and one-half to a point in aforesaid road, thence through the middle of said road North fifty-seven and one-half degrees West four and six-tenth perches to the place of BEGINNING.

CONTAINING forty-one and three-quarter perches, strict measure.

THE dwelling erected thereon known as 2469 Ackermanville Road, Washington Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey H. Grau, unmarried and Geraldine P. Bruce, unmarried, as joint tenants with the right of survivorship by Deed from Federal Home loan Mortgage Corporation dated 4/8/1999 and recorded 4/12/1999 in Volume 1999/1 Page 049934.

ASSESSMENT MAP, BLOCK AND LOT NUMBER: G9-9-3,

THEREON BEING ERECTED a ranch style dwelling w/attached one-car garage, wood exterior and slate roof.

SEIZED AND TAKEN into execution of the writ as the property of Jeffrey H. Grau and Geraldine P. Bruce.

DANIEL G. SCHMIEG, ESQUIRE

**No. 34**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2000-007898**

ALL THAT CERTAIN piece, parcel or tract of land together with the improvements thereon erected, being known as No. 3339 Delps Road, specifically including the 1997 Redman Mobile Home which is a titled vehicle identified as Pennsylvania Department of Transportation VIN #12230337, Title #50075542301DA, and upon which Plaintiff holds a lien and security interest, which mobile home is permanently affixed to the land and assessed by the Northampton County Tax Assessment Office as part of the premises, situate in the Township of Moore, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the legal centerline of Delps Road (T.R. 555), said point being located South eighty-two (82) degrees twenty-eight (28) minutes twenty-one (21) seconds East forty-two and fifty-seven one-hundredths (42.57) feet from a concrete monument set along the northwesterly right-of-way of Delps Road, said concrete monument being a point in the lands now or late of Waynard M. Neff, Jr., and Melody G. Neff; thence South eighty-two (82) degrees twenty-eight (28) minutes twenty-one (21) seconds East thirty-six and eighteen one-hundredths (36.18) feet to a point located along the southerly right-of-way of Delps Road; thence South eighty-two (82) degrees twenty-eight (28) minutes twenty-one (21) seconds East twenty-six and twelve one-hundredths (26.12) feet to an iron pin found, said point being a

corner in the lands now or late of Jack M. Potts and Michelle C. Potts; thence along the lands now or late of Jack M. Potts and Michelle C. Potts, South four (4) degrees eight (8) minutes twenty-seven (27) seconds East eight hundred eighty and thirty-six one-hundredths (880.36) feet to a point, said point being a corner in the lands now or late of Raymond G. Kleintop, Jr., and Doris E. Kleintop; thence along the lands now or late of Raymond G. Kleintop, Jr., and Doris E. Kleintop, the following four (4) courses and distances: (1) North seventy-eight (78) degrees forty-six (46) minutes five (5) seconds West three hundred eighty-nine and seventy-six one-hundredths (389.76) feet to a point; (2) South eight (8) degrees zero (0) minutes nine (9) seconds East one hundred forty-five and thirty-five one-hundredths (145.35) feet to a point; (3) South eighty-six (86) degrees fifty-six (56) minutes forty-four (44) seconds West four hundred seventy-four and seventeen one-hundredths (474.17) feet to a point; and (4) North twenty-one (21) degrees thirty-six (36) minutes forty-five (45) seconds West three hundred thirty-nine and sixty-three one-hundredths (339.63) feet to a point, said point being located along the legal centerline of Delps Road; thence along the legal centerline of Delps Road the following four (4) courses and distances: (1) North eighty-seven (87) degrees thirteen (13) minutes twenty-four (24) seconds East three hundred ninety and eighty-one one-hundredths (390.81) feet to a point, said point being a point of curvature; (2) along the curve to the left having a radius of three hundred thirteen and ten one-hun-

dredths (313.10) feet and an internal angle of eighty (80) degrees thirty-eight (38) minutes twenty-four (24) seconds, a length of four hundred forty and sixty-seven one-hundredths (440.67) feet to a point, said point being a point of tangency; (3) North six (6) degrees thirty-five (35) minutes East one hundred ninety-seven and eight one-hundredths (197.08) feet to a point, said point being a point of curvature; (4) along a curve to the right having a radius of two hundred fifteen and fifty-one one-hundredths (215.51) feet and an internal angle of fifty-nine (59) degrees twenty-six (26) minutes twenty-six (26) seconds a length of two hundred twenty-three and fifty-eight one-hundredths (223.58) feet to a point, said point being the place of beginning.

CONTAINING three hundred ninety-nine thousand five hundred ninety-seven and ninety-four one-hundredths (399,597.94) square feet or nine and one hundred seventy-four one-thousandths (9.174) acres.

BEING THE SAME PREMISES which Terry L. Green and Shirley C. Green, husband and wife, by Deed dated April 26, 1996 and recorded in Record Book Vol. 1996-1, Page 043002, Northampton County records, granted and conveyed unto Homer R. Daney.

NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP: H4, BLOCK: 7, LOT: 1

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

SEIZED AND TAKEN into execution of the writ as the property of Homer R. Daney.

STEVEN J. ADAMS, ESQUIRE

**No. 35**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-008015**

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

BEGINNING at a point on the northerly side of Nazareth Road, on line of lot of Hilda Hochman; thence by the said side of the said road, now Northampton Street, North 88 degrees 48 minutes West, 20.25 feet to a point; thence by other land now or late of the grantors, and passing through the middle partition wall of the double frame house known as #1705-1707 Northampton Street, North 1 degree 02 minutes East, 107.87 feet to a point; thence by lot about to be conveyed by the grantors to James B. Acton, parallel to Church Street and 32.0 feet distant therefrom in a southerly direction, South 88 degrees 58 minutes East 20.25 feet to a point; thence by lot of Hilda Hochman and running along the western side of the residence now standing thereon, South 1 degree 02 minutes West, 107.93 feet to a point, the place of beginning.

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

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

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

PINA S, WERTZBERGER,  
 ESQUIRE

**No. 37**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-009567**

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

BEGINNING at a cherry tree on the East side of a public road leading from Allentown to Wind Gap; thence by land now or late of William Kerchner South sixty degrees East one hundred and twenty perches and three quarters to a post; thence by the same and land now or late of Jeremiah Edelman and by land now or late of Christian Fehnel, South thirty-one and a half degrees East, forty-six perches to a stone, thence by land now or late of Mary Belzman, North twenty-nine and a half degrees East, sixty perches to a stone, thence partly by the same and partly by land of Harvey S. Fogel, North three quarters degrees East, fifty-one perches and one quarter to a stone, in the road, thence by land of Calvin Werkheiser, and by land now or late of Mathew Williams, North sixty-one degrees West, ninety-one perches and one tenth to a stone, in the road, thence North fifty-one and a quarter degrees West, fifty-three perches and ninety-six one hundredths to a corner of school house M.G.; thence by said lot South thirty-nine and three quarters degrees West, four and three quarter perches to a stone; thence North seventy and three quarters degrees West five perches and three tenths to a post, thence by land late of Joseph Horner South nineteen and a quarter degrees West, twenty-seven and three tenths perches to a stone in

the road; thence South twenty-two and a half degrees West fifty and sixty-five one hundredths perches to a post in the middle of said road and thence South eight degrees West eight perches to the place of BEGINNING.

CONTAINING eighty-six acres and one hundred and twenty-two perches of land, strict measure, be the same more or less.

EXCEPTING AND RESERVING THEREFROM all that certain lot containing forty-nine and fifty-two one-hundredths (49.52) perches, strict measure conveyed unto Elliott H. Schlegel and Helen A. Micolochick, dated 8/30/83 and recorded in Northampton County Deed Book 654, Page 832.

BEING THE SAME PREMISES which DePalo Builders, LLC, by Deed dated March 24, 2005 and recorded on the same date, in the Office of the Recorder of Deeds in and for the County of Northampton at Deed Book Volume 2005-1, Page 104411, granted and conveyed unto Justin Homes, LLC, its heirs and assigns.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER NO. J6-11-2.

BEING KNOWN AS Keeler Road, Bath, Pennsylvania.

SEIZED AND TAKEN into execution of the writ as the property of DePalo Builders, LLC, as mortgagor and Justin Homes LLC, as real owner.

THOMAS E. REILLY, JR.,  
ESQUIRE

**No. 39**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2007-000206**

TRACT 1

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

situate on the Northerly side of East Third Street between Trone and Hobart Streets in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, known as 1141 East Third Street, according to present city numbering, bounded and described as follows:

BEGINNING at a point on the Northerly side of East Third Street distant 18.24 feet Eastwardly from the intersection of said Northerly side of East Third Street with the Easterly side of Trone Street and in line with the middle of the partition wall located between the dwelling on the premises herein conveyed and the building on the premises to the West;

THENCE extending North 05 degrees 37 minutes East and passing through the middle of said partition wall, a distance of 29.41 feet to a point;

THENCE extending South 84 degrees 23 minutes East and parallel to East Third Street, a distance of 0.18 feet to a point;

THENCE extending North 05 degrees 37 minutes East and passing through the middle of said partition or party wall, a distance of 10.62 feet to a point;

THENCE extending North 84 degrees 23 minutes West, parallel to East Third Street, a distance of 0.15 feet to a point;

THENCE extending North 05 degrees 37 minutes East and passing through the middle of said partition wall, a distance of 46.85 feet to a point on the Northerly side of a 5-foot wide private alley;

THENCE extending South 84 degrees 23 minutes East along the Northerly side of said private alley, a distance of 15.42 feet to a point;



THENCE extending South 05 degrees 22 minutes West and passing through the middle of the partition of the party wall located between the dwelling on the premises herein conveyed and the dwelling on the premises to the East, Tract 2, 1143 East Third Street, a distance of 86.88 feet to a point on the Northerly side of East Third Street;

THENCE extending North 84 degrees 23 minutes West along the Northerly side of East Third Street, a distance of 15.83 feet to a point, the place of BEGINNING.

BOUNDED on the West by property now or late of Benedict H. Birkel, North by property now or late of Donato A. Saurino, East by Tract 2, 1143 East Third Street, and South by East Third Street.

HAVING erected thereon a dwelling known and numbered as 1141 East Third Street, Bethlehem, Northampton County, Pennsylvania, according to the present system of city numbering.

UNDER AND SUBJECT to the perpetual right of ingress, egress and regress in and over a 5-foot wide private alley extending from the East side of Trone Street Eastwardly a distance of 48 feet, more or less, in common with the owners, tenants and occupiers of land abutting and adjoining said 5-foot wide private alley on the South side of East end thereof.

BEING PARCEL NUMBER P6NE3C-5-28A.

TRACT 2

ALL THAT CERTAIN message, tenement and lot or piece of land situate on the Northerly side of East Third Street between Trone and Hobart Streets in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania,

known as 1143 East Third Street according to present city numbering, bounded and described as follows:

BEGINNING at a point on the Northerly side of East Third Street distant 34.07 feet Eastwardly from the intersection of the Northerly side of East Third Street with the Easterly side of Trone Street and in line with the middle of the partition wall located between the dwelling on the premises herein conveyed and the dwelling on the premises to the West;

THENCE extending North 05 degrees 22 minutes East and passing through the middle of said partition or party wall, a distance of 86.88 feet to a point on the Northerly side of a 5-foot wide private alley;

THENCE extending South 84 degrees 23 minutes East along the Northerly side of said 5-foot wide private alley, a distance of 15.76 feet to a point;

THENCE extending South 05 degrees 37 minutes West and passing through the partition or party wall located between the dwelling on the premises herein conveyed and the dwelling on the premises to the East, a distance of 86.88 feet to a point on the Northerly side of East Third Street;

THENCE extending North 84 degrees 23 minutes West along the Northerly side of East Third Street, a distance of 15.38 feet to a point, the place of BEGINNING.

BOUNDED on the West by Tract 1, 1141 East Third Street, North by property now or late of Donato A. Saurino, East by property now or late of Joseph F. Bukice and South by East Third Street.

HAVING erected thereon a dwelling known and numbered as 1143 East Third Street, Bethlehem, Northampton County, Pennsylvania, according to the present system of city numbering.

UNDER AND SUBJECT to the perpetual right of ingress, egress and regress in and over a 5-foot wide private alley extending from the East side of Trone Street Eastwardly a distance of 48 feet, more or less, in common with the owners, tenants and occupiers of land abutting and adjoining said 5-foot wide private alley on the South side of East end thereof.

BEING PARCEL NUMBER P6NE3C-5-28.

BEING THE SAME PREMISES which Milton H. Rivera, by Deed dated July 20, 2004 and recorded in the Office of the Recorder of Deeds of Northampton County on August 11, 2004 in Deed Book Volume 2004-1, Page 314438, granted and conveyed unto Juan A. Ramirez.

THEREON BEING ERECTED at 1141 East Third Street a two story brick row dwelling with shingle roof.

THEREON BEING ERECTED at 1143 East Third Street a two story brick row dwelling with shingle roof.

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

KRISTINE M. ANTHOU, ESQUIRE

**No. 40**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-010533**

ALL THAT CERTAIN piece or parcel of land shown as Lot 10 on the Preliminary/Final Plan of Summerglen, prepared by Keystone Consulting Engineers, Inc., re-

corded May 13, 2004, in the Northampton County Recorder of Deeds Office in Map Book Volume 2004-1, Page 249, being more described as follows:

BEGINNING at a point on the eastern right of way line of Walker Drive (25.00 feet from center), said point also being the southwest corner of the lot herein described; thence along the eastern right of way line of Walker Drive North 35 degrees 53 minutes 49 seconds East a distance of 90.00 feet to a point; thence along Lot 9 South 54 degrees 06 degrees 11 seconds East a distance of 133.50 feet to a point; thence along Lots 15 and 14 South 35 degrees 53 minutes 49 seconds West a distance of 90.00 feet to a point; thence along Lot 11 North 54 degrees 06 minutes 11 seconds West a distance of 133.50 feet to a point; place of beginning.

CONTAINING 12,015 square feet (0.276 acres) of land, more or less.

BEING KNOWN AS 119 Walker Drive, Northampton, Allen Township, Northampton County, Pennsylvania.

Northampton County Tax Parcel M4 3 4-10.

BEING PART OF THE SAME PREMISES which Lehigh Grains, Inc. f/k/a Sunny Slope Farms, Inc., Jaindl Land Company by Deed dated May 6, 2004, and recorded May 18, 2004, in Deed Book Volume 2004-1, page 188033, granted and conveyed unto T.H. Properties, L.P., Grantor herein.

PREMISES BEING 119 WALKER DRIVE.

Tax Parcel No. M4-3-4-10.

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

SEIZED AND TAKEN into execution of the writ as the property of Samuel A. Pena and Judy Pena a/k/a Judy Y. Pena.

DANIEL G. SCHMIEG, ESQUIRE

**No. 41**

**BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2007-000058**

All that certain piece, parcel or tract of land situate in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania, shown as Lot 33 on the Final Plan of Lafayette Meadows as recorded in Map Book \_\_\_, Page \_\_\_ in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania and being further bounded and described as follows, to wit:

Beginning at a point on the southerly right-of-way line of Kirkland Road (50 feet wide) at the northeast corner of Lot 34 of Lafayette Meadows;

thence along said southerly right-of-way line of Kirkland Road (50 feet wide) North 77 degrees-02 minutes-12 seconds East 106.00 feet to a point at a corner of Lot 32 of Lafayette Meadows;

thence along said lands of Lot 32 of Lafayette Meadows South 12 degrees-57 minutes-48 seconds East 140.00 feet to a point;

thence South 77 degrees-02 minutes-12 seconds West 106.00 feet to a point at a corner of Lot 34 of Lafayette Meadows;

thence along said lands of Lot 34 of Lafayette Meadows North 12 degrees-67 minutes-48 seconds West 140.00 feet to a point, the place of Beginning.

Containing 14,840.00 square feet.

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

Northampton County Uniform Parcel Identifier: Map: K9 Block: 16 Lot: 12-33.

BEING PART OF THE SAME PREMISES which Catherine Horvath and Mary Ann Horvath, by their Deed dated November 6, 2001, and recorded November 7, 2001 at Record Book Volume 2001-1, page 236870, granted and conveyed unto Signature Homes by J.T. Maloney, Inc., grantor herein.

PARCEL IDENTIFICATION NO: K9-16-12-33.

**RECORD OWNER**

TITLE TO SAID PREMISES IS VESTED IN Robert E. Courtney and Antionette Durante-Courtney, husband and wife, by Deed from Signature Homes by J.T. Maloney, Inc., dated 06/26/2002, recorded 06/27/2002, in Deed Book 2002-1, page 165995.

Premises being: 245 KIRKLAND ROAD, EASTON, PA 18040.

Tax Parcel No. K9-16-12-33.

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

SEIZED AND TAKEN into execution of the writ as the property of Robert Courtney a/k/a Robert E. Courtney, Jr. and Antoinette Durante Courtney a/k/a Toni Spatola.

DANIEL G. SCHMIEG, ESQUIRE

**No. 45**

**BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2007-000724**

All that certain parcel of land situate in the Township of Upper Nazareth, County of Northampton, Commonwealth of Pennsylvania being known and designated as be-

ginning at a point located the following two (2) courses and distances from the intersection of the centerlines of Rose Inn Avenue (T-518) and West Beil Avenue (T-515): (1) South 14 degrees 07 minutes 00 seconds West, 866.68 feet to a point; (2) North 75 degrees 53 minutes 00 seconds West, 30.00 feet to a point in the Westerly right-of-way line of Rose Inn Avenue; thence along the said right-of-way line South 14 degrees 07 minutes 00 seconds West, 90.00 feet to a point in line with Block A, Lot 11, Rose Inn Manor; thence along Lot 11, North 75 degrees 53 minutes 00 seconds West, 100.00 feet to a point in line of Block A, Lot 22, Rose Inn Manor; thence along Lot 22, North 14 degrees 07 minutes 00 seconds East, 90.00 feet to a point in line of Block A, Lot 9, Rose Inn Manor; thence along Lot 9, South 75 degrees 53 minutes 00 seconds East, 100.00 feet to a point, being the point and place of beginning.

Tax/Parcel ID: J8NW4-22-10.

PROPERTY BEING: 141 ROSE INN AVENUE, NAZARETH, PENNSYLVANIA.

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

SEIZED AND TAKEN into execution of the writ as the property of William R. Mogilski and Jacalyn M. Mogilski.

DANIEL G. SCHMIEG, ESQUIRE

**No. 46**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-007889**

ALL THAT CERTAIN message, tenement or tract of land situate in the Borough of Bangor, County of Northampton and State of Pennsyl-

vania, bounded and described as follows, to wit:

BEGINNING at a point South eighty-five degrees west thirty-five feet from the southwest corner of Messinger and High Street; THENCE along lot now or late of James E. Menhennitt South five degrees East one hundred twenty feet to a point in the north side of a ten foot wide alley; THENCE along the north side of said ten foot alley South eighty-five degrees West sixteen and forty-five one-hundredths feet to a point; THENCE northwardly and through the center line of the partition wall of a double frame dwelling, of which the conveyance is House Number 234, a distance of one hundred twenty feet to a point in the south side of said Messinger Street; THENCE along the south side of said Messinger Street and in line therewith North eighty-five degrees East sixteen and forty-five one-hundredths feet to the place of beginning. THEREON being erected one-half of a double dwelling known as 234 Messinger Street.

DEED FROM Tracey Lee Strunk as set forth in Deed Book 2003-1 page 119064 deed date 03/28/03 recorded date 04/04/03, Northampton County Records, Commonwealth of Pennsylvania.

BEING KNOWN AS: 234 Messinger Street, Bangor, PA 18013  
PROPERTY ID NO.: E9NE3B-7-7.

TITLE TO SAID PREMISES IS VESTED IN Tracey Lee Strunk, unmarried by Deed from Cheryl L. Farleigh dated 3/28/03 recorded 4/4/03 in Deed Book 2003-1 Page 119064.

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

SEIZED AND TAKEN into execution of the writ as the property of Tracey Lee Strunk.

MARK J. UDREN, ESQUIRE

**No. 48**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2007-000398**

ALL THAT CERTAIN parcel of land situate in the Township of Palmer, County of Northampton and State of Pennsylvania, being known as Lot No. 45, on "Plan of Northwood, Section B", surveyed by Heikki K. Elo, P.E. dated May 31, 1961, and recorded in the Office for the Recording of Deeds in and for the County of Northampton in Plan Book 15 Page 21, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point, said point being in the northern property line Northgate Boulevard; THENCE northerly along the dividing line between Lot No. 44 and Lot No. 45 for a distance of 120.61 feet to a point, THENCE easterly through Lot No. 84 on a course parallel to the dividing line between Lot No. 45 and Lot No. 84 for a distance of 120 feet to a point; THENCE southerly along the western property line of Bridlepath Road for a distance of 120 feet to a point; THENCE westerly along the northerly property line of Northgate Boulevard for a distance of 120.01 feet to a point, said point being the place of beginning.

BEING LOT NO. 45.

BEING KNOWN AS 21 Northgate Boulevard, Easton, PA.

PARCEL NUMBER: L8NE2-4-11.

THEREON BEING ERECTED a ranch style brick dwelling with shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Robert Rice and Susan Rice.

JOSEPH A. GOLDBECK, JR.,  
ESQUIRE

**No. 50**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2007-000366**

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

BEGINNING at a stone eight tenths of a perch from land of Lehigh and Susquehanna Railroad Company, North Seventy-two and one-half (72-1/2°) Degrees East Thirteen and five-tenths (13.5) Perches to a stone; North Twenty-one and one-half (21-1/2°) Degrees West Nineteen and seven-tenths (19.7) Perches to a stone; and South Seventy-two and one-half (72-1/2°) Degrees West Twelve and five-tenths (12.5) Perches to a stone, eight-tenths of a perch from the line now or late of Stephen Shoemaker, and South Seventeen (17°) Degrees East Twenty (20) Perches to a stone, the place of beginning.

CONTAINING One (1) Acre and Eight (8) Perches of Land.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM IDENTIFIER NO.: TAX PARCEL K2 BLOCK 8 LOT 4.

BEING KNOWN AS: 271 River-view Drive (Lehigh Township) Walnutport, PA 18088 (also known as 4750 Three Mile Lane).

TITLE TO SAID PREMISES IS VESTED IN Patrick M. Mazziotta by Deed from Isadore Weiner and Dorothy J. Weiner, husband and wife dated 12/8/92 recorded 12/10/92 in Deed Book 882 Page 362.

THEREON BEING ERECTED a two story single dwelling with frame exterior.

SEIZED AND TAKEN into execution of the writ as the property of Patrick M. Mazziotta.

MARK J. UDREN, ESQUIRE

**No. 51**

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

**CV-2007-000309**

ALL THAT CERTAIN tract, piece or parcel of land, together with the buildings erected thereon situate lying and being in the Fourteenth Ward, City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, being Lot No. 1 as shown on Plan of Sections, I, II, III and IV of property Robert J. Lloyd, said plan recorded in the Recorder of Deeds Office in and for Northampton County at Easton, Pennsylvania, in Plan Book Volume 27, page 9, bounded and described as follows:

BEGINNING at a point on the Easterly line of Gail Lane, a street fifty (50) feet in width as shown on reference plan, said point being distant fifty and eighty-two one-hundredths (50.82) feet on a course bearing North three degrees nineteen minutes East from the intersection of said Easterly line of Gail Lane extended Southwardly and the centerline of Pine Top Trail, a city street fifty (50) feet in width;

THENCE along the Easterly line of Gail Lane, North three degrees nineteen minutes East eighty-five and thirty-eight one hundredths (85.38) feet to a point;

thence along Lot No. 2 of reference plan South eighty-six degrees forty-one minutes East, one hundred fifty and eighty-one one-hundredths (150.81) feet to a point;

THENCE, party along land of Helen Saeger and partly along land

of B.C. Saeger South one degree fifty-eight minutes thirty seconds West, one hundred eight and thirty-four one-hundredths (108.34) feet to a point;

THENCE along the Northerly line of Pine Top Trail North eighty-seven degrees thirty-six minutes thirty-eight seconds West, one hundred twenty-seven and ninety-four one hundredths (127.94) feet to a point of curvature;

THENCE by a curve to the right radius of which is twenty-five (25) feet, an arc length of thirty-nine and sixty-seven one-hundredths (39.67) feet to the place of beginning.

CONTAINING three hundred seventy-nine one-thousandths (0.379) of an acre of land.

Northampton County Tax parcel number: M6SE2-2-7C.

BEING KNOWN AS 3406 Gail Lane, Bethlehem, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of James K. Wah and Beatrice K. Wah.

CHRISOVALANTE P. FLIAKOS,  
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

May 17, 24, 31

**NOEL, KOVACS & McGUIRE, P.C.**

*Is pleased to announce that*

**MEGAN MALAVOLTA, ESQUIRE**

*Has joined the firm as an Associate*

*Ms. Malavolta will be concentrating  
her practice in the fields of  
civil litigation and family law.*

May 31

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**NORTHAMPTON COUNTY REPORTER DIGEST—2007-5**  
RECENT DECISIONS OF THE COURTS OF COMMON PLEAS  
OF NORTHAMPTON COUNTY

**MATTHEW MANN v. LEHIGH UNIVERSITY, ALPHA SIGMA PHI  
FRATERNITY, BETA EPSILON CHAPTER OF ALPHA SIGMA PHI  
FRATERNITY, RYAN RAY AND DAVID SKEE**

*Preliminary Objections—Negligence—Duty*

In the Court of Common Pleas of Northampton County, Pennsylvania, Civil Action—Law, No. C0048CV2005-6648.

Order of Court sustaining Defendant's Preliminary Objections and dismissing complaint with prejudice.

James J. Bryne, Jr., Esquire for Plaintiff.

Kelly S. Sullivan, Esquire for Plaintiff.

John M. Campbell, Esquire for Defendant, Alpha Sigma Phi Fraternity.

Decision of Court entered January 27, 2006 by Paula A. Roscioli, Judge.

DESCRIPTION OF DECISION

Plaintiff suffered injuries as a result of an assault by Defendant, Ryan Ray. Plaintiff alleges that Ray was extremely inebriated. Plaintiff and Ray were students at Defendant, Lehigh University, and members of Defendant, Beta Epsilon Chapter of Alpha Sigma Phi Fraternity. Plaintiff alleges that the assault occurred at campus housing owned by the University and leased to the Local Chapter.

In order to establish a viable claim for negligence, Plaintiff must adduce evidence suggesting that Moving Defendant owed Plaintiff a duty. In determining whether a duty exists, there are five factors our courts must balance: (1) the relationship between the parties; (2) the social utility of the actor's conduct; (3) the nature of the risk imposed and foreseeability of the harm incurred; (4) the consequences of imposing a duty; and (5) the public interest in the proposed solution.

Moving Defendant, Alpha Sigma Phi Fraternity, does not own, lease or contribute to the Local Chapter's occupation of the house. Plaintiff does not allege that Moving Defendant served, furnished or supplied intoxicating liquors or beverages to Ray, or that Moving Defendant planned, knew or should have known of an event on or about February 14, 2004, during which Plaintiff was injured. The nature of the harm was neither clear nor foreseeable. A national fraternity is not in a position to control the day to day activities of its chapters or its individual members.

A national fraternity has no duty to protect its local members against the unforeseeable, intentional acts of a third party.

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**FREDERICK E. HANLON AND ROBIN A. HANLON v.  
LAMSON & SESSIONS, INC.**

*Summary Judgment—Premises Liability*

In the Court of Common Pleas of Northampton County, Pennsylvania, Civil Action—Law, No. C0048CV2003002135.

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

Stephen M. Mowrey, Esquire for Plaintiffs.

Maureen A. Jordan, Esquire for Defendant.

Decision of Court entered January 27, 2006 by Paula A. Roscioli, Judge.

DESCRIPTION OF DECISION

Defendant seeks to insulate itself from liability by relying on the doctrine of premises liability. The issue is whether Defendant delivered temporary possession of its land to Plaintiff or retained any control over how Plaintiff performed the contracted work. Viewing the record in a light most favorable to the Plaintiff, the evidence suggests that Defendant declined to deliver temporary possession of its premises to Plaintiff and retained some manner of control. Therefore, Defendant's Motion for Summary Judgment is denied.

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**CASSANDRA TRILLI AND JASON MICHAEL LESAINE, INDIVIDUALLY AND AS THE ADMINISTRATORS OF THE ESTATE OF RAELEYN MICHELE LESAINE AND STELLINA RAE LESAINE, RESPECTIVELY, DECEASED v. EASTON HOSPITAL, KAREN HAMPTON, R.N., DEFENDANT NURSE JANE DOE 1, DEFENDANT NURSE JANE DOE 2, JOHN ROIZIN, M.D., JOSEPH G. BELL, M.D., F.A.C.O.G., CHESTER SHADLE, M.D., WOMEN'S HEALTH CENTER OF BETHLEHEM, BLUE MOUNTAIN AMBULANCE SERVICE AND NAZARETH AMBULANCE CORP.**

*Motion To Dismiss—Motion for Summary Judgment—Negligence-Medical Malpractice—Expert Reports*

In the Court of Common Pleas of Northampton County, Pennsylvania, Civil Division—Law, No. C0048CV2003003113

Order of Court granting Defendant's Motion to Dismiss, granting Motion for Summary Judgment as to one Defendant, denying Motions for Summary Judgment as to remaining Defendants.

Lewis K. Thompson, Jr., Esquire for Plaintiffs.

Michael J. Blum, Esquire for Defendant.

Gregory S. Nesbitt, Esquire for Defendant.

Mark R. Zolfaghari, Esquire for Defendant.

Michelle L. Wilson, Esquire for Defendant.

Decision of Court entered March 10, 2006 by Paula A. Roscioli, Judge.

DESCRIPTION OF DECISION

Plaintiff did not oppose Motion to Dismiss as to Defendants, Nurse Jane Doe 1 and Nurse Jane Doe 2. Said Motion was granted.

Plaintiff failed to respond to Motion for Summary Judgment as to Defendant, Joseph G. Bell, M.D., F.A.C.O.G. Said Motion was granted.

A plaintiff, in response to a motion for summary judgment, may supplement the record with an expert report. The timing of this supplementation is critical. A plaintiff is not permitted to supplement the record after a trial court has granted a motion for summary judgment.

Here, Plaintiffs have not filed their expert report in a timely fashion. However, Plaintiffs did file said report prior to any ruling issued from this Court. In the final analysis, we must again rely on the discretion afforded the trial court. This Court is hesitant to deny any plaintiff the opportunity to pursue a viable claim for what amounts to procedural deficiencies. Plaintiffs have filed an expert report which is allegedly sufficient to make out their prima facie case. We accept that report. Therefore, we must deny remaining Defendants' Motions for Summary Judgment.

**AMY SNOW v. NORTHAMPTON COUNTY HOUSING AUTHORITY***Judgment on the Pleadings*

In the Court of Common Pleas of Northampton County, Pennsylvania, Civil Action—Law, No. C48-CV-2005-8347.

Order of Court denying Defendant's Motion for Judgment on the Pleadings.

Ms. Amy Snow, Pro Se.

Henry R. Newton, Esquire for Defendant.

Decision of Court entered March 31, 2006 by Paula A. Roscioli, Judge.

**DESCRIPTION OF DECISION**

If a plaintiff fails to adequately respond to new matter raised by a defendant, the defendant may file a motion for judgment on the pleadings. New matter properly contains averments of facts only if they are extrinsic to facts averred in the complaint. No reply is necessary where an averment contained in new matter has been placed in issue by the complaint and answer. Further, no response is necessary to legal conclusions. In either event, a lack of response is considered a denial.

Plaintiff failed to respond to Defendant's Answer and New Matter. However, Defendant's new matter pleadings are either conclusions of law or factual averments not extrinsic to facts averred in Plaintiff's Complaint.

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**STRAUSSER ENTERPRISES, INC. v. SEGAL AND MOREL AT FORKS TOWNSHIP, VII, L.L.C., AND SEGAL AND MOREL, INC.***Motion to Dismiss—Lis Pendens—Pennsylvania Uniform Arbitration Act*

In the Court of Common Pleas of Northampton County, Pennsylvania, Civil Action—Law, C48-CV-2006-1108.

Pa R.A.P. 1925(a) Statement addressing the Court's Order dismissing Plaintiff's Complaint and striking the Lis Pendens.

Leonard M. Mellon, Esquire for Plaintiff.

Daniel E. Cohen, Esquire for Defendant.

L. Stephen Pastor, Esquire for Defendant.

Statement of Court entered on April 6, 2006 by Paula A. Roscioli, Judge.

**DESCRIPTION OF DECISION**

Plaintiff's argument that the Court stay the current proceedings, rather than dismiss Plaintiff's Complaint, in an effort to maintain the Lis Pendens against Defendants' property is not supported by the plain language of the Pennsylvania Uniform Arbitration Act. Furthermore, permitting Plaintiff to knowingly and purposefully file an improper Complaint and disregard the admittedly applicable arbitration provisions of its contracts with Defendants would be an inappropriate waste of the resources of the Court. The case law Plaintiff cites in support of its contention that the Court should issue a stay in the current proceedings is clearly distinguishable from the facts of the within case. Finally, the doctrine of lis pendens is subject to equitable principles. The trial court must balance the equities to determine whether application of the doctrine is appropriate. In this case, Plaintiff has presented a Complaint in Equity to the Court knowing that its dispute with Defendants is properly subject to arbitration. Therefore, the Plaintiff is not entitled to the benefits of an equitable remedy.

# **NEW JERSEY LAW**

## **JAMES L. PFEIFFER, ESQ.**

**\* Former New Jersey Superior Court Judge \***

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