

Northampton County Reporter

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VOL. LVII

EASTON, PA January 19, 2012

NO. 3

J.E.D., Plaintiff v. J.J.D., Defendant

CONTENTS

Attorneys	47	Legal Notices.....	9
Audit—Orphans' Court.....	9	Notices of Incorporation.....	8
Bar News	3	Paralegal	46
Estate Notices	4	Paralegal/Legal Secretary	11
Fictitious Name Registration Notices	8	Sheriff's Sales	11

INSERTS: Cream: 1. 2012 Calendar
2. NCBA 2012 Committee Preference Form
3. 2012 Bench Bar Conference

NOTICE TO THE BAR...

2012 Committee Preference Form inside.

If you have not registered for your committee preferences, then now is the time. New committees are forming and meetings are scheduled. Don't miss out!

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

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Edward P. Shaughnessy, Esquire
Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

Mark Your Calendars

Reception for the Court – March 30, 2012

CLE Opportunity—“SFSP: Special Needs Trusts—Administration from the Trenches”

Tuesday, January 31, 2012

3:00 – 4:00 p.m. [Cocktail reception follows with cash bar]

BALC – 1114 W. Walnut Street, Allentown

\$15 for members

To register: contact Jennifer Davco at 610-419-4800 or:

Jennifer.davco@jpl.com.

Presented by: J. William Widing, III, Esq. and Laura J. Wozniski, Trust Officer and Vice President of Susquehanna Trust & Investment Company.

Addressing the benefits, downfalls and answering your questions on the use of a pooled, OBRA and third party special needs trusts. The speakers, well versed in specifically dealing with the potential hazards of special needs trusts, will discuss navigating the first party special needs trust which is subject to the scrutiny of the Orphans’ Court and the Pennsylvania Department of Public Welfare (DPW) with regard to expenditures of principal. They will also address the “payback” provision for the Commonwealth of Pennsylvania for benefits paid on behalf of a disabled person for a third party special needs trust, as well as the importance of trustee selection and special purchases.

New NCBA Photo Directories

Additional Photo Directories are available for purchase by NCBA members. Each directory is \$8.00 and may be picked up at the NCBA Office.

Learn from the mistakes of others. You can't live long enough to make them all yourself. ~ Eleanor Roosevelt.

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**FODOR, DONNA M. a/k/a DONNA M. GIERING, dec'd.**

Late of the Chapman Quarries, Northampton County, PA

Executrix: Doris R. Fogel c/o John J. Bartos, Esquire, 100 Brodhead Road, Suite 130, Bethlehem, PA 18017

Attorney: John J. Bartos, Esquire, 100 Brodhead Road, Suite 130, Bethlehem, PA 18017

FOLLWEILER, HAROLD E., dec'd.

Late of Northampton, Northampton County, PA

Executrices: Jean M. Bachman, 4835 Harter Road, Slatington, PA 18080 and Delores M. Wasilkowski, 6732 PA Route 873, Slatington, PA 18080

Attorneys: Charles A. Waters, Esquire, Steckel and Stopp, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

KINCHER, HAROLD DONALD a/k/a HAROLD D. KINCHER a/k/a H. D. KINCHER, dec'd.

Late of the Township of East Allen, Northampton County, PA
Executors: Michele M. Kincher a/k/a Michele M. Walters and Kelly A. Buss

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

LANCSEK, JOHN J., dec'd.

Late of the Township of Bethlehem, Northampton County, PA
Executrix: Susan J. Lancsek 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

LYNCH, THOMAS PAUL a/k/a THOMAS P. LYNCH, dec'd.

Late of Bethlehem, Northampton County, PA

Administrator: Dennis C. Gleason c/o Quintes D. Taglioli, Esquire, 121 N. Cedar Crest Blvd., Allentown, PA 18104

Attorney: Quintes D. Taglioli, Esquire, 121 N. Cedar Crest Blvd., Allentown, PA 18104

MAHORSKY, EDITH B., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Jody L. Mahorsky, 220 East Prospect Street, Nazareth, PA 18064-2928

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

MILLER, LINDA a/k/a LINDA ANN MILLER a/k/a LINDA A. MILLER, dec'd.

Late of Hellertown, Northampton County, PA

Executor: Michael Victor Miller c/o Donald S. Young, Esquire and Rebecca M. Young, Esquire, Young & Young, 119 E. Main Street, Macungie, PA 18062

Attorneys: Donald S. Young, Esquire and Rebecca M. Young, Esquire, Young & Young, 119 E. Main Street, Macungie, PA 18062

PHILLIPS, FRED CLEVELAND, II a/k/a FRED C. PHILLIPS, JR., dec'd.

Late of Nazareth, Northampton County, PA

Executor: Fred C. Phillips, III c/o Robert Van Horn, Esquire, 123 North Fifth Street, Allentown, PA 18102

Attorney: Robert Van Horn, Esquire, 123 North Fifth Street, Allentown, PA 18102

PIORKOWSKI, THOMAS J., dec'd.

Late of the City of Easton, Northampton County, PA

Executrix: Diane L. Schlegel 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

SCHIAVONE, JOHN, dec'd.

Late of the Township of Washington, Northampton County, PA
Executor: John Schiavone, Jr., 202 George Street, Pen Argyl, PA 18072

Attorneys: Alyssa Lopiano-Reilly, Esquire, Lopiano-Reilly Law Offices, L.L.C., 1067 Pennsylvania Avenue (Rt. 512), Pen Argyl, PA 18072

VON STEUBEN, CARL D., dec'd.

Late of Plainfield Township, Northampton County, PA

Executors: Robert C. Von Steuben, 6631 Sullivan Trail, Pen Argyl, PA 18072-9715 and Carla S. Palank, 1326 Hazelnut Court, Annapolis, MD 21409-5693

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

VULCANO, PATSY S., dec'd.

Late of the Township of Williams, Northampton County, PA

Executor: Pat Vulcano, Jr., 531 Philadelphia Road, Easton, PA 18042

Attorney: Herbert G. Litvin, Esquire, 151 S. 7th Street, Easton, PA 18042

WELLEN, FLOYD, dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executor: Charles S. Smith, 809 Dellwood Street, Bethlehem, PA 18018

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

SECOND PUBLICATION

BAUMANN, CHARLES A., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administrator: Henry W. Baumann c/o William P. Leeson, Esquire, Leeson, Leeson & Leeson, 70 E. Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426

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

DEHAUT, HUBERT F., dec'd.

Late of the Township of Hanover, Northampton County, PA

Co-Executors: Diane M. Johnson and Hubert F. Dehaut
Attorney: Richard J. Haber, Esquire, 150 W. Macada Road, Bethlehem, PA 18017-2409

**DIOMEDO, SALFERINA R. a/k/a
SALFERINA DIOMEDO a/k/a
SALLY DIOMEDO a/k/a SALLY
R. DIOMEDO**, dec'd.

Late of the Borough of Bangor,
Northampton County, PA

Administrator: Mark A. Diomedeo
Attorney: Christopher T. Spadoni, Esquire, 1413 Easton Avenue, P.O. Box 522, Bethlehem, PA 18018

DONCEVIC, STEPHEN A., dec'd.

Late of Hellertown Borough,
Northampton County, PA

Executor: Stephen G. Doncevic
c/o Jay C. Glickman, Esquire,
Rubin, Glickman, Steinberg &
Gifford, 2605 N. Broad Street,
P.O. Box 1277, Lansdale, PA
19446

Attorneys: Jay C. Glickman,
Esquire, Rubin, Glickman, Stein-
berg & Gifford, 2605 N. Broad
Street, P.O. Box 1277, Lansdale,
PA 19446

GAVA, SILVANA LOUISE, dec'd.

Late of Nazareth, Northampton
County, PA

Executrix: Lori Ann Wagner
Attorneys: Lisa A. Pereira, Es-
quire, Broughal & DeVito, L.L.P.,
38 West Market Street, Bethle-
hem, PA 18018

KRAMER, ETHEL, dec'd.

Late of Bethlehem, Northampton
County, PA

Executor: Neal Kramer c/o Joel
M. Scheer, Esquire, Fishbone &
Scheer, 940 West Lafayette
Street, Easton, PA 18042

Attorneys: Joel M. Scheer, Es-
quire, Fishbone & Scheer, 940
West Lafayette Street, Easton, PA
18042

KUNKEL, BERNADINE B., dec'd.

Late of the Township of Bethle-
hem, Northampton County, PA

Co-Executors: Sharon L. Desch-
ler and George B. Kunkel c/o
Littner, Deschler & Littner, 512
North New Street, Bethlehem, PA
18018

Attorneys: Littner, Deschler &
Littner, 512 North New Street,
Bethlehem, PA 18018

LAUSER, LEE, dec'd.

Late of Northampton County, PA
Administratrix: Erin L. Pummer,
825 North 19th Street, Allen-
town, PA 18104

Attorney: Nancy K. Busch, Es-
quire, 825 North 19th Street,
Allentown, PA 18104

MARTIN, RICHARD D., dec'd.

Late of the Township of Hanover,
Northampton County, PA

Executrix: Susan C. Yee c/o
Dolores A. Laputka, Esquire,
Norris McLaughlin & Marcus,
P.A., The Paragon Centre, 1611
Pond Road, Suite 300, Allen-
town, PA 18104

Attorneys: Dolores A. Laputka,
Esquire, Norris McLaughlin &
Marcus, P.A., The Paragon Cen-
tre, 1611 Pond Road, Suite 300,
Allentown, PA 18104

MEILINGER, ELLEN L., dec'd.

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

Co-Executors: Noreen E. Fer-
nandez, Rodney J. Meilinger and
Nathan E. Meilinger c/o Brad-
ford D. Wagner, Esquire, 662
Main Street, Hellertown, PA
18055-1726

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

NEWHART, KATHLEEN M., dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Cindy J. Newhart c/o John W. Rybak, Esquire, 408 Adams Street, Bethlehem, PA 18105

Attorney: John W. Rybak, Esquire, 408 Adams Street, Bethlehem, PA 18105

SALCH, BETTY, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Tabatha Smith, 36 West Lane, Easton, PA 18045

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

SCHMEER, DORIS M., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: Harry Martyn, III

Attorney: Nicholas R. Sabatine, III, Esquire, 16 S. Broadway, Suite 1, Wind Gap, PA 18091

SCHUK, MARY, dec'd.

Late of Northampton Borough, Northampton County, PA

Executor: Orest M. Kochan c/o Frank M. Skrapits, Esquire, Affiliated with Steckel and Stopp, 2152 Main Street, Northampton, PA 18067-1211

SIMANAS, EMILY A. a/k/a EMILY SIMANAS, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Robert John Rudy 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

SMITH, JOAN P., dec'd.

Late of the Township of Forks, Northampton County, PA

Administratrix: Kathleen A. Heiselmeyer 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

WENTZ, DIANNE L., dec'd.

Late of Walnuthport, Northampton County, PA

Executor: Michael Gaston, 720 S. Lincoln Avenue, Walnuthport, PA 18088

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

THIRD PUBLICATION

BUSULAS, NICHOLAS A., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administratrix: Leona M. Busulas c/o George M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

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

FRISCH, ARLENE V., dec'd.

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

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

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

HAMMERSTONE, THOMAS W., dec'd.

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

Administratrix: Catherine A. Dempsey, 3303 Jones Blvd., Easton, PA 18045

HEIN, WILLIAM H. a/k/a WILLIAM H. HEIN, JR., dec'd.

Late of the Township of Bethlehem, Northampton County, PA
Executrix: Shirley J. Hein c/o Kevin F. Danyi, JD, LLM, Esquire, Danyi Law Offices, P.C., 133 East Broad Street, Bethlehem, PA 18018

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

JONES, CONCETTA K., dec'd.

Late of the Borough of Pen Argyl, Northampton County, PA
Executrix: Judith M. Mahorsky, 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

KOVACS, STEPHEN F., dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executor: Thomas F. Kovacs, 3291 Highfield Circle, Bethlehem, PA 18020

Attorney: James Martin Connell, Esquire, 251 East Broad Street, Bethlehem, PA 18018

LABUKAS, ROSEMARIE, dec'd.

Late of 1030 Linden St., Bethlehem, Northampton County, PA
Administrator: John Labukas, III, 1503 Kaywin Ave., Bethlehem, PA 18018

ZERVOS, HARILAOS a/k/a HARRY ZERVOS a/k/a HARIS ZERVOS, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Administratrix: Anna Zervos c/o Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 West Lafayette Street, Suite 100, Easton, PA 18042-1412

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

NOTICES OF INCORPORATION

NOTICE IS HEREBY GIVEN that a Certificate of Organization Domestic Restricted Professional Limited Liability Company, restricted to providing the public with health care and laser treatments has been filed with the Department of State of the Commonwealth of Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is:

Doctor TattAway, L.L.C.

The Certificate of Organization Domestic Restricted Professional Limited Liability Company was filed on December 27, 2011 and was effective January 1, 2012.

DOUGLAS M. MARINOS, ESQUIRE
DOUGLAS M. MARINOS &
ASSOCIATES, P.C.

101 North Cedar Crest Blvd.
Allentown, PA 18104

Jan. 19

GREEN MASSAGE INC

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

Jan. 19

**FICTITIOUS NAME
REGISTRATION NOTICES**

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Com-

monwealth of Pennsylvania on December 12, 2011 for:

SEAN PATRICK DONAHUE

located at: 238 W. Saint Joseph Street, Easton, PA 18042. The name and address of the individual interested in the business is: Steven Lindstedt, 238 W. Saint Joseph Street, Easton, PA 18042. This was filed in accordance with 54 Pa. C.S. 311.

Jan. 19

Registration of Fictitious Name in compliance with the requirements of 54 Pa. C.S. 311 (relating to registration), the undersigned entity(ies) desiring to register a fictitious name under 54 Pa. C.S. Ch. 3 (relating to fictitious names), hereby state(s) that:

STEEL STREET TOURS LLC

to treat tourists to a narrated guided tour through the streets of Bethlehem Downtown South side via a van service, 2912 Middletown Rd., Bethlehem, PA 18020, Northampton County. The applicant is familiar with the provisions of 54 Pa. C.S. 332 (relating to effect of registration) and understands that filing under the Fictitious Names Act does not create any exclusive or other right in the fictitious name. IN TESTIMONY WHEREOF, the undersigned have caused this Application for Registration of Fictitious Name to be executed December 5, 2011.

Christine E. Johnson

Owner

Steel Street Tours LLC

#51070 12/19

Jan. 19

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

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

ESTATE; Accountant

GERARD S. PETIT; Annette P. Landes, Administratrix

JOHN P. BRACKEN; William Perot Latimer and Norman F. Strate, Co-Executors

JOSEPH A. GAROFALO; Maryetta Buss, Executrix

AUDIT NOTICE

All Parties interested are notified that an audit list will be made up of all Accounts and the said list will be called for audit at the Northampton County Government Center, Easton, PA on: FRIDAY, JANUARY 27, 2012 AT 9:00 A.M. IN COURTROOM #1.

Dorothy L. Cole

Clerk of Orphans' Court

Jan. 12, 19

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

IN RE: BABY BOY DARIUS
THOMAS aka DARIUS JAMAAL
THOMAS-JONES, A Minor

No. 2011-2305

TERMINATION OF PARENTAL
RIGHTS OF VAUGHN JONES
TO: VAUGHN JONES

You are hereby notified that a Petition to Involuntary Termination of Parental Rights has been filed against you, asking the Court to terminate all rights you have to your child, BABY BOY DARIUS THOMAS, aka DARIUS JAMAAL THOMAS-JONES, having been born January 16, 2011. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Court Room No. 6 (Orphans' Court Room), on the Third Floor of the Lancaster County Court House, situate at 50 North Duke Street, Lancaster, Pennsylvania, said hearing to be held on Thursday, February 2, 2012 at

9:00 o'clock a.m. If you do not appear at this hearing, the court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. 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 child may be ended by the Court without your being present.

You are also notified that following the hearing to consider ending your rights to your child, an adoption hearing may be held, as a result of which the Court may decree that an adoption take place whereby your child shall be adopted by another and all parental rights with respect to the child shall be placed in another.

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 DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Court Administrator
Court Administrator's Office
Lancaster County Court House
50 North Duke Street
Lancaster, PA 17602
Telephone No. (717) 299-8041

Jan. 12, 19

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

FORD MOTOR CREDIT
COMPANY, a Delaware Limited
Liability Company

Plaintiff

vs.

Nathan C. Meixsell

Defendant

NO. C-48-CV-2009-71

ORDER

AND NOW, this 29th day of November, 2011, upon consideration of Plaintiff's motion for service pursuant to special order and affidavit in support thereof. IT IS ORDERED that the said motion is GRANTED.

IT IS FURTHER ORDERED that Plaintiff may obtain service of the Complaint on Defendant NATHAN C. MEIXSELL by:

1. Posting a copy of the Complaint upon the most public part of the premises located at 7141 Bath Pike, Bath, PA 18014;

2. First class mail to the Defendant at 7141 Bath Pike, Bath, PA 18014; and,

3. Publication in accordance with Pa.R.C.P. 430(b)(1).

4. Service of all legal papers other than original process shall be served in accordance with Pa.R.C.P. 440.

BY THE COURT:

Lawrence J. Brenner, J.

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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT

WHERE YOU CAN GET LEGAL HELP.

NORTHAMPTON COUNTY
BAR ASSOCIATION
LAWYER REFERRAL SERVICE
155 South 9th Street
Easton, PA 18042
(610) 258-6333

Jan. 19

PARALEGAL/LEGAL SECRETARY

Paralegal/legal secretary, part-time. Estate administration experience necessary. Send resume to The Law Office of Mary Ann Snell, 3400 Bath Pike, Suite 311, Bethlehem, PA 18017; e-mail maryannsnell@gmail.com.

Jan. 12, 19

SHERIFF'S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on FEBRUARY 10, 2012 at ten o'clock a.m. in the COUNCIL CHAMBERS, THIRD 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-2010-08876**

ALL that certain parcel of land situate in the City of Easton, County of Northampton and State of Pennsylvania, being known and designated as follows:

BEGINNING at a point on Palmer Street, 264 feet 2 inches East of the Northeast intersection of the building lines at St. John St. and Palmer St.;

thence North 125 feet, more or less, along property of St. John Development Co., Inc. to South building line of Williams St.; thence East 52 feet 10 inches along said building to a point; thence south 125 feet, more or less, along property of St. John Development Co., Inc. to North building line of Palmer St.; thence West 52 feet 10 inches along said line to a point and place of beginning.

KNOWN as 107 Palmer Street and Lot #6 on plot plan of St. John Development Co., Inc. drawn by James Waterbor.

BEING the same premises which Floyd R. Lux by Margaret H. Poswistilo, his attorney-in-fact, by Deed dated 04/07/1994 and recorded 04/07/1994 in the Recorder's Office of Northampton County, Pennsylvania, Instrument No. 19946003047, granted and conveyed unto Walter S. Robertson and Donna L. Robertson, his wife.

BEING KNOWN AS 107 Palmer Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NE2B-15-4.

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

SEIZED AND TAKEN into execution of the writ as the property of Walter S. Robertson and Donna L. Robertson.

LOUIS P. VITTI, ESQUIRE

No. 2**BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2010-07003**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Palmer, County of Northampton, and Commonwealth of Pennsylvania shown as Lot 215 on the Final Plan of Park View Estates, Phase 2 as recorded in Map Book 1997-5, Page

347 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 easterly right-of-way line of Old Carriage Drive (50 feet wide) at the north-west corner of Lot 216 of Park View Estates:

THENCE along said easterly right-of-way line of Old Carriage Drive (50 feet wide) the following two courses and distances:

1. Along the arc of a curve deflecting to the right having a radius of 175.00 feet and central angle of $21^{\circ} 09' 41''$ for an arc length of 64.63 feet (chord: North $09^{\circ} 56' 50''$ West 64.27 feet) to a concrete monument, THENCE;

2. North $00^{\circ} 38' 01''$ East 56.82 feet to a point at a corner of Lot 214 of Park View Estate;

THENCE along said lands of Lot 214 of Park View Estate South $89^{\circ} 21' 59''$ East 140.00 feet to a point on line of lands of Lot 213 of Park View Estates;

THENCE along said lands of Lot 213 of Park View Estates South $00^{\circ} 38' 01''$ West 70.37 feet to a point at a corner of Lot 216 of Park View Estates;

THENCE along said lands of Lot 216 of Park View Estates South $69^{\circ} 28' 19''$ West 137.47 feet to a point the place of the BEGINNING.

CONTAINING 13,373.91 square feet or 0.307 acre.

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

BEING KNOWN AS Parcel No. L8NE2-16-1.

BEING the same premises which Charles Chrin, married, by Deed dated November 11, 2003 and re-

corded December 1, 2003 in Northampton County in Deed Book 2003-1, Page 496279, granted and conveyed unto Rajesh Adusumalli and Sirisha Chalasani, married.

BEING the same premises which became vested in Tam Nguyen by Deed of Rajesh Adusumalli and Sirisha Chalasani, dated July 25, 2007 and recorded contemporaneously herewith in the Office of the Recorder of Deed in and for Northampton County.

TITLE TO SAID PREMISES IS VESTED IN Tam Nguyen by Deed from Rajesh Adusumalli and Sirisha Chalasani, husband and wife dated 07/25/07 recorded 08/21/07 in Deed Book 2007-1 Page 304456.

BEING KNOWN AS 3281 Old Carriage Drive, Easton, PA 18045.

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

SEIZED AND TAKEN into execution of the writ as the property of Tam Nguyen.

STUART WINNEG, ESQUIRE

No. 6

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-00595**

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

PARCEL #1 - MAP #J3SE3 (LOT 2, BLOCK 12).

BEING Lot No. 8 on plan of lots of Indian Trail Heights recorded in the Office for the Recording of Deeds in and for Northampton County in Map Book Vol. 10, Page 32, said lot containing ninety-six (96) feet in front on

the southerly side of Woodland Avenue, as shown on said plan, and extending southwardly in depth of equal width eighty (80) feet to the northerly side of Forest Avenue, as shown on said plan.

PARCEL #2 - MAP #J3SE3 (LOT 5, BLOCK 10)

BEGINNING at the intersection of the northerly line of Woodland Avenue and the westerly property line of Parcel #1 aforescribed; THENCE

(1) Along the said property line North two (2) degrees East 115 feet more or less to the southerly line of Avenue "E"; THENCE

(2) Along said southerly line of Avenue "E" North eighty-five (85) degrees East 502 feet to a point; THENCE

(3) Along land of Parcel #1 aforescribed, South five (5) degrees East 40 feet more or less to the aforesaid northerly line of Woodland Avenue; THENCE

(4) Along said line of Woodland Avenue, South eighty-two (82) degrees West 280 feet to a point; THENCE

(5) Along the same South seventy-two (72) degrees 240 feet more or less to the place of BEGINNING.

CONTAINING 0.762 acres more or less.

BEING KNOWN AS 3735 Mangrove Drive, Northampton, PA 18067.

THEREON BEING ERECTED on parcel J3SE3-2-12-0516 a two-story single split-level style dwelling with attached one-car garage with stucco and wood exterior and shingle roof; on parcel J3SE3-5-10-0516 vacant land.

SEIZED AND TAKEN into execution of the writ as the property of Stacey A. Robles.

MICHAEL T. MCKEEVER, ESQUIRE

No. 7

BY VIRTUE OF A CERTAIN WRT OF EXECUTION CV-2009-00728

ALL THAT CERTAIN messuage, lot or piece of land situated on the south side of East Fourth Street in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, being known as Lot 2 according to a drawing "Sacarakis Subdivision—1148 Rear East Fourth Street" dated November 23, 1979 and prepared by Robert L. Ference, Registered Surveyor, Bethlehem, PA and recorded in the Office of the Recorder of Deeds in Easton PA and being known as 1148 Rear East Fourth Street, bounded and described as follows, to wit:

BEGINNING at an iron pipe on the western side of Trone Street, said pipe being South 05 degrees 00 minutes 00 seconds East 82.14 feet from the southwest corner of East Fourth Street and Trone Street, said pipe being the true point or place of beginning;

THENCE along the western side of Trone Street, South 05 degrees 00 minutes 00 seconds East 85.86 feet to an iron pipe on the western side of Trone Street;

THENCE along land now or late of Bethlehem Area School District South 85 degrees 00 minutes 00 seconds West 45.80 feet to an iron pipe;

THENCE along the same North 05 degrees 00 minutes 00 seconds West 85.86 feet to an iron pipe;

THENCE along Lot No. 1 North 85 degrees 00 minutes 00 seconds East 45.80 feet to an iron pipe on the western side of Trone Street, said pipe being the true point or place of BEGINNING.

CONTAINING 3932.388 square feet more or less.

BEING the same premises by Deed from Pedro A. Reyes and Linda

J. Reyes, formerly husband and wife dated: 04/08/99 and recorded: 04/09/99 in Book 1999-1 Page 49555 granted and conveyed unto Pedro A. Reyes.

BEING KNOWN AS 1148 East 4th Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SE2B 11 2A 0204.

THEREON BEING ERECTED

SEIZED AND TAKEN into execution of the writ as the property of Pedro A. Reyes.

MICHAEL T. McKEEVER, ESQUIRE

No. 8
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-05908

ALL THAT CERTAIN lot or piece of ground with messuage or tenement thereon erected, known as 406 Old Mill Road, situate in the Township of Forks, County of Northampton and State of Pennsylvania, more particularly bounded and described as follows:

Beginning at a point on the south side of Old Mill Road one hundred thirty and five-tenth (130.5) feet west of the southwest corner of Old Mill Road and Toboggan Road, thence along Old Mill Road, south 84° 46' west, sixty-five (65) feet to a point; thence south 0° 02' west one hundred thirty and fifty-five hundredths (130.55) feet to a point; thence north 84° 46' east sixty- two (62) feet to a point; thence north 1° 21' east one hundred thirty and eighty-six hundredths (130.86) feet to the point, the place of beginning. Being known as Lot No. 150, Section A, Chestnut Hill (Revised Plan), map of which is recorded on the Office of the Records of Deeds, Easton, Pennsylvania, in Map Book 13, page 19. Bounded on the north by Old Mill Road, on the east by Lot No. 149, on the south by Lots

Nos. 146 and 145, and on the west by Lot No. 151.

Being the same premises which Leon J. Fisher and Sharon L. Fisher by their deed dated 1/30/02 and recorded 1/31/02 in the Recorder's Office of Northampton County, Commonwealth of Pennsylvania in Deed Book 2002-1, page 29414. Instrument# 2002005034.

BEING KNOWN AS 406 Old Mill Road, Easton, PA 18040.

TAX PARCEL NUMBER: K9SE4-6-17.

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

SEIZED AND TAKEN into execution of the writ as the property of Kathaleen A. Dallarosa.

LOUIS P. VITTI, ESQUIRE

No. 9
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-04557

ALL THAT CERTAIN messuage, tenement and lot or piece of ground thereto belonging situate on the South side of Cherokee Street between Dacotah and Seminole Streets in the 1st Ward of the City of Bethlehem, County of Northampton and State of Pennsylvania and known as House and Lot No. 505 Cherokee Street, Bethlehem, Northampton County and State of Pennsylvania being more fully bounded and described as follows to wit:

BEGINNING at a point on the Southeast line of Cherokee Street distance 40 feet from the Southwest line of Dacotah Street; thence by line parallel to said Dacotah Street and along now late of E. S. Crouthamel 100 feet Southwestwardly (erroneously stated as Southwestwardly in prior Deed Book 871 page 442) to

property now or late of Mary R. Rossland; thence Southwestwardly along said property now or late of Mary E. Rossland and 40 feet to lands now or late of the Estate of Francis Weiss; thence Northwestwardly by line parallel to said Decotah Street 100 feet to Cherokee Street; thence Northeastwardly along the Southwest side of Cherokee Street 40 feet to the place of beginning.

Being the same premises which Debora L. Saravitz N/K/A Debora L. Anderson by Deed dated 10/29/2003 and recorded 11/3/2003 in Northampton County in Volume 2003-1 Page 460844 conveyed unto Yves Deiss, also known as Yves J-G Deiss, in fee.

BEING KNOWN AS 505 Cherokee Street, Bethlehem, PA.

TAX PARCEL NUMBER:
P6SW2C-2-19.

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

SEIZED AND TAKEN into execution of the writ as the property of Yves Deiss aka Yves J-G Deiss.

HOWARD C. PRESSMAN,
ESQUIRE

No. 10

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-04562**

ALL THAT CERTAIN lot or piece of ground with messuage or tenement No. 440 Cherokee thereon erected, situate, lying and being in the 1st Ward in the City of Bethlehem, County of Northampton, and Commonwealth of Pennsylvania bounded and more fully described as follows, to wit:

BEGINNING at a point, said point being the Northwest corner of Dakotah and Cherokee Streets, and extending North along Cherokee Street,

a distance of 18 feet 6 inches, more or less, to a point in line with the middle of a partition or party wall and extending back of that same width between parallel lines at right angles to Cherokee Street a distance of 77 feet, more or less, to a 3 feet wide alley which said alley shall always be kept open as a public alley.

Being the same premises which Stephen E. Sedlock and Darby L. Sedlock, husband and wife, by Deed dated 11/29/2005 and recorded 12/2/2005 in Northampton County in Deed Book 2005-1 Page 485733 conveyed unto Yves Deiss, also known as Yves J-G Deiss, in fee.

BEING KNOWN AS 440 Cherokee Street, Bethlehem, PA.

TAX PARCEL NUMBER: P6SW2B-6-10A.

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

SEIZED AND TAKEN into execution of the writ as the property of Yves Deiss aka Yves J-G Deiss.

HOWARD C. PRESSMAN,
ESQUIRE

No. 11

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-00723**

PARCEL NO. 1:

ALL those four certain lots or pieces of land situate on the south side of Woodland Avenue in Pennsylvania, Lehigh Township, Northampton County, Pennsylvania, and known as Lots Nos. 11, 12, 13, and 14 Woodland Avenue on plan of Indian Trail Heights.

Lot No. 11 containing forty (40) feet in front on Woodland Avenue and extending in depth of that width eighty (80) feet to the north side of Forest Avenue.

Lot No. 12 containing in front on Woodland Avenue 71.875 feet, more or less, on the Forest Avenue forty (40) feet, and extending on the east and west boundaries from Woodland Avenue to Forest Avenue a depth of eighty (80) feet, as shown on said plan of Indian Trail Heights.

Lots Nos. 13 and 14 each containing forty (40) feet in front on Woodland Avenue and extending in depth of that width eighty (80) feet to the north side of Forest Avenue.

PARCEL NO. 2:

PURPART NO.1: ALL THAT CERTAIN messuage or tenement and lot or piece of ground situate on Woodland Avenue known as Lot #9 on Woodland Avenue, being an avenue laid out in a new development on lands now or late of Russel Reinhard and Emma Reinhard his wife, in Pennsville, Lehigh Township, Northampton County, Pennsylvania, said avenue running west from the road leading from Pennsville to Stone Church to the Old Mill property on lands now or late of Samuel Solliday and William Solliday, said lot being bounded and described as follows, to wit:

On the north by Woodland Avenue; on the east by Lot #10; on the south by Forest Avenue; and on the west by Lot #8.

CONTAINING in front on Woodland Avenue forty (40) feet and extending southward of that width at right angles to Forest Avenue eighty (80) feet and being known as Lot #9 on said development.

PURPART NO. 2: ALL THAT CERTAIN messuage or tenement and lot or piece of ground situate on the south side of Woodland Avenue in Pennsville, Lehigh Township, Northampton County, Pennsylvania and known as Lot No. 10 on plan of

Indian Trail Heights, said Lot No.10 contains forty (40) feet in front on Woodland Avenue, and extending in depth of that width eighty (80) feet to the north side of Forest Avenue.

BEING KNOWN AS 3739 Mangrove Drive, Northampton, PA 18067.

TAX PARCEL NUMBER: J3SE3-2-13/J3SE3-2-14.

THEREON BEING ERECTED on parcel J3SE3-2-13-0516 a single ranch style dwelling with shingle exterior and shingle roof; parcel J3SE3-2-14-0516 vacant land.

SEIZED AND TAKEN into execution of the writ as the property of Stacey A. Robles.

MICHAEL T. MCKEEVER, ESQUIRE

No. 12
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2008-02003

All that certain house and lot of land situate in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point thirty three (33) feet east of the northeast corner of Bushkill and Mulberry Streets; thence along the north side of Bushkill Street, east twenty (20) feet and ten (10) inches to a point in line of land now or late of Josephine Francisco; thence north along the same one hundred and forty (140) feet to Vine Street; thence west along the south side of said Vine Street, twenty (20) feet ten (10) inches to a point; thence south one hundred and forty (140) feet to Vine Street; thence west along the south side of said Vine Street, twenty (20) feet ten (10) inches to a point; thence south one hundred and forty (140) feet to the place of beginning.

BOUNDED on the North by Vine Street, on the East by land now or late

of Andrew J. Hawk, on the South by Bushkill Street, and on the West by property now or late of Elmer M. Stark.

Being known as: 811 Bushkill Street, Easton, Pennsylvania 18042.

TITLE TO SAID PREMISES IS VESTED IN Juan M. Sanchez and Juana I. Sanchez, husband and wife, by deed from STEVEN E. KROUSE dated September 13, 2006 and recorded September 18, 2006 in Deed Book 2006-1, Page 382811.

BEING KNOWN AS 811 Bushkill Street, Easton, PA.

TAX PARCEL NUMBER: L9NE4C 7 7 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Juan M. Sanchez and Juana I. Sanchez.

MARGARET GAIRO, ESQUIRE

No. 13
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-03186

ALL THAT CERTAIN messuage and tenement and lot or piece of land situate at the southeast corner of Seventh and North Main Streets in the Borough of Chapman, Northampton County, Pennsylvania, and being in the northern half of Lot 23 on plan of Chapman Borough surveyed by Richard Chapman drawn by T.C. Chatten, machinist, dated December, 1886, bounded and described as follows:

BEGINNING at a point, being the point of intersection of the south line of Seventh Street and the east line of North Main Street; thence extending southwardly in and along the east line of North Main Street a distance of (30) feet more or less to a point in line with

the middle of a party wall or partition wall between the dwelling erected upon the premises adjoining to the south; thence extending eastwardly through the middle of said party or partition wall a distance of (155) feet to a point in the west line of Poplar Alley; thence extending northwardly in and along the west line of Poplar Alley, a distance of (30) feet more or less to a point in the south line of Seventh Street; thence extending westwardly in and along the south line of Seventh Street a distance of (155) feet to the point, the place of BEGINNING.

Bounded west by North Main Street, north by Seventh Street, east by Poplar Alley, and south by property now or late of Walter E. Heckman and wife.

BEING KNOWN AS 1454 Main Street, Bath, PA 18014.

TAX PARCEL NUMBER: J5NE2B-4-9.

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

SEIZED AND TAKEN into execution of the writ as the property of Deanna Hilmer a/k/a Deanna Castro.

MICHAEL T. McKEEVER, ESQUIRE

No. 15
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-02087

ALL THAT CERTAIN messuage or tenement and lot or piece of ground situate on the East side of South Broad Street in the Borough of Nazareth aforesaid, being the Upper or Northern part of lot designated and numbered as Lot No. 24 South Broad Street. Containing in front on said South Broad Street thirty-two (32') feet and two (2) inches and extending

of that same width Eastwardly two hundred ten (210') feet to Cedar Alley. Bounded on the North by lot now or late of Jacob H. Beck, on the East by said alley, on the South by lot now or late of David J. Snyder and on the West by said South Broad Street.

LESS AND EXCEPTING from the above described premises the Easterly portion thereof containing in front on the Cedar Street thirty-two and five tenths (32.5') feet more or less and extending Westwardly of that width approximately ninety-three (93') feet as set forth in conveyance from Ernest Toth and Claire H. Toth, his wife, to Homer J. Kienzle and Verna B. Kienzle, his wife, by Deed bearing date the first day of May, 1947, duly recorded in Deed Book C, Volume No. 81 at Page 135.

UNDER AND SUBJECT, nevertheless, to a reservation in favor of the Grantor, Norma M. Strouse, for and during her natural life to occupy the premises herein conveyed; provided, however, said right to occupy shall cease upon the Grantor's permanently removing from said premises.

IT BEING THE SAME PREMISES which Norma M. Strouse, dated June 30, 1994, and recorded July 1, 1994, in the Office for the Recording of Deeds in and for Northampton county of East, Pennsylvania, in Deed Book H, Volume No. 1994-6 at Page 46824, granted and conveyed unto Robert David Strouse.

BEING KNOWN AS 133 South Broad Street, Nazareth, PA 18064.

TAX PARCEL NUMBER: J7SE3A-11-7-0421.

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 Patricia L. Stouse, Individually and In

Her Capacity as Administratrix of the Estate of Robert D. Strouse.

BRETT A. SOLOMAN, ESQUIRE

No. 16

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-10098**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania as shown on Final Plan "Fox Run Estates", as shown on Map Book 2004-5, Page 483.

Being known as: 10 Lower Way Rd, Easton, Pennsylvania 18045.

Title to said premises is vested in Nirmal Singh by deed from NIRMAL SINGH, SUKHJINDER SINGH AND GURINDER SINGH dated December 20, 2006 and recorded December 21, 2006 in Deed Book 2006-1, Page 525588.

BEING KNOWN AS 10 Lower Way Road, Easton, PA.

TAX PARCEL NUMBER: K8-15-2-3-0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Nirmal Singh and Sukhjinder Singh and Gurinder Singh.

MARGARET GAIRO, ESQUIRE

No. 18

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-13720**

ALL THOSE CERTAIN lots situate in the Township of Bethlehem, County of Northampton and State of Pennsylvania, designated as lots 1 to 6 inclusive and 36 to 41 inclusive block B on Plan of "Bethlehem Annex—Little Farms", recorded in the Office for the Recording of Deeds in

and for Northampton County in Map Book 8, Page 24, as follows:

BEGINNING at the intersection of the southeastern line of William Penn Highway and the northeastern line of John Street; thence extending north-eastwardly along the southeastern line of William Penn Highway north forty-four degrees seventeen minutes east a distance of one hundred thirty-two and seventy-three hundredths (132.73) feet to lot 7 block B according to said plan; thence extending south-eastwardly along the same and along line of lot 42 block B south forty-five degrees forty-three minutes east a distance of two hundred twenty (220) feet to Kelchner Street; thence extending southwestwardly along the north-western line of Kelchner Street south forty-four degrees seventeen minutes west a distance of one hundred thirty-two and seventy-three hundredths (132.73) feet to John Street; thence extending northwestwardly along the northeastern line of John Street north forty-five degrees forty-three minutes West a distance of two hundred twenty (220) feet to the point, the place of beginning.

BOUNDED on the northwest by William Penn Highway, on the north-east by lots 7 and 42 block B, on the southeast by Kelchner Street and on the southwest by John Street.

BEING KNOWN AS 3508 Easton Avenue, Bethlehem, PA.

TAX PARCEL NUMBER: M7SW3 19 1.

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

SEIZED AND TAKEN into execution of the writ as the property of Mark Biggs and Donna Biggs.

ROBERT P. DADAY, ESQUIRE

No. 20
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-05624

ALL THAT CERTAIN tract of land located in the Township of Lower Nazareth, County of Northampton and Commonwealth of Pennsylvania, (as shown on a Final Major Subdivision Plan entitled Colts Ridge, dated 8/4/03, prepared by Lehigh Engineering Associates, Inc.), bounded and described as follows; to wit:

BEGINNING at an iron pin located along Lot 29 of the aforementioned subdivision, said pin also located along the right-of-way of Truman Lane, 25.00 from centerline, and the lands herein described, thence;

1) N 84 degrees 17 minutes 28 seconds E, 539. 52 along Lot 29 of the aforementioned subdivision to an iron pin, thence;

2) S 04 degrees 57 minutes 37 seconds W, 180. 63 along lands now or former of Duaine E. & Patricia Ann Meyers to a concrete monument, thence;

3) S 85 degrees 34 minutes 16 seconds W, 537.30 along lands now or former of the following: Anthony J., Jr. & Sandra Mitsos, Andrew Graham & Ann Cooper, Mark J. Panko. David I. & Winifred K. Wilson, and Chris J. Washko & Sandra A. Tanzosh to an iron pin, thence;

4) N 05 degrees 42 minutes 32 seconds W, 168.61 N along the right-of-way of Truman Lane, 25 feet from centerline, to the above mentioned point and place of beginning containing.

BEING KNOWN AS 306 Truman Lane, Bethlehem, PA 18020.

TAX PARCEL NUMBER: L7-6-6-30.

THEREON BEING ERECTED a two-story single dwelling with at-

tached two-car garage with vinyl siding and brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Patrick A. Wypler and Michelle L. Wypler.

MICHAEL T. McKEEVER, ESQUIRE

No. 21

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-1999-ML-4256**

ALL THAT CERTAIN lot or piece of ground with frame messuage or tenement thereon erected, situate on the South side and known as No. Six Hundred Sixteen (616) Northampton Street in the City of Easton, County of Northampton and State of Pennsylvania, CONTAINING in front on said Northampton Street Fifteen (15) feet, and extending of that width Southwardly Sixty-Seven (67) feet Nine (9) inches to Lot now or formerly of Simon Rice.

BOUNDED on the North by said Northampton Street, on the East by Lot now or formerly of Joseph Kuss, on the South by Lot of Simon Rice, aforesaid, and on the West by Lot late of George Weber, deceased.

EXCEPTING AND RESERVING thereout and therefrom the free and interrupted use in common of a certain Three (3) feet wide alley extending South from Northampton Street along the East side of the premises hereby conveyed and also the free and interrupted use in common of a certain cistern and privy located and erected partly on this and partly on the premises adjoining to the East, subject nevertheless to the payment of one-half of all necessary charges and expenses of maintenance thereof.

BEING KNOWN AS 616 Northampton Street, Easton, PA.

TAX PARCEL NUMBER: L9SE1B 25 15.

THEREON BEING vacant land.

SEIZED AND TAKEN into execution of the writ as the property of Keenhold Associates.

ROBERT P. DADAY, ESQUIRE

No. 22

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-02592**

ALL THAT CERTAIN messuage, tenement and lot or piece of land situate on the easterly side or line of Wood Street, commonly known as No. 760 Wood Street, in the said City of Bethlehem, County of Northampton, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the easterly line of Wood Street distance one hundred fifty-five and four-tenths (155.4") feet north on the northerly line of East Garrison Street, said point being the extension of a line through the middle of the party or partition wall dividing the house erected on these premises from the one adjoining it immediately on the south; thence extending northwardly along the said easterly line of said Wood Street a distance of nineteen (19') feet to a point, said point being the extension of a line through the middle of the party or partition wall dividing the house erected on these premises from the one adjoining it immediately on the north; Thence extending eastwardly of that same width of nineteen (19') feet between parallel lines at right angles to Wood Street, the said lines passing partly through the middle of the party or partition walls aforesaid a distance of ninety-eight (98') feet to Stirling Street.

BOUNDED on the north and south by lands formerly of David J. Goodman and Harry Goodman; on

the east by Stirling Street and on the west by Wood Street.

BEING KNOWN AS 760 Wood Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER:
P6NE2A-19-10.

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

SEIZED AND TAKEN into execution of the writ as the property of Carla L. Miller.

MICHAEL T. MCKEEVER, ESQUIRE

No. 23
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-05796

ALL THOSE CERTAIN Lot or Parcel of land in Allen Township, Northampton County, Pennsylvania, bounded to wit:

BEGINNING at a railroad spike in the center of L.R. 48051, 21 degrees 01 minutes 18 seconds East, 7.41 feet from the intersection of the center line of L.R. 48051 and L.R. 48050; thence from this true point of beginning along the center line of L.R. 48051, South 21 degrees 01 minutes 18 seconds West, a distance of 318.53 feet to a railroad spike in the center of L.R. 48051; thence along land of Arthur G. Warren C. and Norman P. Frable, North 71 degrees 56 minutes 40 seconds West, a distance of 178.56 feet to a bolt; thence along land of Norman and Grace Frable, North 0 degrees 36 minutes 26 seconds East, 115.03 feet to a railroad spike in the center of L.R. 48050; thence along same North 83 degrees 44 minutes 40 seconds East, 17.57 feet to a railroad spike in the center of L.R. 48050; thence North 6 degrees 15 minutes 20 seconds West, a distance of 70.39 feet to a point in line of land of Elias W. and Mirian C. Spengler; thence along same, South 81 degrees 6 min-

utes 22 seconds East, a distance of 238.33 feet, more or less, to the point of beginning.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: K4-23-8 AND K4-30-6.

Together with all singular, the buildings, improvements, woods, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof and also all the Estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said Grantor, of in and to the said premises, with the appurtenances.

BEING THE SAME PREMISES which Stefano Lombardo and Patricia A. Lombardo, by their Deed dated October 8, 2008 and recorded on October 10, 2008 in the Office for the Recording of Deeds in and for the County of Northampton, Easton, Pennsylvania at Deed Book Volume 2008-1, Page 280647, granted and conveyed unto Anthony K. Alkhal.

BEING KNOWN AS 3819 Seemsville Road, a/k/a 3819 Old Carriage Road, Northampton, PA.

TAX PARCEL NUMBER: K4-23-8 and K4-30-6.

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

SEIZED AND TAKEN into execution of the writ as the property of Anthony K. Alkhal.

GROSS MCGINLEY, ESQUIRE

No. 24
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-14358

ALL THAT CERTAIN frame bungalow and lot of land on which the

same is erected, situated on the West side of North Pardee Street and known as 830 North Pardee Street, in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point, the Northwest corner of the intersection of the property lines of Hoffman Terrace and North Pardee Street; thence extending northwardly along the West side of North Pardee Street 50 feet, more or less, and thence extending of that width in depth westwardly 150 feet, more or less, to property now or late of C. K. Williams.

BOUNDED on the North by a two feet wide concrete walk for the use of the property conveyed and the property on the North thereof known as 836 North Pardee Street; on the East by North Pardee Street; on the South by Hoffman Terrace, being a fifteen feet wide roadway for the use of all the property abutting on said roadway; and on the West by property now or late C. K. Williams.

Being known as: 830 Pardee Street, Easton, Pennsylvania 18042.

Title to said premises is vested in Mary Jane Long, Known Surviving Heir of Earl H. Penders, Deceased Mortgagor and Real Owner, Dick Hess, Known Surviving Heir of Earl H. Penders, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Earl H. Penders, Deceased Mortgagor and Real Owner by deed from EARL F. PENDERS AND BEULAH M. PENDERS, HIS WIFE dated May 2, 1969 and recorded May 2, 1969 in Deed Book 344, Page 249.

TAX PARCEL NUMBER: L9NE2A-6-4.

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 Mary Jane Long, Known Surviving Heir of Earl H. Penders, Deceased Mortgagor and Real Owner, Dick Hess, Known Surviving Heir of Earl H. Penders, Deceased Mortgagor and Real Owner, and Unknown Surviving Heirs of Earl H. Penders, Deceased Mortgagor and Real Owner.

MARGARET GAIRO, ESQUIRE

No. 26

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-01360**

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

PROPERTY BEING KNOWN AS:

BEGINNING at a point in the West line of Concord Avenue distant sixty-five feet South of Elmhurst Avenue, thence extending in and along the said West line of Concord Avenue Southwardly a distance of sixty (60) feet, and of that same width, between parallel lines of right angles to Concord Avenue, extending Westwardly a distance of one hundred twenty (120) feet;

BOUNDED on the North by land now or late of Melrose Land Company, on the East by Concord Avenue, on the South and on the West by other lands of Melrose Land Company. City of Bethlehem.

BEING KNOWN AS 2115 Concord Avenue, Bethlehem, PA.

TAX PARCEL NUMBER: N6NE3D-5A-2.

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

SEIZED AND TAKEN into execution of the writ as the property of Jeffrey R. Knipe aka Jeffrey Knipe and Tinamarie A. Judd-Knipe.

MARTHA E. VON ROSENSTIEL,
ESQUIRE

No. 27

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-05911**

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

BEGINNING at a post by the side of the great road leading to Philadelphia, now known as Main Street, thence along the middle of the alley between this property and the property now or late of Catharine Jones, South thirty-two and one-quarter (32-1/4) degrees west seven and one-tenth (7.1) perches to a post; thence by land now or late of John Bellis, now of the Lehigh Coal and Navigation Company, South seventy-two (72) degrees East four and forty-five one-hundredths (4.45) perches to a post, thence down the Lehigh Canal North thirty (30) degrees East four and eighty-five one-hundredths (4.85) perches to the abutment of the canal bridge, thence along the side of Main Street aforesaid, North forty and one-half (40-1/2) degrees West four and three-tenths (4.3) perches to the place of BEGINNING. Containing seventy-six and fourteen one-hundredths (76.14) perches of land, more or less.

UNDER AND SUBJECT to any easements or rights-of-way that may now be of record.

BEING KNOWN AS 4 Main Street, Freemansburg, PA 18017-7230.

TAX PARCEL NUMBER: P7NW2C
3 7 0212.

THEREON BEING ERECTED a two-story apartment building with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Rodney K. Trunk and Lisa M. Trunk.
MICHAEL T. McKEEVER, ESQUIRE

No. 28

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-00748**

ALL THAT CERTAIN messuage, tenement, tract of ground situate on the southerly side of Meadow Lane and known as 114 Meadow Lane, in the Borough of Northampton, County of Northampton, Commonwealth of Pennsylvania, bounded and described according to a plan and survey by Eckert & Malone, Inc., Civil Engineers and Land Surveyors, Sellersville, Pennsylvania, dated September 24, 1973, as follows, to wit:

BEGINNING at a point, said point being the intersection of the southerly right of way line of Meadow Lane and the easterly right of way line of Cherryville Road; thence along the southerly right of way line of Meadow Lane, North seventy seven (77) degrees zero minutes zero seconds East, a distance of one hundred twenty six and seventeen one hundredths (126.17) feet to an iron pipe, said iron pipe being the true place of beginning; thence continuing along the southerly right of way line of Meadow Lane, North seventy seven (77) degrees zero minutes zero seconds East, a distance of sixty six and eleven one hundredths (66.11) feet to an iron pipe, a corner in line of Lot 30B; thence along line of Lot 30B, South thirteen (13) degrees zero minutes zero seconds East, a distance of one hundred twenty (120) feet to an iron pipe; thence South seventy seven (77) degrees zero minutes zero seconds

West, a distance of twenty four and eighty one-hundredths (24.80) feet to an iron pipe, a corner in line of lands of Peter Skrapits; thence along line of Peter Skrapits, North thirty three (33) degrees forty one (41) minutes thirty seven (37) seconds West a distance of forty six and ninety four one hundredths (46.94) feet to an iron pin, a corner in line of lands of William Galgon; thence along line of lands of William Galgon, North thirty one (31) degrees zero minutes zero seconds West, a distance of eighty (80) feet to an iron pipe, said pipe being the true place of BEGINNING.

CONTAINING 5,542.83 SQUARE FEET OF LAND, MORE OR LESS.

BEING THE SAME PREMISES WHICH Melvin E. Lebo and Sandra I. Lebo by deed dated 3/28/02 and recorded 4/2/02 in Northampton County Record Book Volume 2002-1 Page 084399, granted and conveyed unto Steven R. Reinsmith and Lisa M. Reinsmith, husband and wife.

BEING KNOWN AS 114 Meadow Lane, Northampton, PA 18067.

TAX PARCEL NUMBER: L4NW4D-3-34E.

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

SEIZED AND TAKEN into execution of the writ as the property of Lisa M. Reinsmith and Steven R. Reinsmith.

LEON P. HALLER, ESQUIRE

No. 29

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-07005**

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

BEGINNING at an iron pin the curb line on the South side of Broad Street; thence along the lot now or late of William H. Doffert South 4-3/4th degrees East 232 feet to an iron pin on the North side of a 20 feet alley; thence along said alley South 85-1/4th degrees West 52 feet to an iron pin along said alley; thence along lot now or late of Owen C. Lichenwalner North 4-3/4th degrees West 232 feet to an iron pin in the curb line on the South side of Messinger Street now Broad Street; thence along said curb line North 85-1/4th degrees East 50 feet and place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard L. Horton and Terry DeFrancesco, by Deed from Charles J. Orem and Sylvia K. Orem, h/w, dated 07/18/2008, recorded 08/04/2008 in Book 2008-1, Page 225436.

By virtue of the death of Ricahrd L. Horton on 11/21/2008, defendant Terry DeFrancesco became sole owner of the mortgaged premises as joint tenant with right of survivorship.

BEING KNOWN AS 352 Broad Street, Easton, PA 18045-5666.

TAX PARCEL NUMBER: J8SE3B 15 2 0430.

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

SEIZED AND TAKEN into execution of the writ as the property of Terry Defrancesco.

DANIEL G. SCHMIEG, ESQUIRE

No. 30

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-06417**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Wilson, County of

Northampton and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southerly side of Second Street (52 feet wide) at the distance of 529.36 feet Westwardly from the Westerly side of 23rd Street (60 feet wide).

CONTAINING in front or breadth on the said Southerly side of Second Street 20 feet, and extending of that width in length or depth Southwardly between parallel lines at right angles to the said Second Street, passing through the center of party walls between these premises and the premises adjoining 86.16 feet.

TITLE TO SAID PREMISES IS VESTED IN Queenesther Johnson, by Deed from Eleanor R. Roskilly, dated 09/30/2005, recorded 10/13/2005 in Book 2005-1, Page 403981.

BEING KNOWN AS 2352 2nd Street aka 2352 Second Street, Easton, PA 18042-6062.

TAX PARCEL NUMBER: M9NW1C 9 4 0837.

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

SEIZED AND TAKEN into execution of the writ as the property of Queenesther Johnson aka Queen Esther Johnson.

DANIEL G. SCHMIEG, ESQUIRE

No. 31
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-07574

ALL THAT CERTAIN dwelling house, numbered 819 Lehigh Street, being the eastern half of a double dwelling house, and lot of land on which the said eastern half of the said double dwelling house is erected, situated on the north side of Lehigh Street, in the said City of Easton,

beginning at a point, the southwest corner of land of S. Morton Zulick, thence extending along said Lehigh Street, westwardly 29 feet to a point in the dividing line of said double dwelling house, and of that width extending northwardly in depth between parallel lines 106 feet to land about to be conveyed to John R. Chidsey.

TITLE TO SAID PREMISES IS VESTED IN Cedric G. Bright, a married man, by Deed from Simeon Pecchia and Donna Pecchia, h/w, dated 04/05/2004, recorded 04/07/2004 in Book 2004-1, Page 128629.

BEING KNOWN AS 819 Lehigh Street, Easton, PA 18042-4327.

TAX PARCEL NUMBER: L9SE1C 7 10 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Cedric G. Bright.

DANIEL G. SCHMIEG, ESQUIRE

No. 32
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-04750

ALL THAT CERTAIN lot of land situate on the East side of Center Street, known as No. 532 Center Street, in the City of Easton, County of Northampton, and Commonwealth of Pennsylvania, CONTAINING in front on said Center Street twenty (20) feet, and extending of that width Eastwardly one hundred forty (140) feet in depth to a ten (10) feet wide private alley.

BOUNDED on the North by property now or late of Harry E. Paul, on the East by said private alley, on the South by property now or late of Irvin Price, and on the West by Center Street.

TITLE TO SAID PREMISES IS VESTED IN Gary P. Evans and Candi C. Evans, h/w, by Deed from Randy Lee Dalrymple and Jacqueline P. Dalrymple, fka, Jacqueline P. Trauger, h/w, dated 03/31/1986, recorded 04/08/1986 in Book 698, Page 705.

BEING KNOWN AS 532 Centre Street a/k/a 532 Center Street, Easton, PA 18042-6449.

TAX PARCEL NUMBER: M9NE1B-5-12.

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

SEIZED AND TAKEN into execution of the writ as the property of Gary P. Evans and Candi C. Evans.

DANIEL G. SCHMIEG, ESQUIRE

No. 33

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-02983**

ALL that certain parcel of property situated in the Borough of East Bangor, County of Northampton and Commonwealth of Pennsylvania, described as follows:

BEGINNING at a corner on Blaine Street; THENCE along the line of Lot Number 21, South one-quarter (1/4) degrees West, one-hundred forty-five (145) feet to a corner; THENCE along the line of a ten (10) foot alley. North eighty-nine and three quarters (89 3/4) degrees East, eighty (80) feet to a corner; THENCE along the line of Henry Milton's Lot, South one-quarter (1/4) degrees West, one-hundred forty-five (145) feet to a corner; THENCE along the line on Blaine Street, North eighty-nine and three quarters (89 3/4) degrees West, eighty (80) feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN John B. Cooper and Charlene H. Cooper, his wife, by Deed

from James V. Weisenberger and Catherine C. Weisenberger, his wife, dated 06/23/1986, recorded 06/24/1986 in Book 703, Page 143.

BEING KNOWN AS 446 Blaine Street, Bangor, PA 18013-2110.

TAX PARCEL NUMBER: D10SW1D 3 16 0109.

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

SEIZED AND TAKEN into execution of the writ as the property of John B. Cooper and Charlene H. Cooper.

DANIEL G. SCHMIEG, ESQUIRE

No. 34

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-14292**

All that certain lot or piece of land situate in Williams Township, in the County of Northampton, and Commonwealth of Pennsylvania bounded and described as follows, to wit:

Beginning at a black oak tree, thence by land now or late of the Glendon Iron Company south sixty-four degrees and three-quarters west, thirty-one perches and two-tenths to a stone, thence by lands now or late of Thomas Richards south forty-one and one quarter degrees east, nine perches and three-tenths to a stone, thence by land now or late of Peter Jacoby south eighty-three and one-half degrees east, seven perches and two tenths of a stone, thence by the same, north eighty-six degrees east eighteen perches to a post; thence by land now or late of the Glendon Iron Company, north seven and one-half degrees west, nineteen perches and one-half to the place of beginning. Containing two acres and sixty-eight perches, strict measure.

TITLE TO SAID PREMISES IS VESTED IN Stella E. Breiner and

Kenneth A. Breiner, mother and son, as joint tenants with right of survivorship, and not as tenants in common, by Deed from Stella E. Breiner, a widow, dated 08/21/2004, recorded 08/23/2004 in Book 2004-1, Page 329495.

BEING KNOWN AS 95 Gaffney Hill Road, Easton, PA 18042-9516.

TAX PARCEL NUMBER: N9-5-8 0836, N9-6-19-0836.

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

SEIZED AND TAKEN into execution of the writ as the property of Kenneth A. Breiner and Stella E. Breiner.

DANIEL G. SCHMIEG, ESQUIRE

No. 35
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-08919

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the Northerly side of Spring Garden Street in the City of Easton, County of Northampton and State of Pennsylvania, known as 217 SPRING GARDEN STREET, EASTON, PENNSYLVANIA, BOUNDED and described according to a Plan and Survey thereof made by Walter F. Auch, Registered Engineer surveyed January 27, 1954, and drawn January 30, 1954, as follows, to wit:

BEGINNING at a point on the Northerly building line of Spring Garden Street, said point being at a distance of 70.0 feet on the course N 86 degrees 00 minute W from the Northwesterly corner of North Second and Spring Garden Streets; thence by the said building line of Spring Garden Street N 86 degrees 00 minute W 90.0 feet to a point; thence by land of St.

Michael Roman Catholic Parish N 4 degrees 35 minutes E 89.52 feet to a point; thence by land of F. Royce Bush by the Northerly face of a brick wall S 86 degrees 21 minutes E 50.0 feet to a point at the Easterly end of said brick wall; thence by land of F. Royce Bush S 4 degrees 35 minutes W 30.0 feet to a point; thence by the same S 86 degrees 21 minutes E 40.0 feet to a point; thence by the same S 4 degrees 35 minutes W 60.07 feet to a point, the place of beginning.

SUBJECT, HOWEVER, to any and all easements, covenants, conditions, and restrictions whether of record or visible on the above-described premises, or otherwise, if any.

TITLE TO SAID PREMISES IS VESTED IN Mathew T. Tillotson, married, by Deed from Markris Realty, LLC., a Pennsylvania limited liability company, dated 05/15/2006, recorded 05/22/2006 in Book 2006-1, Page 202807.

BEING KNOWN AS 217 Spring Garden Street, Easton, PA 18042-3619.

TAX PARCEL NUMBER: L9NE3C 2 14 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Mathew T. Tillotson.

DANIEL G. SCHMIEG, ESQUIRE

No. 36
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2008-13040

ALL THAT CERTAIN lot or tract of land on the east side of Weygadt Drive in the City of Easton, County of Northampton, Commonwealth of Pennsylvania, being Lot No. 1 on the Plan of Kinderwood Manor, dated February 13, 1975, prepared by Dale

Kulp and recorded in the Office of the Recorder of Deeds in Northampton County in Plan Book 34, Page 36, being more particularly bounded and described as follows, to wit:

BEGINNING at an iron pipe it being the northwest corner of land now or late of Elwyn Tilden and the East side of Weygadt Drive, thence along the east side of Weygadt Drive the following two courses and distances: North 21 degrees 33 minutes 27 seconds West 165.61 feet to an iron pipe, thence around a curve to the left having a length of 52.56 feet to an iron pipe, thence along Burke Street and a curve to the right with a length of 49.48 feet to an iron pipe, thence along Lot #2 of which this was a part of North 87 degrees 21 minutes 23 seconds East 236.17 feet to an iron pipe, thence along Lot #3 of which this was a part South 24 degrees 46 minutes 27 seconds East 232.8 feet to a found iron pipe, thence along land now or late of Elwyn Tilden the following two courses and distances: South 79 degrees 18 minutes 33 seconds West 162.37 feet to a found iron pipe, thence South 65 degrees 23 minutes 33 seconds West 53.54 feet to an iron pipe, the place of beginning.

CONTAINING 1.06 acres.

BOUNDED on the North by Lot #2, on the East by Lot #3, on the South by land now or late of Elwyn Tilden and on the West by Weygadt Drive.

SUBJECT TO any and all easements, restrictions and covenants of record.

TOGETHER with a 20 feet wide right of way for a sewer easement across the southwest corner of Lot #2 including a right of ingress and egress across said easement to repair, maintain and replace said sewer line.

THIS easement shall be for the benefit of the grantees, herein, their heirs and assigns, on the condition that if the grantees, herein, their heirs and assigns, disturb this easement for the aforesaid purposes, the land will be restored to its prior condition.

TITLE TO SAID PREMISES IS VESTED IN John G. Cavallo and Dana S. Cavallo, his wife, by Deed from G. Robb Means and Margery S. Means, his wife, dated 12/30/2004, recorded 01/05/2005 in Book 2005-1, Page 4541.

BEING KNOWN AS 609 Weygadt Drive, Easton, PA 18042-1624.

TAX PARCEL NUMBER: L10NW1A3 1B-2.

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

SEIZED AND TAKEN into execution of the writ as the property of John G. Cavallo and Dana S. Cavallo.

DANIEL G. SCHMIEG, ESQUIRE

No. 37

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-03491**

All that certain messuage, tenement, tract, parcel of piece of land lying and being in the Borough of Portland, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a stone in the public road leading from Easton to the Delaware Water Gap; Thence North twenty-eight degrees East three and nine-tenths perches to a corner in land of William L. Bowman; thence North sixty-three degrees West ten perches to a stake; thence by land of Peter Frey South twenty nine degrees West three and nine-tenth perches to a corner in land of H. P. Armstrong; thence South sixty-three degrees East ten perches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Carl W. Beck and Arlene M. Beck, his wife, as tenants by the entireties, by Deed from Mason J. Reimer and Shirley M. Reimer, parents and natural Guardians of Pamela C. Reimer and Curtis A. Reimer, minors and Albert W. Newton and Audrey C. Newton, parents and natural Guardians of Craig W. Newton and Jason C. Newton, minors, dated 04/21/1969, recorded 04/25/1969 in Book 343, Page 334.

By virtue of death of Carl W. Beck on 7/25/99, Arlene M. Beck became the sole owner of the mortgaged premises as surviving tenant by the entireties. Arlene M. Beck died on 8/18/07 and upon information and belief, her heirs or devisees, and personal representative, as confirmed by the Register of Wills of Northampton County, are unknown.

BEING KNOWN AS 201 State Street, Portland, PA 18351.

TAX PARCEL NUMBER:
C11NE2B8 7 0127.

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 Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Arlene M. Beck, Deceased.

DANIEL G. SCHMIEG, ESQUIRE

No. 38

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-10822**

Parcel No. 1:

All that certain lot or piece of ground, together with the improvements thereon, situate on the North side of East Tenth Street in the Third Ward of the Borough of Northampton,

County of Northampton and State of Pennsylvania, being known as No. 519 E. Tenth Street, bounded and described as follows, to-wit:

Beginning at a point in the middle of East Tenth Street, leading from Northampton to Howertown, and in line of land now or late of Charles Bittner; thence along the middle of said Tenth Street, in an Easterly direction, 24 feet, more or less, to a point in said Tenth Street and in line of land now or late of Stephen Hanto and Mary Hanto, his wife; thence along said land and partly through the middle of a party wall dividing the herein described premises and premises known as No. 521 East Tenth Street, in a Northerly direction 150 feet, more or less, to a point in the line on land now or late of Stephen Hanto and Mary Hanto, his wife; thence Westwardly along the same, 24 feet, more or less, to a point in line of land of the said Charles Bittner; thence along the latter South 150 feet, more or less, to a point, the place of beginning.

Parcel No. 2:

All that certain tract of land, including a cinder block garage, situate to the rear of property of Helen Marx, known as No. 519 East Tenth Street, in the Third Ward of the Borough of Northampton, County of Northampton and State of Pennsylvania, as follows, to-wit:

Beginning at a point at the Northwest corner of the property of record owner Rudolph J. Marx and Helen Marx, husband and wife, thence along the latter North 88 degrees 15 minutes West 24 feet to a point in line of land now or late of Paul E. Epser; thence North 01 degree 45 minutes East 25 feet along the latter to a point; thence South 88 degrees 15 minutes East along property now or late of

Universal Atals line, 24 feet to a point along the rear portion of property now or late of Mary Hanto; thence South 01 degree 45 minutes West more or less, 25 feet to the place of beginning.

Commonly known as: 519 East 10Th. Street, Northampton, PA 18067.

UNDER AND SUBJECT to any easements, conditions, covenants, reservations, and restrictions appearing of record, and any judgments or mortgages, including, but not limited to the following:

Under and Subject to any easements, conditions, covenants, reservations, and restrictions appearing of record.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: Map M4NE1A, Block 5, Lot 6.

TITLE TO SAID PREMISES IS VESTED IN Catherine A. Iliff and Michael S. Iliff, h/w, by Deed from Donald F. Suranofsky, Sr., dated 04/20/2006, recorded 04/21/2006 in Book 2006-1, Page 157236.

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

SEIZED AND TAKEN into execution of the writ as the property of Donald F. Suranofsky, Sr. and Catherine A. Iliff and Michael S. Iliff.

DANIEL G. SCHMIEG, ESQUIRE

No. 39
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-03149

ALL THAT CERTAIN messuage, tenement, or tract of land with the buildings, situate on the south side of Twelfth Street (formerly Hickory Street) in the Borough of Northampton, Northampton County, Commonwealth of

Pennsylvania, bounded on the north by Twelfth Street, on the east by lot now or late of John Yoniglosz, on the south by Cement Alley, and on the west by Lot No. 126 now or late of John Shigo.

CONTAINING tin front said Twelfth Street twenty-five (25) feet and extending southward of that width at right angles to said Twelfth Street, a depth of one hundred and fifty (150) feet to aforesaid Cement Alley.

BEING the western half of Lot No. 127 on plan of town lots laid out of the land of estate of Peter Beil by the Lehigh Engineering Company, C.E.

TOGETHER with all and singular the buildings and improvements, ways, alleys, driveways, passages, waters, water-courses, rights, liberties, priveleges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

TITLE TO SAID PREMISES IS VESTED IN Craig A. White, father and Krystal R. White, daughter, by Deed from Henry E. Allison, Jr. and Holli A. Allison, h/w, dated 06/26/2007, recorded 07/16/2007 in Book 2007-1, Page 259525.

BEING KNOWN AS 424 East 12th Street, Northampton, PA 18067-1745.

TAX PARCEL NUMBER: M4NW2B 4 4 0522.

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

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

Krystal R. Leap aka Krystal R. White and James R. Leap and Craig A. White.

DANIEL G. SCHMIEG, ESQUIRE

No. 40
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-06524

All that certain piece of ground, with improvements thereon erected, known as 1224 Collmar Avenue, situate in the Township of Palmer, County of Northampton and State of Pennsylvania:

Being known as Lot No. 116 and the Southern half of Lot No. 117, as shown on the Plan of 'Wilden', said Map or Plan being recorded in Map Book Volume 6, Page 18, Northampton County Records, and being more particularly bounded and described as follows;

Beginning at a point on the Easterly building line of Collmar Avenue, said point being distant 120.0 feet on the course North 1 degree 20 minutes East from the point of intersection of the extended Northerly building line of Greenway Street and the extended Easterly building line of Collmar Avenue; Thence by the Easterly building line of Collmar Avenue North 1 degree 20 minutes East, 60.0 feet to a point; Thence through Lot No. 117, South 88 degrees 40 minutes East, 115.0 feet to a point; Thence by Lots Nos. 108 and 109, South 1 degree 20 minutes West, 60.0 feet to a point; Thence by Lot No. 115, North 88 degrees 40 minutes West, 115.0 feet to a point, the place of Beginning.

Bounded on the North by the Northern half of Lot No. 117; on the East by Lots Nos. 108 and 109; on the South by Lot No. 115; and on the West by Collmar Avenue.

TITLE TO SAID PREMISES IS VESTED IN Blaine C. Fehr and Alice

A. Fehr, his wife, by Deed from Irvin F. Fry and Elizabeth Fry, his wife, dated 06/12/1961, recorded 06/13/1961 in Book 150, Page 534.

By virtue of the death of Blaine C. Fehr, on 8/20/2005, Alice A. Fehr became the sole owner of the mortgaged premises as surviving tenant by the entireties.

BEING KNOWN AS 1224 Colmar Avenue, Easton, PA 18045-5630.

TAX PARCEL NUMBER: M8SE2 8 10 0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Alice A. Fehr.

DANIEL G. SCHMIEG, ESQUIRE

No. 41
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-04402

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

BEGINNING at an iron pin, thence along lands now or late of Paul Herti North 18 degrees 45 minutes West 106.6 feet, more or less, to a corner, thence along lands now or late of Paul Herti South 75 degrees 02 minutes West 160 feet, more or less, to a corner; thence along lands of the Lehigh River South 14 degrees 58 minutes East 160 feet to a corner; thence along lands now or late of Paul Herti North 75 degrees 02 minutes East 166.8 feet, more or less, to a corner; thence along lands now or late of Hnath North 18 degrees 45 minutes West 53.7 feet to the place of beginning.

CONTAINING a roadway crossing the property in a northwesterly direc-

tion, with a width of 20 feet, and adjacent to the east side of street.

UNDER AND SUBJECT to the easements and restrictions as set forth in the chain of title.

UNDER AND SUBJECT, NEVERTHELESS TO CERTAIN CONDITIONS AND RESTRICTIONS OF RECORD AS AFORESAID.

TITLE TO SAID PREMISES IS VESTED IN Lamont C. Schaffer and Anita L. Mazziotta, as joint tenants with right of survivorship, and not as tenants in common, by Deed from Vincent N. Dieter and Judith A. Dieter, h/w, dated 04/30/2003, recorded 05/05/2003 in Book 2003-1, Page 159144.

BEING KNOWN AS 271 Riverview Drive F a/k/a 4759 Three Mile Lane, Walnutport, PA 18088.

TAX PARCEL NUMBER: K2 8 2C 0516.

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

SEIZED AND TAKEN into execution of the writ as the property of Lamont C. Schaffer and Anita L. Mazziotta.

DANIEL G. SCHMIEG, ESQUIRE

No. 42

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-04611**

ALL THAT CERTAIN message and tenement and lot or piece of land situated on the south side of Spruce Street, between Elder and Twelfth Streets, and known as No. 1142 Spruce Street, in the City of Easton, County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

CONTAINING in front on said Spruce Street 15 feet, and extending of that width southwardly 92 feet, more or less, to land now or late of

George Barnet. Said lot being a part of Lots Nos. 5, 6, 29, and 30 on plan of lots of Charles McIntyre.

BOUNDED on the east by land now or late of James Papics and Vilma Papics, on the south by land now or late of George Barnet, on the west by land of the City of Easton, and on the north by said Spruce Street.

TITLE TO SAID PREMISES IS VESTED IN Gerald W. Mimplitsch and Joan M. Mimplitsch, his wife, by deed from Julia Vargo, widow, dated 01/24/1980, recorded 01/24/1980 in Book 610, Page 1018. And by virtue of the death of Gerald M. Mimplitsch on 08/07/2009, Joan M. Mimplitsch, became sole owner of the property.

BEING KNOWN AS 1142 Spruce Street, Easton, PA 18042-4157.

TAX PARCEL NUMBER: L9SE1D 13 1 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Joan M. Mimplitsch a/k/a Joan M. Stem.

DANIEL G. SCHMIEG, ESQUIRE

No. 44

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-13749**

ALL THAT CERTAIN lot, tract, or parcel of land with the improvements erected thereon, lying on the West side of Oakland Drive, designated as Lot No. 77, as shown on the Final Record Subdivision Plan of Property for North Hills, Phase IV, Section 'A', prepared by the Martin H. Schuler Company, Engineers and Surveyors of Allentown, Pennsylvania; which plan is recorded at the Recorder of Deeds Office in and for the County of Northampton in Map Book No. 2005-5, page 221, situated in the Township

of Allen, County of Northampton, Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point on the western property line of Oakland Drive (50.00 feet wide), said point being the northernmost corner of Lot No. 76 of the North Hills Subdivision, Phase IV;

THENCE extending along Lot No. 76 of the North Hills Subdivision, Phase IV, South 67 degrees 11 minutes 26 seconds West 120.00 feet to a point;

THENCE extending along property now or late of David & Michelle Hobel, North 22 degrees 48 minutes 34 seconds West 50.00 feet to a point;

THENCE extending along Lot No. 78 of the North Hills Subdivision, Phase IV, North 67 degrees 11 minutes 26 seconds East 120.00 feet to a point on the western property line of Oakland Drive;

THENCE extending along the western property line of Oakland Drive, South 22 degrees 48 minutes 34 seconds East 50.00 feet to the point of Beginning.

SUBJECT, however, to a proposed 10.00 feet wide general utility easement along Oakland Drive.

SUBJECT, however, to one-half of a proposed 20.00 feet wide utility easement along the southern side of the above described property.

TITLE TO SAID PREMISES IS VESTED IN Bruce D. Schaller, unmarried and Linda B. Edson, unmarried, by Deed from Louis Tepes, Jr. and Bernice S. Tepes, h/w, dated 05/23/2007, recorded 06/07/2007 in Book 2007-1, Page 209847.

BEING KNOWN AS 3056 Oakland Drive, Northampton, PA 18067-1042.

TAX PARCEL NUMBER: L3 6 3-119 0501.

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

SEIZED AND TAKEN into execution of the writ as the property of Bruce D. Schaller and Linda B. Edson.

DANIEL G. SCHMIEG, ESQUIRE

No. 45

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-05616**

All that certain messuage, tenement and lot or piece of ground situate on the Easterly side of Folk Street, known as 424 Folk Street in the City of Easton, County of Northampton, Commonwealth of Pennsylvania as shown on a survey plan prepared by Kenneth R. Hahn PLS drawing No. 86-194 dated September 3, 1986, bounded and described as follows:

Beginning at a point on the easterly right of way line of Folk Street, (50 feet wide), said point being located 37.50 feet North of the northerly right of way line of Kleinhans Street, (40 feet wide); thence extending along the easterly right of way line of Folk Street, North 0 degrees 00 minutes East (due North), 37.50 feet to a point; thence extending along the southerly property line of now or late Patricia Medellin, 418 Folk Street as recorded in deed book 558, on Page 695, North 90 degrees 00 minutes East, (due East), 120.00 feet to a point; thence extending along the westerly property line of now or late Maria G. Bonomo, 180 East Kleinhans Street as recorded in Deed Book Volume 637 on Page 663, South 0 degrees 00 minutes West, (due South), 36.46 feet to a point; thence extending along the northerly property line of now or late Elaine and John J. Haney, 430 Folk Street as

recorded in Deed Book Volume 416 on Page 144, passing along the interior garage wall of the garage erected hereon, South 89 degrees 30 minutes 20 seconds West, 120.00 feet to a point on the easterly right of way line of Folk Street, the place of beginning.

CONTAINING 4,437.34 square feet.

SUBJECT to restrictions, easements, covenants, rights of way and agreements, as recorded in previous documents, deeds and plans.

TITLE TO SAID PREMISES IS VESTED IN Eugene M. Yuknis and Evelyn M. Yuknis, h/w, by Deed from Helena Ealer, widow, dated 09/09/1986, recorded 09/25/1986 in Book 710, Page 57.

BEING KNOWN AS 424 Folk Street, Easton, PA 18042-6606.

TAX PARCEL NUMBER: L9SE3C 11 9 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Eugene M. Yuknis and Evelyn M. Yuknis.

DANIEL G. SCHMIEG, ESQUIRE

No. 46

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-04515**

ALL THAT CERTAIN lot or piece of ground, together with the northern one-half of a double frame dwelling erected thereon, situate in the Township of Forks, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the road leading from the Delaware River Road to Chestnut Hill, also known as the Frost Hollow Road, and being the fourth station in the description of the tract of which this is a part; thence

South 2 degrees 14 minutes West 77 feet to a point in about the center of the Old Delaware River Road; thence South 54 degrees 26 minutes East 40 feet to a point in the line which passes through the center of the double dwelling erected on said premises; thence North 81 degrees 55 minutes West along the said line which passes through the middle of the double dwelling erected on said premises hereby conveyed and the premises erected on the South, 217 feet to a point in line of land of the heirs of Joseph Fulmer; thence along the same and land of the Metropolitan Edison Co., North 18 degrees 9 minutes East 122 feet to a point in the road leading from the Delaware River to Chestnut Hill and also known as the Frost Hollow Road; thence along the said road South 71 degrees 51 minutes East 153 feet to the place of beginning.

TOGETHER with the right and privilege in the said Grantee, his successors and assigns, their heirs, tenants, and occupiers, at all times to pass and repass in, upon, and over, the northern five feet of that portion of Tract No. 1, of which there hereinbefore described premises are a part, extending from the State Highway to the Delaware River, for any and all purpose whatsoever.

Improvements consist of a single family, two story dwelling of frame construction (one-half of a double residence).

BEING THE SAME PREMISES which Elizabeth S. Jones, widow, by deed dated July 31, 1989 and recorded July 31, 1989, in the Office of the Recorder of Deeds, Northampton County, Pennsylvania, in Book 776, Page 298, granted and conveyed unto Frank J. Soda, in fee.

BEING KNOWN AS 2290 North Delaware Drive, Easton, PA.

TAX PARCEL NUMBER:
K10NW3-1-2.

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

SEIZED AND TAKEN into execution of the writ as the property of Frank J. Soda, Sr.

JACK M. SEITZ, ESQUIRE

No. 47

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-04947**

ALL THAT CERTAIN lot or piece of land lying and being in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania and known as plan of lots of Bethlehem View Tract as Lots #37, #38, and #39, located on the east side of Campbell Street and being bounded on the north by Lot #36, on the east by Lots #66, #65 and #64, and on the south by Lot #40 and on the west by said Campbell Street.

CONTAINING in front on said Campbell Street, 60 feet, more or less and in depth of equal width 105 feet, more or less. Said plan of lots being recorded in Map Book 7, Page 31.

TITLE TO SAID PREMISES IS VESTED IN Tuta R. Pichardo, Married, by Deed from Basilio J. Collado, single, recorded on September 5, 2006 in Book 2006-1, page 363759.

BEING KNOWN AS 1878 Campbell Street, Bethlehem, PA 18017-5366.

TAX PARCEL NUMBER: N7SW1A
8 15 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Tuta R. Pichardo.

DANIEL G. SCHMIEG, ESQUIRE

No. 48

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-04006**

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

BEGINNING at a point, such point being located by the following course and distance from a bolt in the center line of U.S. Route No. 611 at the intersection of the East side of a concrete road produced which road leads into the plant of the Lehigh Portland Cement Company, North fifty-seven degrees fifty-five minutes East two hundred forty-nine and nineteen hundredths feet (249.19); thence by line of Lot No. 4 North twenty-nine degrees thirty-seven minutes West one hundred forty-seven and forty-eight hundredths feet (147.48) to a cut on a concrete curb on the Northernly side of a concrete road running at right angles to this course; thence, again by the same bearing of North twenty nine degrees thirty-seven minutes West, one hundred fifty feet (150) to an iron pipe stake on the South side of a lane; thence again by the same bearing of North twenty-nine degrees thirty-seven minutes West fifty-five and one-half feet (55.50) to a corner in line of lands now or late of the Lehigh Portland Cement Company; thence along the line of the Lehigh Portland Cement Company, North forty-five degrees forty-five minutes East thirty-eight and eighty-nine hundredths feet (38.89) and North forty-four degrees three min-

utes East twelve and eighty-nine hundredths feet (12.89) to a corner; thence by line of Lot No. 6 South twenty-nine degrees thirty-seven minutes East sixty-eight and ninety-five hundredths feet (68.95) to an iron pipe stake; thence again by the same bearing of south twenty-nine degrees thirty-seven minutes East one hundred fifty feet (150) to a cut on a concrete curb; thence again by the same bearing South twenty-nine degrees thirty-seven minutes East one hundred forty-five and forty-six hundredths feet (145.46) to a corner in the right of way of U.S. route No. 611, aforesaid; thence through U.S. Route No. 611, South fifty-seven degrees fifty-five minutes West fifty and five hundredths feet (50.05) to the place of BEGINNING.

CONTAINING 0.412 acres of land and being part of that land which Sidney and Helen F. Hockman did convey by their deed of September 27, 1966 to Nathan Abeloff, which deed is recorded in Deed Book 279, page 558, in the Office of the Recorder of Deeds, at Easton, Northampton County, PA, and being Lot No. 5 as shown on Plan of Lots of Nathan Abeloff drawn in September 1968, by John P. O'Donnell, Professional Engineer.

TOGETHER WITH all that certain 'House' lot, piece, parcel or tract of land bounded and described as follows, to wit:

BEGINNING at a point on the face of a concrete curb, such point being identified by a cut on the top of said curb, and such point being located from a bolt driven in the center line of U.S. Route No. 611 by the following two courses and distances: North twenty-nine degrees twenty-four minutes West one hundred fifty-seven and fifty-three hundredths feet

(157.53 feet) erroneously typed as (175.53 feet) in prior deed, to a nail at the edge of a concrete road, and North sixty degrees twenty-three minutes East, two hundred forty-eight and thirty-three hundredths feet (248.33) to said point on the face of a concrete curb; thence, at right angles to said concrete curb by line of Lot No. 4 North twenty-nine degrees thirty-seven minutes West, one hundred fifty feet (150.00 feet) to an iron pipe stake in the southerly boundary line of a private lane; thence, along the said southerly boundary line of a private lane North sixty degrees twenty-three minutes East, fifty feet, to an iron pipe stake; thence, by line of Lot No. 6, South twenty-nine degrees thirty-seven minutes East, one hundred fifty feet (150.00 feet) to a point on the face of the aforesaid concrete curb; thence, along said face of concrete curb, South sixty degrees twenty-three minutes West, fifty feet (50.00 feet) to the place of BEGINNING.

CONTAINING 7500 square feet of land and being part of that land which was conveyed by Sidney & Helen Hockman to Nathan Abeloff by his Deed of September 27, 1966 which deed is recorded in the Office of Recorder of Deeds at Easton, Pennsylvania in Deed Book Page 279, Page 558, and being Lot No. 5 as shown on Plan of Lots of Nathan Abeloff drawn in September 1968 by John P. O'Donnell, Professional Engineer.

IT IS THE INTENTION OF THE PARTIES HERETO THAT THIS DEED SHALL CONVEY ALL OF THE LAND AND ALL OF THE RIGHTS DESCRIBED IN NORTHAMPTON COUNTY DEED BOOK VOLUME 507 AT PAGE 544 AND NORTHAMPTON COUNTY DEED BOOK VOLUME 516 AT PAGE 125.

UNDER AND SUBJECT to the conditions and restrictions set forth in the chain of title.

UNDER AND SUBJECT to the conditions and restrictions, deemed to run with the land, that no building or structure of any kind whatsoever shall be erected upon the hereinbefore described premises located between Pennsylvania Route No. 611 and the hereinbefore described 'House' lot.

AND ALSO TOGETHER WITH the free right of ingress and regress to the said grantees, their heirs and assigns, tenants, occupiers and invitees, into, over, along and out of a ten (10) foot wide right-of-way or easement leading from State Highway L.R. No. 165 to the low-water line of the Delaware River the centerline being described as follows, to wit:

BEGINNING at a point of beginning above described, and thence south twenty-nine (29 degrees) degrees twenty-four (24) minutes East one-hundred ten (110) feet more or less to the low-water line of the Delaware River.

Reserving, however, to the grantor, their heirs and assigns, the right to change the location of said ten (10) foot wide easement to any point between Course No. 1 and Course No. 12 where such courses extend to the low-water mark of the Delaware River.

TOGETHER WITH free ingress, regress to and for the said Sidney Hochman, his heirs and assigns, his or their tenants, occupiers, possessors and invitees into, along, upon and out of two certain roads or driveways contiguous to the premises herein conveyed, to be used in common with the Lehigh Portland Cement Company, its successors and assigns, as follows:

1. A road or driveway situated at the western boundary of the premises herein conveyed, which extends along the first five (5) courses of the description thereof.

2. A road or driveway at the Eastern end of the premises herein conveyed of which courses No. 10-12 inclusive are the midline.

Subject to the terms and conditions as set forth in the Deed from the Lehigh Portland Cement Company to Sidney Hochman, dated December 6, 1962 and recorded in Deed Book #185, page 600.

Subject to the rights of the Township of Lower Mount Bethel in the road lying to the east of the structures now upon the premises as more fully set forth in the official actions of the supervisors of Lower Mount Bethel Township, the minutes of said meeting being dated July, 1964.

UNDER AND SUBJECT, nevertheless, that the hereby granted premises shall be and remain subject to the following conditions and restrictions, which are deemed to run with the land:

1. No live poultry, hogs, cattle, dogs or animals other than one cat shall be kept on said premises.

2. No building on said land, or any hereafter erected, shall be erected for or used or occupied as a public garage, manufacturing establishment, or for any offensive or malodorous occupancy.

3. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in a sanitary container.

4. No trailer, mobile home or temporary structure of any kind may be erected on or moved to the aforesaid premises.

5. No signs of any type including 'For Sale' signs shall be erected or

maintained on the premises without prior written consent of GRANTORS.

TOGETHER WITH unto the GRANTEES their heirs, successors, and assigns and with the GRANTORS, their heirs, executors and assigns to the continued use of the sewer system and the water system, roads and recreational areas, under and subject however, to an annual lien and charge to be fixed by the Lehigh Cement Row Association from time to time as a majority of said members may see fit to impose, said lien and charge to be for the maintenance of the water system and the sewer system, roads and recreational areas, it being understood that the annual charges therefore, in addition to constituting a lien against the hereinbefore described premises, shall constitute a debt which may be collected by GRANTORS, or their designee and for the said amount of such lien GRANTEES hereby confess judgment for the said sum which shall be due and owing, including attorney's fee of fifteen percent, GRANTEE waiving execution and exemption, stay of execution and authorize any attorney of any Court of record to enter this said Agreement as a judgment for the said sum owing for the prorata share of the cost of maintenance of the said water system, sewer system, roads and recreational areas.

UNDER AND SUBJECT to the conditions and restrictions set forth in the chain of title.

UNDER AND SUBJECT to the conditions and restrictions, deemed to run with the land, that no building or structure of any kind whatsoever shall be erected upon the hereinbefore described premises located between Pennsylvania Route No. 611 and the hereinbefore described 'House' Lot.

TITLE TO SAID PREMISES IS VESTED IN Stephen Faulkner and Sherry A. Faulkner, h/w, by Deed from Richard J. Galley and Ann Marie Galley, h/w, dated 02/28/2007, recorded 03/02/2007 in Book 2007-1, Page 81077.

BEING KNOWN AS 4962 Lehigh Road, Easton, PA 18040-6322.

TAX PARCEL NUMBER: H10-11-5N-0117.

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

SEIZED AND TAKEN into execution of the writ as the property of Stephen Faulkner and Sherry A. Faulkner.

DANIEL G. SCHMIEG, ESQUIRE

No. 49

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-04526**

ALL THAT CERTAIN dwelling house, together with the lot or piece of ground upon which the same is erected, being known as No. 703 Radcliffe Street, situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania, being further known as Lot No. 74, as shown on the revised Plan of "Briarcliffe Terrace," said Map of Plan being recorded in Map Book Volume 13, Page 6, Northampton County Records, and being more particularly bounded and described as follows, to wit:

On the North by Lot No. 75 on said Plan, on the East by Lot No. 73 on said Plan; on the South by Eldridge Street; and on the West by Radcliffe Street.

CONTAINING in front or width on Radcliffe Street, 80 feet; in depth along Lot No. 75, 94.73 feet; in width along the rear, 88.87 feet and in length along Eldridge Street, 55.64 feet.

UNDER AND SUBJECT to the restrictions, covenants and easements as they appear in the chain of title.

PARCEL #L8NE4-3-18-0324.

BEING THE SAME PREMISES which Ronald McPeck, married, by Indenture dated December 14, 2004 and recorded December 15, 2004 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2004-1, Page 484358, granted and conveyed unto SUSAN A. COLE and BRIAN L. COLE, husband and wife.

BEING KNOWN AS 703 Radcliffe Street, Easton, PA.

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

SEIZED AND TAKEN into execution of the writ as the property of Susan A. Cole and Brian L. Cole.

GREGORY JAVARDIAN, ESQUIRE

No. 50

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-04831**

ALL THAT CERTAIN tract or parcel of land situate on the West side of Renwick Street in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point, said point being 62.5 feet Northwardly from the intersection of the Northerly line of Gresham Street with the Westerly line of Renwick Street; thence extending in a Southerly direction along the Westerly line of Renwick Street a distance of 31.25 feet to a point; thence 105 feet Westerly to a point; thence 31.25 feet Northwardly to a point; thence 105 feet Easterly to the place of Beginning.

BEING ALL OF LOT NO. 2 on Minor Subdivision of 1903-1905

Renwick Street, which Plan is recorded in the Office of the Recording of Deeds of Northampton County, Pennsylvania in Map Book 2001-5, Page 62.

TITLE TO SAID PREMISES IS VESTED IN Sulaiman A. Muhammad and Nadine Abelard, by Deed from Joan M. Hottle, dated 11/30/2005, recorded 12/08/2005 in Book 2005-1, Page 496317.

BEING KNOWN AS 1905 Renwick Street, Bethlehem, PA 18017-5323.

TAX PARCEL NUMBER: N7SW1A 8 8A 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Nadine Abelard and Sulaiman A. Muhammad.

DANIEL G. SCHMIEG, ESQUIRE

No. 51

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-04959**

All that certain parcel of land situate in the Township of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, and being designated as Lot No. 6, according to the map or plan entitled 'Plan of Eastwood Estates' prepared by Leonard M. Fraivillig Company, Engineers, dated May 13, 1968, and recorded in Plan Book 24, Page 27, Northampton County Records.

TITLE TO SAID PREMISES IS VESTED IN William R. Marsten and Darlene A. Marsten, h/w, by Deed from William R. Marsten and Darlene A. Marsten, h/w, dated 12/29/1994, recorded 12/30/1994 in Book 1994-6, Page 111923.

BEING KNOWN AS 3229 Rim Road, Bethlehem, PA 18020-6444.

TAX PARCEL NUMBER: N7SW2 11 7-15-0205.

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

SEIZED AND TAKEN into execution of the writ as the property of William R. Marsten and Darlene A. Marsten.

DANIEL G. SCHMIEG, ESQUIRE

No. 52
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-11306

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, described according to a Final Plan of Pennway Estates Phase II, made by Ludgate Engineering Corporation, dated 2/19/1988 and last revised 8/3/1989 and recorded in the Office of the Recorder of Deeds at Easton, Pennsylvania, in Plan Book 89, page 335, as follows, to wit:

BEGINNING at a point on the northeasterly side of Concord Circle (50 feet wide) said point being a corner common to Lots 279 and 280 on said plan; thence extending North 4 degrees 47 minutes 40 seconds West along the northeasterly side of Concord Circle 80.00 feet to a corner of Lot 281; thence extending North 85 degrees 12 minutes 20 seconds East along Lot 281 a distance of 125.00 feet to a point; thence extending South 4 degrees 47 minutes 40 seconds East a distance of 80.00 feet to a point a corner of Lot 279; thence extending South 85 degrees 12 minutes 20 seconds West along Lot 279, 125.00 feet to a point on the northwesterly side of Concord Circle, the place of beginning.

BEING Lot number 280 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Romaine G. Johnson and Robbyn L. Johnson, by Deed from Bankers Trust Company of California, N.A., as Trustee for Vendee Mortgage Trust 2002-2, dated 12/17/2001, recorded 12/21/2001 in Book 2001-1, Page 276684.

BEING KNOWN AS 4630 Concord Circle a/k/a 4830 Concord Circle, Easton, PA 18045-8130.

TAX PARCEL NUMBER: M8SW3 2 16 0205.

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

SEIZED AND TAKEN into execution of the writ as the property of Romaine G. Johnson and Robbyn L. Johnson.

DANIEL G. SCHMIEG, ESQUIRE

No. 53
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-09246

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Borough of Wilson, County of Northampton and State of Pennsylvania, described according to a survey and plan thereof made by John McNeal, 3rd, registered engineer of Easton, Pennsylvania, as follows, to wit:

BEGINNING at a point on the south side of Fourth Street (fifty [50] feet wide) at the distance of twenty-eight and twenty one-hundredths (28.20) feet westwardly from the west side of 23rd Street (sixty [60] feet wide); containing in front or breadth on said south side of Fourth Street twenty (20) feet and extending of that

width in length or depth southwardly between parallel lines at right angles to the said Fourth Street partly passing through the center of party walls between these premises and the premises to the east and west eighty-seven and sixteen one-hundredths (87.16) feet.

Being Lot No. 108 on said plan and house No. 2302 Fourth Street.

IT BEING THE SAME PREMISES which Ida Principato, Executrix of the estate of Albert Cicale, also known as Albert V. Cicale, deceased, by her Indenture bearing date the twenty-ninth day of April, A.D. 2003, for the consideration therein mentioned, granted and conveyed unto the said Ida Principato, and to her heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Record Book Volume 2003-1, Page 152732, etc., relation being thereunto had, more fully and at large appears.

BEING KNOWN AS 2302 Fourth Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NW1B-19-4.

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

SEIZED AND TAKEN into execution of the writ as the property of Ida Principato.

ALFRED S. PIERCE, ESQUIRE

No. 54
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-07982

ALL THAT CERTAIN lot or piece of land with the messuage or tenement No. 305 Crest Avenue thereon erected, situate, lying and being in the sixteenth Ward of the City of Bethle-

hem, County of Northampton and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Northerly line of Crest Avenue, said point being distant easterly forty feet, more or less, from the Northeast intersection of Crest Avenue and Signet Street said point being also on the extension of a line through the middle of the party or partition wall dividing the house erected on these premises from the one adjoining it immediately on the West; thence Eastwardly along the Northerly line of Crest Avenue thirty feet to a point; thence Northwardly by that width of thirty feet between parallel lines at right angles to Crest Avenue, the Westerly line thereof passing partly through the middle of the party or partition wall aforesaid, a distance of one hundred feet to the Southerly line of a certain unnamed twenty feet wide alley.

BEING THE SAME PREMISES which 305 Crest Avenue Land Trust, by deed dated June 30, 2005 and recorded July 6, 2005 in and for the County of Northampton, Commonwealth of Pennsylvania in Book 20051, Page 250359, granted and conveyed unto John G. Dempsey, a single man, the within mortgagor, his heirs and assigns.

BEING KNOWN AS 305 Crest Avenue, Bethlehem, PA.

TAX PARCEL NUMBER: P7SW3C-2-9.

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

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

THOMAS A. CAPEHART, ESQUIRE

No. 55
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-13815

ALL THAT CERATIN piece, parcel or tract of land situate in the Township of Bushkill, County of Northampton and State of Pennsylvania, shown as Lot No. 1 on the Final Plan of the Subdivision of Lands of Andrew P. Ehlers as recorded in Map Book Volume 87, Page 152, in the office of the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania, and being further bounded and described as follows, to wit:

BEGINNING at a point on the easterly right-of-way line of Seifert Road (T.R. 750) at the northwest corner of lands now or late of John and Patricia McDermott; thence along said eastern right-of-way line of Seifert Road (T.R. 750) the following five (5) courses and distances: (1) North thirteen (13) degrees fifty-seven (57) minutes one (1) second East two hundred forty-five (245) feet to a point; thence (2) North seventy-six (76) degrees two (2) minutes fifty-nine (59) seconds West thirteen and fifty one-hundredths (13.50) feet to a point; thence (3) North thirteen (13) degrees fifty-seven (57) minutes one (1) second East sixty and sixty-seven one-hundredths (60.67) feet to a point; thence (4) South seventy-six (76) degrees two (2) minutes fifty-nine (59) seconds East thirteen and fifty one-hundredths (13.50) feet to a point; thence (5) North thirteen (13) degrees fifty-seven (57) minutes one (1) second East eighty (80) feet to a point at a corner of Lot No. 2 of the Subdivision of Lands of Andrew P. Ehlers; thence along lands of Lot No. 2 of the Subdivision of Lands of Andrew P. Ehlers South seventy-six (76)

degrees two (2) minutes fifty-nine (59) seconds East four hundred sixty-seven and twenty-nine one-hundredths (467.29) feet to a point on line of lands now or late of John and Mae Fraunfelder; thence along said lands now or late of John and Mae Fraunfelder South seventeen (17) degrees zero (0) minutes zero (0) seconds West three hundred fourteen and seventy-five one-hundredths (314.75) feet to a point in the right-of-way of Pennsylvania Route 512; thence North eighty-six (86) degrees nineteen (19) minutes thirty-eight (38) seconds West one hundred sixty-one and seventy one-hundredths (161.70) feet to a point at a corner of lands now or late of John and Patricia McDermott; thence along said lands now or late of John and Patricia McDermott North eighty-four (84) degrees twenty (20) minutes fifty-four (54) seconds West two hundred ninety-four and fifty-two one-hundredths (294.52) feet to a point, the place of beginning.

CONTAINING three and seven hundred eighteen one-thousandths (3.718) acres.

UNDERAND SUBJECT, nevertheless, to any and all drainage and utility easements as shown on final recorded plan.

IT BEING THE SAME PREMISES which Andrew P. Ehlers and Bonnie Schenck, by their Indenture bearing date the twenty-first day of April, A.D. 2003, for the consideration therein mentioned, granted and conveyed unto the said Bonnie Schenck, and to her heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Record Book Volume 2003-1, Page 165551, etc., rela-

tion being thereunto had, more fully and at large appears.

BEING KNOWN AS 1210-1212-1220 Seifert Road, Nazareth, PA.

TAX PARCEL NUMBER: G6-18-4, G6-18-4G, and G6-18-4H.

THEREON BEING ERECTED a two-story single dwelling with attached three-car garage with wood exterior and shingle roof; detached barn.

SEIZED AND TAKEN into execution of the writ as the property of Bonnie Schenck.

ALFRED S. PIERCE, ESQUIRE

No. 56
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-02254

ALL THAT CERTAIN message, tenement and lot or parcel of land situate in the Township of Forks, County of Northampton, Pennsylvania, designated as Lot No. 320 on the Plan of Penn's Ridge, Phases 10 and 12, as said Plan is recorded in the Recorder of Deeds Office in and for Northampton County, Pennsylvania in Map Book Volume 2003-5 Page 358.

UNDER AND SUBJECT, nevertheless, and together with, a certain ten-foot wide access easement as more fully described and illustrated in a certain Declaration and Imposition of Cross-Easement document recorded in the Recorder's office in Miscellaneous Volume 2003-1 Pages 436891-436897.

UNDER AND SUBJECT to covenants, easements and restrictions as shown on the aforementioned Plan of Penn's Ridge and otherwise of record.

TITLE TO SAID PREMISES IS VESTED IN Francisco Pena, by Deed from Hornstein Enterprises, Inc., a Pennsylvania Corporation, dated 09/22/2005, recorded 10/18/2005 in Book 2005-1, Page 411247.

BEING KNOWN AS 2580 Hawthorn Drive, Easton, PA 18040-5830.

TAX PARCEL NUMBER: K9 10 6-320 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Francisco Pena.

DANIEL G. SCHMIEG, ESQUIRE

No. 57
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-07121

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Fifteenth Ward of the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, and being known as Lot #99A on Plan of Bayard Park Section Number 1, made by Charles D. Remaly, Registered Surveyor Bethlehem, Pennsylvania, dated March 13, 1954 revised on July 27, 1954 and recorded in the Office for the Recording of Deeds in Map Book 13, Page 33, more fully describe as follows, to wit:

BEGINNING at a point on the Westerly side of Siegfried Street fifty feet wide at the distance of twenty-three and fifty one hundredths feet measured in a Northwardly direction along the same side of Siegfried Street from the Northeastern most terminus of a radial round corner connecting the Westerly side of Siegfried Street with the Northerly side of Fairmount Street fifty-six feet wide.

CONTAINING in front or breadth along the Westerly side of Siegfried Street thirty-six feet and extending of that width in length or depth Westwardly between parallel lines at right

angles with the said side of Siegfried Street one hundred and five feet to a point on the center line of a ten foot wide utility easement.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey J. Rohn and Michele Coello, as joint tenants with the right of survivorship by Deed from Jeffrey J. Rohn dated 2/29/2008 and recorded 3/18/2008 in Record Book 2008-1, Page 73585.

BEING KNOWN AS 1505 Siegfried Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER:
N7SW1C-4-25.

THEREON BEING ERECTED a half-of-double ranch style dwelling with vinyl siding exterior and shingle roof; car port.

SEIZED AND TAKEN into execution of the writ as the property of Michele Coello and Jeffrey J. Rohn.

ROB SALTZMAN, ESQUIRE

No. 58

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-05862**

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

BEGINNING at a point on the West side of Gallery Lane and also being the corner of Lot #3; thence along Lot #3 the following courses and distances: (1) North 45° 42' 34" West 336.823 feet to a point; (2) North 41° 56' 25" East 156.00 feet to a point; (3) thence along Lot #5, South 45° 43' 21" East 339.06 feet to a point on the West side of aforesaid road; (4) thence along said road, South 42° 45' 51" West 156.00 feet to the point and place of beginning. Containing 1.2095 acres. Being Lot #4 of Country Manor Subdivision.

BEING Lot No. 4 on a map of property belonging to Walter Conrad and Ellen Conrad, his wife, and Marcus Schaefer and Ernestine Schaefer, his wife, situate in Upper Mt. Bethel Township, Northampton County, Pennsylvania, known as Country Manor, Section One, filed in Map Book 70, at Page 35, in the Office for the Recording of Deeds, &c., at Easton, Pennsylvania, in and for the County of Northampton.

BEING known as 312 GALLERY LANE, MOUNT BETHEL, PA 18343.

BEING THE SAME PREMISES which Marcus O. Schaefer and Ernestine R. Schaefer, his wife, and Walter E. Conrad and Ellen M. Conrad, his wife, by Deed dated January 5, 1984 and recorded March 23, 1984 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 662, Page 220, granted and conveyed unto Peter Sopolosky and Helen Sopolosky, his wife. On August 17, 2004 Helen Sopolosky became the sole owner by virtue of the death of Peter Sopolosky, as surviving tenant by the entirety. On December 30, 2009, Helen Sopolosky departed this life. An Estate was raised under Northampton County Register of Wills File No. 2010-0030 and Letters Testamentary were granted to Jean Kutzler as Executrix of the Estate of Helen Sopolosky a/k/a Catherine H. Sopolosky, Deceased.

UNDER AND SUBJECT to conditions and restrictions as set forth in the chain of title.

TAX PARCEL NUMBER: B11-4-16B-0131.

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

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

Kutzler as Executrix of the Estate of Helen Sopolosky aka Catherine H. Sopolosky, Deceased.

GREGORY JAVARDIAN, ESQUIRE

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

thereto within ten days from the date of filing the Schedule of Distribution.

RANDALL P. MILLER

Sheriff

Northampton County,
Pennsylvania

CHRISTOPHER T. SPADONI
ESQUIRE

Solicitor to the Sheriff

Jan. 19, 26; Feb. 2

PARALEGAL

The Allentown Office of Post & Schell, P.C. is looking for a paralegal with 2-5 years of litigation experience. A Bachelor's degree and/or Associate degree with a paralegal certificate is required. Organizational, communication and computer skills a must. Excellent compensation and benefits package.

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Jan. 12, 19

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Jan. 19, 26; Feb. 2

J.E.D., Plaintiff v. J.J.D., Defendant*Complaint for Custody—Petition for Relocation—Counterclaim for Custody—Best Interest of the Child Standard—Primary Caregiver Doctrine.*

Plaintiff filed a petition for relocation and a complaint for custody of her two children. Defendant subsequently filed a counterclaim for custody of the children.

In applying the best-interests standard, the Court evaluated the custodial environments and physical residences of each parent. The Court also considered the primary caregiver doctrine, each parent's past violent or abusive conduct and the children's preferences. The Court concluded that it was in the children's best interests to be in the primary physical custody of Plaintiff.

Because Plaintiff proposed to relocate, the Court incorporated the *Gruber* factors into the analysis. After examining the economic and noneconomic advantages to the relocation, the parties' motives in seeking and in opposing the relocation, and the availability of substitute visitation arrangements, the Court concluded that it was in the children's best interests to relocate with Plaintiff.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—No. C-48-CV-2010-4152.

RICHARD P. FOCHT, ESQUIRE, for Plaintiff.

JOANNE KELHART, ESQUIRE, for Defendant.

Order of the Court entered on June 3, 2011 by BELTRAMI, J.

DECISION

This case is before the Court on Plaintiff's Complaint for Custody, filed on April 28, 2010; Defendant's Counterclaim, filed on June 25, 2010; and Plaintiff's Petition for Relocation, filed on December 10, 2010. Testimony was taken on May 17, 2011, May 18, 2011 and May 19, 2011. Briefs have been submitted and the matters are ready for disposition.

FINDINGS OF FACT

1. Plaintiff is J.E.D. ("Mother"). Mother is thirty-three years old.
2. Defendant is J.J.D. ("Father"). Father is thirty-seven years old.
3. Mother and Father met in 1998. Before they married, Mother and Father lived together in the home of Mother's father, R.J. ("Maternal Grandfather"), at 741 Bordentown Avenue, Sayreville, Middlesex County, New Jersey, for eight months.¹
4. Mother and Father married in January 1999 and thereafter rented an apartment in Spotswood, New Jersey.
5. Mother and Father are the parents of M.L.D., born on April 26, 1999 and P.A.D., born on June 23, 2007 (hereinafter "the Children").

¹ Although Maternal Grandfather's residence is located in Sayreville, the mailing address is South Amboy.

6. At the time M.L.D. was born, both Father and Mother were employed, but Mother left her job to stay at home to care for M.L.D.

7. Mother and Father rented a home in Bayville, New Jersey in 2001.

8. In 2002, Mother and Father were evicted from the home and had marital problems. For three months, Mother stayed with M.L.D. at Maternal Grandfather's home in Sayreville, New Jersey and Father lived with his parents at 929 Point Phillips Road, Bath, Northampton County, Pennsylvania.

9. After the three-month separation, Mother relocated with M.L.D. to Father's parents' home in Pennsylvania. One week later, Mother and Father began to rent a home at 2777 Mountain Road, Danielsville, Northampton County, Pennsylvania.

10. The parties' marital problems continued in Pennsylvania where, shortly after moving, Father attempted to choke Mother during an argument. In addition, prior to moving to Pennsylvania, Father was involved in an altercation with Mother's mother, E.J. ("Maternal Grandmother"). While at a bar and grill with Mother and Father, Father ripped a necklace off Maternal Grandmother's neck and then punched her.

11. Much of the parties' marital difficulties and the episodes of violence occurred at a time when Father was abusing alcohol. Alcohol does not appear to be a problem for Father at the present time.

12. The parties' marriage eventually deteriorated and they separated on August 16, 2009. The parties' divorce action is currently pending.

13. When they separated, Mother remained at the Danielsville marital residence. Father returned to his parents' home, which is approximately two miles from Mother's residence.

14. From August 2009 until June 2010, the parties agreed that Mother would have custody of the Children during the week and that Father would have custody each weekend from Saturday evening until Sunday afternoon.

15. Since their birth, Mother has been the primary caretaker of the Children.

16. Following a custody conference held on June 25, 2010, the Court entered an interim Order, filed on July 7, 2010, granting the parties shared legal custody. The Order granted Mother primary physical custody during the school year, with Father having partial physical custody on weekends from Friday afternoon until Sunday evening. During the summer, the parties shared alternate weekly physical custody, with the noncustodial parent having a mid-week dinner visit.

17. Throughout the summer of 2010, Mother visited the Children for a midweek dinner during Father's periods of partial physical custody. During Mother's periods of physical custody during the school year and summer, Father did not take meaningful advantage of the Order's allowance for midweek dinner visits.

18. Mother and Father's relationship is strained, and they communicate primarily via text message. They rarely speak to each other. When Father returns the Children to Mother on Sundays, he often refuses to speak to her. This behavior causes M.L.D. discomfort and anxiety, and she resents that Father acts this way.

19. Mother is currently employed as an intake analyst at Guardian Life Insurance. She has worked there for seven years and currently earns an annual salary of \$28,000.00. There are no additional opportunities for advancement in Mother's department. Mother works during the weekdays from 7:30 a.m. until 4:15 p.m.

20. Mother's rental home has two bedrooms and one bathroom. Mother occupies one bedroom and the Children share the other bedroom. Mother's lease agreement will expire on June 30, 2011.

21. Mother pays \$800.00 per month for rent. Mother's other monthly bills include: \$304.00 for electricity; \$350.00 for groceries; \$180.00 for cable, internet and telephone; \$403.00 for a car payment; \$30.00 for garbage removal; and \$10.00 for renter's insurance. Mother has been unable to establish any savings.

22. Since January 2010, Mother has received child support of \$1,265.00 per month from Father.

23. Because of her work schedule, Mother takes P.A.D. to daycare during the weekdays. Mother pays \$690.00 per month for P.A.D.'s daycare. P.A.D., who is three years old, has one more year of preschool before he will begin kindergarten.

24. M.L.D., who is currently in sixth grade, previously attended the same daycare that P.A.D. attends. During the middle of M.L.D.'s fifth-grade school year, Mother's friend, D.B., offered to watch M.L.D. so that Mother could avoid additional daycare expenses. Before she goes to work, Mother drops M.L.D. off at D.B.'s home. D.B. has a daughter named Megan, who is a classmate of M.L.D. In the mornings, D.B. walks M.L.D. and Megan to their bus stop. After school, M.L.D. stays at D.B.'s home until Mother returns home from work. D.B. does not request any payment from Mother for watching M.L.D.

25. On some weekends, Megan has visited Father's parents' home to play with M.L.D.

26. Father is currently employed as a district manager at Bath Fitters, where he earns a base salary of \$40,000.00 per year. In addition, Father receives a bonus of \$10,000.00 to \$20,000.00 per year. Since his separation from Mother, Father has saved \$13,000.00.

27. Father sets his own work hours but generally works from approximately 8:30 a.m. until 4:30 p.m. Father also has the ability to work from home. Father has occasionally worked from home during weekends when he has custody of the Children.

28. Father's parents own a home that has three bedrooms. Father's parents occupy one bedroom, Father occupies one bedroom and the third bedroom is used as a guest room. During Father's periods of partial physical custody, P.A.D. sleeps with Father in Father's bed. M.L.D. sleeps in Father's bedroom on an air mattress on the floor. Although M.L.D. has asked to sleep in the guest room, she has not been permitted to do so because Father's parents do not wish to change the bed sheets.

29. Father has two sisters, Jessica and Jamie, who live in Pennsylvania. Jessica is married and lives in Philadelphia with her husband. She is expecting a child. Jamie lives near Father's parents' home and is married with two boys, ages four and nine. Father's brother, Donald, lives with his wife in Brick, New Jersey. Donald has two boys who are six years old and one year old. Father also has aunts and uncles who live in New Jersey, as Father's parents grew up in New Jersey and relocated to Pennsylvania to raise their children. Father's parents operate a business in Phillipsburg, New Jersey.

30. When Father has custody of the Children, M.L.D. competes in junior drag racing competitions. M.L.D. enjoys this activity and hopes to continue competing.

31. Maternal Grandfather, who lives in Sayreville, New Jersey, is retired and disabled. Although he sometimes uses a cane, Maternal Grandfather is able to walk and has no driving restrictions. Each month, Maternal Grandfather receives a \$2,118.00 social security check and a \$1,582.00 pension check. Maternal Grandfather pays \$942.00 each month on his mortgage. He has no other debts.

32. Maternal Grandfather's home, where Mother proposes to reside, currently has two bedrooms on the main level. The attic, which contains a bed, also serves as a bedroom. Although it currently does not contain a bed, the basement has served as a bedroom when Mother and Father lived with Maternal Grandfather. The main level of Maternal Grandfather's home has one full bathroom, and the basement has one full bathroom. Maternal Grandfather's home also has a kitchen, a living room and a dining room. Outside, Maternal Grandfather's residence contains a fenced-in yard, a playhouse and an above-ground swimming pool.

33. Brian Puccio ("Officer Puccio"), a probation officer in Middlesex County, New Jersey, completed an inspection of Maternal Grandfather's home. According to Officer Puccio, the home passed the inspection. Although he noted that there is a well-traveled road in front of Maternal Grandfather's home, Officer Puccio had no concerns about the Children living in the home or the neighborhood.

34. If permitted to relocate, Mother will occupy one bedroom on the main level and P.A.D. will occupy the other. M.L.D. will occupy the bedroom in the attic and Maternal Grandfather will use the basement as his bedroom.

35. Maternal Grandfather's neighborhood is residential and has playgrounds within walking distance. The school bus stop is located on the same side of the street and the same block as Maternal Grandfather's home. Old Bridge Beach, Sandy Hook Beach and Belmar Beach are all located near Maternal Grandfather's home.

36. Maternal Grandfather will not charge Mother for rent or utilities if she relocates to New Jersey. However, Mother will contribute \$350.00 per month toward grocery expenses. Without having to make payments for rent, cable, internet, telephone, electricity, garbage removal and renter's insurance, Mother anticipates that she could save up to \$1,800.00 per month. Mother plans to use these savings to purchase a home. Although Maternal Grandfather will allow Mother to stay in his home as long as necessary, Mother plans to purchase a home within one year.

37. Mother grew up in Old Bridge, New Jersey. Along with Maternal Grandfather, Mother's brother and two sisters live in New Jersey. One of Mother's sisters, Mary, lives approximately ten miles away from Maternal Grandfather's home. Mary has one child who is one year old and she is expecting another child. Mother's other sister, Catherine and her brother, R.J., both live approximately thirty miles away from Maternal Grandfather's home. Mother's stepsister lives approximately four miles from Maternal Grandfather's home.

38. Maternal Grandmother is Mother's only relative who lives in Pennsylvania. Maternal Grandmother currently rents a house in Palmerton, Carbon County, which is for sale. Maternal Grandmother is unsure where she will move when her landlord sells the house.

39. While the parties were married, Mother did not want to move to Pennsylvania. During the marriage, she frequently searched for homes in New Jersey and asked Father if they could return to New Jersey. Mother is not happy in Pennsylvania, as her entire family lives in New Jersey, with the exception of Maternal Grandmother, who lives in another Pennsylvania county.

40. During the weekends, Mother returns to New Jersey. Because Father has physical custody of the Children every weekend during the school year, Mother's family is rarely able see the Children unless Father permits Mother to have custody of the Children during one of his weekends. Mother wishes to return to New Jersey to enable the Children to further develop their relationships with her family members.

41. Mother testified that, if permitted to relocate to New Jersey, she would foster the Children's relationship with Father. The Court found this testimony to be sincere. Mother appears to have no intent to injure or hinder Father's relationship with the Children. Father testified that he has no reason to believe that Mother's motive for seeking relocation is vindictive and he does not believe Mother would forbid him from seeing the Children.

42. Maternal Grandfather's home is seventy-three miles away from Father's parents' home. The travel time between each location is approximately one and one-half hours by car.

43. Mother has received a job offer to work at the New Jersey Home Funding Group as an administrative assistant. Mother's proposed hours there are 8:00 a.m. until 4:00 p.m., Monday through Friday. The New Jersey Home Funding Group is located eight miles from Maternal Grandfather's home. The job begins on June 13, 2011 and the annual salary is \$40,000.00. Pl.'s Ex. 10. The job includes benefits that will cost \$320.00 per month. Mother currently pays \$378.00 per month for similar benefits.

44. If Mother is permitted to relocate, P.A.D. would attend a daycare that is approximately two miles from Maternal Grandfather's home. The daycare will cost \$740.00 per month.

45. If Mother is not permitted to relocate, M.L.D. would graduate from Moore Elementary School to Northampton Middle School. If Mother is permitted to relocate, M.L.D. would attend Sayreville Middle School. Maternal Grandfather would walk M.L.D. to the school bus each morning. At the end of each school day, Maternal Grandfather would watch M.L.D. until Mother returned from work.

46. Mother has been in a relationship with E.M. ("Mother's Paramour") since November 2009. Mother's Paramour currently resides in Sayreville, New Jersey. Mother's Paramour is separated from his wife and has two children, Vanessa and Anthony, ages nine and six respectively. Mother's Paramour met M.L.D. in May 2010 and P.A.D. in June 2010. Mother's Paramour has seen the Children five or six times within the last year. Although Mother and Mother's Paramour both hope that their relationship will continue, they do not have plans to marry or to reside together in the near future. Mother did not tell Father about Mother's Paramour until shortly before trial.

47. M.L.D. prefers living in an urban setting in New Jersey. She would feel more comfortable in Maternal Grandfather's home because it is spacious. She would also like to have her own bedroom. M.L.D. is not concerned about attending a new school in New Jersey. In addition, she would like to live in New Jersey to foster her relationships with Mother's family members. M.L.D. wants to remain in the primary physical custody of Mother and would also like to spend some weekends with Mother during the school year. M.L.D. wants to continue to see Father during the summer.

DISCUSSION

In this case, Mother's complaint was filed on April 28, 2010 and her petition to relocate was filed on December 10, 2010. Father's counterclaim was filed on June 25, 2010. Therefore, this Commonwealth's recently enacted custody statute does not apply. *See* H.B. 1639, 2009 Gen. Assem., Reg. Sess. §4 (Pa. 2010) ("A proceeding under the former provisions of 23

Pa.C.S. Ch. 53 which was commenced before [January 24, 2011,] shall be governed by the law in effect at the time the proceeding was initiated.”).

It is well-established that “[w]ith any child custody case ..., ‘the paramount concern is the best interests of the child.’” *Ketterer v. Seifert*, 902 A.2d 533, 539 (Pa. Super. 2006) (quoting *Johns v. Cioci*, 865 A.2d 931, 936 (Pa. Super. 2004)). “The best interests standard, decided on a case-by-case basis, considers all factors which legitimately have an effect upon the child’s physical, intellectual, moral and spiritual well-being.” *Saintz v. Rinker*, 902 A.2d 509, 512 (Pa. Super. 2006).

In making an order for custody or partial custody, the court shall consider the preference of the child[, ... which parent is more likely to encourage, permit and allow frequent and continuing contact and physical access between the noncustodial parent and the child[, and] ... each parent and adult household member’s present and past violent or abusive conduct.

23 Pa. C.S.A. §5303(a)(1)-(3).

“When a custody case includes a request by one of the parents to relocate with the child, then the best interest analysis must incorporate the three factors originally outlined in *Gruber v. Gruber*, 400 Pa. Super. 174, 583 A.2d 434 (1990).” *Collins v. Collins*, 897 A.2d 466, 471 (Pa. Super. 2006). While the recently enacted custody statute contains a section² dedicated to the resolution of relocation disputes, prior to the enactment of that statute, relocation cases were decided pursuant to case law. That case law was recently summarized by the Superior Court as follows:

‘[T]here is no black letter formula that easily resolves relocation disputes; rather, custody disputes are delicate issues that must be handled on a case by case basis.’ *Baldwin v. Baldwin*, 710 A.2d 610, 614 (Pa. Super. 1998). Furthermore, ‘when a custody case includes a request by one of the parents to relocate with the child, then the best interest analysis must incorporate the three factors originally summarized in *Gruber v. Gruber*, 400 Pa. Super. 174, 583 A.2d 434 (1990).’ *Klos v. Klos*, 934 A.2d 724, 728 (Pa. Super. 2007). Those factors consider:

- (1) the potential advantages of the proposed move and the likelihood that the move would substantially improve the quality of life for the custodial parent and the [child] and is not the result of a momentary whim on the part of the custodial parent;
- (2) the integrity of the motives of both the custodial and non-custodial parent in either seeking the move or seeking to prevent it; [and]
- (3) the availability of realistic, substitute visitation arrangements which will adequately foster an ongoing relationship between the child and the noncustodial parent.

J.P. v. S.P., 991 A.2d 904, 907 (Pa. Super. 2010).

² 23 Pa. C.S.A. §5337.

While we note that the *Gruber* factors are important, they “are but one aspect of the overall best interest analysis that is required when the court is formulating a primary physical custody order as well as deciding a petition for relocation.” *Collins*, supra at 472. As the Superior Court has explained:

When ... there [is] no final custody order in place at the time that a parent file[s] a petition to relocate, then the trial court must scrutinize the custodial environment offered by each parent, without favoring one over the other, as part of the requisite best interest analysis. ... In the absence of a pre-existing [sic] custody order, both parents stand on equal footing, sharing the burden of production and persuasion. ... In other words, when the court fashions an initial custody order under circumstances where one parent wishes to relocate, the relocating parent does not have a greater burden of proof with regard to establishing the best interest of the child than does the parent who does not intend to move. ... The focus of the court must be on determining which parent and which living situation provides a familial setting that better serves the children’s best interests.

Id. (citations and footnotes omitted). Therefore, the standard for resolving the instant case is “the best interests of the [C]hildren, incorporating the *Gruber* factors as well as all other relevant factors, and evaluating the custodial environments offered by both Mother and Father without imposing a selective burden of proof on Mother as the relocating parent.” *Id.* at 473.

We will first assess the custodial environments offered to the Children by both Mother and Father. Mother’s rental home in Pennsylvania has two bedrooms and one bathroom. Mother occupies one bedroom and the Children share the other bedroom. Father currently lives with his parents, who own a three-bedroom home that has three bathrooms. Father’s parents occupy one bedroom, Father occupies another bedroom and the third bedroom is used as a guest room. During Father’s periods of custody, P.A.D. sleeps with Father in Father’s bed. M.L.D. sleeps in Father’s bedroom on an air mattress on the floor. Although M.L.D. has asked to sleep in the guest room, she has not been permitted to do so because Father’s parents do not wish to change the bed sheets.

In comparing Mother’s and Father’s residences in Pennsylvania, we find Mother’s residence to be more suitable for the Children. Although the Children share a bedroom at Mother’s residence, they each have a bed. We find the sleeping arrangements at Father’s parents’ home to be unsuitable for the Children. Specifically, we find requiring P.A.D. to sleep in Father’s bed and requiring M.L.D. to sleep on an air mattress in Father’s bedroom to be unacceptable. We note Father’s testimony that he plans to purchase a

home so that the Children will each have a bedroom. However, we did not find this testimony to be credible. In this regard, we note that although Father testified that he has been taking M.L.D. to look at houses for a few months, M.L.D. testified that Father did not take her to look at houses until the weekend before the non-jury trial. Moreover, we find Father's testimony regarding a home purchase to be speculative. Although he has been living with his parents since 2009, Father has only established \$13,000.00 in savings, despite earning a base salary of \$40,000.00 per year plus a yearly bonus of \$10,000.00 to \$20,000.00 per year.

Because Mother proposes to relocate to Maternal Grandfather's home in New Jersey, we must compare her prospective residence with Father's residence. At Maternal Grandfather's home, the Children would have separate bedrooms. Mother and P.A.D. would occupy the two bedrooms on the main level. M.L.D. would occupy the bedroom in the attic, and Maternal Grandfather would have a bed and a full bathroom in the basement. As previously discussed, the Children do not each have their own bedroom, or their own beds at Father's parents' home. Therefore, in comparing Mother's prospective residence in New Jersey with Father's residence in Pennsylvania, we find Mother's residence to be more suitable for the Children.

In evaluating the best-interests standard, another important factor to consider is the primary caregiver doctrine. *See Johns v. Cioci*, 865 A.2d 931, 940 (Pa. Super. 2004) (holding that the trial court abused its discretion in failing to consider the mother's historical role as primary caregiver in a custody/relocation order regarding a twelve-year-old child). As the Superior Court has explained, "[t]he 'primary caretaker doctrine' holds that a trial court is to give positive consideration in a custody dispute to the parent who has acted as their child's primary caretaker." *Gianvito v. Gianvito*, 975 A.2d 1164, 1169 (Pa. Super. 2009). However, "the trial court must also consider the quality and quantity of care actually given to the child by the parent as opposed to the supervisory care by others while in the parent's custody." *Id.*

In the instant case, Mother has held the role as the primary caregiver to the Children. When M.L.D. was born, Mother was a stay-at-home mother until she and Father moved to Pennsylvania. When the parties separated in 2009, Father agreed that Mother could serve as the primary caregiver, with Father having custody of the Children each weekend from Saturday evening until Sunday afternoon throughout the school year. The June 25, 2010 interim Order granted Mother primary physical custody of the Children during the school year. While we note that M.L.D. is in Bobo's supervisory care after school, we also note that this is due to Mother's work schedule. Mother picks the Children up every afternoon and spends the evenings with them. During the weeks in the summer when Father has physical custody of the Children, Mother partakes in midweek dinner

visits with the Children. We find that Mother has been more substantially involved in the care of the Children since their infancy.

On the other hand, Father, while a fit and loving parent, has not served as the primary caregiver to the Children. Throughout the 2010-11 school year, Father did not have the Children during the school week. Throughout the summer of 2010, Father did not take meaningful advantage of the June 25, 2010 Order's allowance for midweek dinner visits. We also note that M.L.D. testified that Father sometimes works during the weekends when the Children are in his custody. After considering these facts, we must conclude that Mother serves as the primary caregiver to the Children.

In evaluating the best-interests standard, a court "shall consider each parent and adult household member's present and past violent or abusive conduct." 23 Pa. C.S.A. §5303(a)(3). We note that shortly after Mother and Father moved to Pennsylvania, Father attempted to choke Mother during an argument. In addition, prior to moving to Pennsylvania, Father was involved in an altercation with Maternal Grandmother and ripped a necklace off her neck and punched her. We will not give these incidents great weight because they occurred several years ago and because Father no longer appears to be drinking, which may have been the source of his violence. Nevertheless, we must give these tendencies some consideration, especially considering M.L.D.'s testimony that Father's continuing passive-aggressive behavior towards Mother at exchanges causes M.L.D. discomfort and is certainly not in the Children's best interests.

Although a child's preference is not controlling in a custody case, it does represent "an important factor which must be carefully considered in determining the child's best interest." *Commonwealth ex rel. Pierce v. Pierce*, 493 Pa. 292, 299, 426 A.2d 555, 559 (1981). However, "[t]he weight to be accorded the child's preference varies with the age, maturity and intelligence of the child and the reasons given for the preference." *Id.*

In this case, given P.A.D.'s young age, only M.L.D. testified before the Court. M.L.D., who is a mature and intelligent twelve-year-old, expressed a desire to live in New Jersey.³ She wishes to remain in the primary physical custody of Mother and to spend more weekends with Mother during the school year. M.L.D. testified that she would like to have her own bedroom and that she feels most comfortable in Maternal Grandfather's home because it is spacious. M.L.D. is not concerned about attending a new school in New Jersey. In addition, she would like to live in New Jersey to foster her relationships with Mother's family members.

After reviewing all of the factors applicable to the best-interests standard, and for all of the above reasons, we find that it is in the Children's interests to remain in the primary physical custody of Mother.

³ The Court found no evidence of parental alienation on the part of Mother or Father.

Because Mother proposes to relocate with the Children to New Jersey, as stated above, we must incorporate the *Gruber* factors into our analysis “without imposing a selective burden of proof on Mother as the relocating parent.” *Collins*, supra at 473. In addressing the *Gruber* factors, we must first consider whether relocating the Children to New Jersey would substantially improve the Children’s and Mother’s quality of life and whether the move is a momentary whim. *Gruber*, supra at 185, 583 A.2d at 439.

In considering the prospective advantages to [a] move, a court shall not limit itself solely to enhanced economic opportunities for the custodial parent but must also assess other possible benefits of the relocation. For instance, relocation may be motivated by a desire to return to a network of family or friends, or to pursue educational opportunities, or to seek an improved physical environment in which to live and raise children. Clearly, these examples are not intended to be exhaustive nor will each be applicable in every case. We emphasize, however, that courts are not free to ignore or discount non-economic factors which are likely to contribute to the well-being and general happiness of the custodial parent and the children. Ordinarily, when the move will significantly improve the general quality of life for the custodial parent, indirect benefits flow to the children with whom they reside.

Id. at 184-85, 583 A.2d at 439.

In this case, we will initially address the economic advantages to Mother and the Children moving to New Jersey. Mother currently earns an annual salary of \$28,000.00. Mother has no opportunity for advancement at her current job. Mother has received an offer of employment in New Jersey for an annual salary of \$40,000.00, \$12,000.00 more than she currently earns. This increase in salary represents an economic advantage.

We further note that Mother’s living situation in New Jersey would result in an economic advantage. While living in New Jersey, Mother would not have to pay any rent. In addition, she would not have monthly bills for cable, internet, telephone, garbage removal and renter’s insurance. Without these expenses, Mother will be able to save up to \$1,800.00 each month. Mother’s increase in salary and reduction in expenses will enable her to establish savings, something she has not been able to accomplish in her current living situation. Mother plans to use her savings to purchase her own home. We note that “[t]he economic benefits to Mother would also flow to the [C]hildren, particularly in this situation where the evidence was overwhelming that the family had been struggling financially in Pennsylvania.” *Collins*, supra at 476. For all of the above reasons, the move to New Jersey would represent a substantial economic disadvantage to Mother and the Children.

As for noneconomic factors, we note that many of the Children's relatives live in New Jersey. Mother's father, brother and two sisters all live in New Jersey. One of Mother's sisters, Mary, lives approximately ten miles away from Maternal Grandfather's home. Mary has one child who is one and a half years old and she is expecting another child. Mother's other sister, Catherine, and her brother, R.J., both live approximately thirty miles away from Maternal Grandfather's home. Mother's stepsister lives approximately four miles away from Maternal Grandfather's home. Mother's family members who live in New Jersey do not see the Children during the school year unless Father permits Mother to have custody of the Children during one of his weekends. If permitted to relocate back to the area where she grew up, Mother would be surrounded by a network of family and friends, as opposed to her current environment, where her only family member is Maternal Grandmother who lives in another Pennsylvania county. Further, although Father's family lives nearby, Mother is, for all intents and purposes, estranged from them.⁴

As for physical environment, Maternal Grandfather's residence is an improvement over Mother's residence in Northampton County. At her two-bedroom rental home, the Children are required to share a bedroom. As previously discussed, the Children would have separate bedrooms at Maternal Grandfather's home. As M.L.D., who is currently twelve years old, continues to mature, it will be beneficial for her to have her own bedroom. Maternal Grandfather's home also has a swimming pool, a playhouse and a fenced-in yard. The Children, who both enjoy swimming, would be able to use the swimming pool. Maternal Grandfather's home passed an inspection that was completed by Officer Puccio.

Maternal Grandfather's neighborhood also appears to represent an improvement over Mother's neighborhood in Northampton County. Mother's current neighborhood is rural, while Maternal Grandfather's neighborhood is urban. M.L.D. testified that she prefers living in an urban setting in New Jersey because there are more people in the neighborhood. Although Officer Puccio noted that there is a well-traveled road in front of Maternal Grandfather's home, he had no concerns about the Children living in Maternal Grandfather's neighborhood. Maternal Grandfather's neighborhood is residential and has playgrounds and a convenience store within walking distance. The school bus stop is located on the same side of the street and in the same block as Maternal Grandfather's home. Old Bridge Beach, Sandy Hook Beach and Belmar Beach are all located near Maternal Grandfather's home. At her current residence, Mother must drive everywhere, including to the Children's friends' homes.

⁴ It should be noted that Father's parents relocated from New Jersey to Pennsylvania to raise their family. Thus, Father also has relatives who live in New Jersey. Father's brother, Donald, lives with his wife in Brick, New Jersey. Donald has two boys who are six years old and one year old. Father also has aunts and uncles who live in New Jersey.

While the parties and some of their witnesses testified that they had “researched” the quality of the schools in Northampton County and New Jersey, with each suggesting that their “research” revealed the superiority or inferiority of a school district the Children could attend, neither party offered admissible evidence that the Court could use to conclude that the move to New Jersey would provide the Children with a better or worse educational opportunity. Therefore, we are unable to consider this factor. However, we note that if Mother were to remain in Pennsylvania, M.L.D. would leave Moore Elementary School, where she currently attends, to attend Northampton Middle School. If Mother is permitted to relocate, M.L.D. would attend Sayreville Middle School. Because M.L.D. will have to attend a new school in either Pennsylvania or New Jersey, this represents neither an advantage nor a disadvantage. As for P.A.D., he would have to switch daycares if Mother relocates. However, we note that P.A.D. only has one more year of daycare left before entering kindergarten.

As for disadvantages, we note that the move would separate Father and the Children by a one and one-half hour drive, and exchanges would require the Children to spend a considerable amount of time travelling. However, we also note that when Mother has custody of the Children in the summer, she takes them to New Jersey, in any event. Thus, while this factor represents a disadvantage, it is insignificant for this reason and when compared to the advantages of a relocation for Mother and the Children.

Finally, Mother’s desire to relocate to New Jersey cannot be viewed as a momentary whim. Mother grew up in New Jersey and lived with Father in New Jersey until 2002, when the parties relocated to Pennsylvania. While the parties were married, Mother did not want to live in Pennsylvania. During the marriage, she frequently searched for homes in New Jersey and asked Father if they could return to New Jersey. Maternal Grandmother is Mother’s only relative who lives in Pennsylvania. Father does not talk to Mother and she is estranged from his family. Mother is not happy in Pennsylvania and visits New Jersey on the weekends. Mother has received an offer of employment at the New Jersey Home Funding Group as an administrative assistant. If the Court denies Mother’s petition to relocate, Mother would have no choice but to unhappily remain in Pennsylvania, stranded by her failed marriage.

When assessing the second factor of *Gruber*, the Court must examine the parties’ motives in seeking and in opposing the relocation. In addition, the Court must determine whether the parents “would likely cooperate with the alternate visitation arrangements that would be necessitated by the proposed relocation.” *Johns v. Cioci*, supra at 939. Concerning this determination, we note that Mother and Father have both cooperated with the June 25, 2010 Order.

Mother’s motive in seeking the move is to earn more money, establish savings so she can purchase a home, have more space, and be near her

network of family and friends. We do not find that Mother's motive in seeking the move is to be geographically closer to Mother's Paramour, as suggested by Father. Although Mother and Mother's Paramour both hope that their relationship will continue, they have no plans to marry or to reside together in the near future.

The Court finds no reason to believe that, if permitted to relocate to New Jersey, Mother would injure or hinder Father's relationship with the Children. Father himself testified that he has no reason to believe that Mother's motive for the relocation is vindictive and he does not believe Mother would forbid him from seeing the Children.

We also find that Father's motives in opposing relocation are genuine. He is concerned that he will be unable to see the Children if they relocate to New Jersey. We note that Father also opposes the relocation because he wishes to enter into a shared custody arrangement on a week-on and week-off basis.

When assessing the third factor of *Gruber*, the Court must examine "the availability of realistic, substitute visitation arrangements which will adequately foster an ongoing relationship between [the Children] and [Father]." *J.P.*, supra at 907. Father will be able to participate in the Children's lives in a meaningful way if they relocate to New Jersey. Maternal Grandfather's home is only seventy-three miles away from Father's parents' home. The travel time between each location is approximately an hour and a half. While the travel time for the Children and Mother will increase, Father's visitation will not decrease substantially given the proximity. Father has expressed concern that he will be unable to attend the Children's school activities and events. However, Father also testified that he sets his own work hours. While we find that this would be a disadvantage and difficult for Father, we also note that he would be able to set his work hours accordingly so that he could attend the Children's school activities and events, if desired.

We further note that Father's time spent with the Children would not change if Mother is permitted to relocate to New Jersey. Father would still see the Children on weekends, during the summer and on some holidays, which is similar to Father's current custody arrangement. The Children would still see Father's relatives who live in Pennsylvania. For example, the Children would see their paternal grandparents and Father's two sisters. M.L.D. would still be able to participate in junior drag racing competitions when she visits Father. In addition, M.L.D. would still be able to visit her friend Megan, who has played with M.L.D. at Father's parents' home, and her other friends in Pennsylvania.

Finally, we must address Father's Counterclaim, filed on June 25, 2010. Father wishes to enter a shared custody arrangement on a week-on and week-off basis. The Superior Court has explained:

Among the factors which must be considered in awarding shared custody are the following: (1) both parents must be fit, capable of making reasonable child rearing decisions and willing and able to provide love and care for their children; (2) both parents must evidence a continuing desire for active involvement in the child's life; (3) both parents must be recognized by the child as a source of security and love; (4) a minimal degree of cooperation between the parents must be possible.

Wiseman v. Wall, 718 A.2d 844, 848 (Pa. Super. 1998). In the instant case, we find that the first three factors have been satisfied as Mother and Father recognize the parenting abilities of each other. As for cooperation, we note that Mother and Father communicate via text message. They rarely speak to each other over the telephone. When Father returns the Children to Mother on Sundays, he often refuses to speak to her and treats her poorly in front of the Children. For this reason, we cannot conclude that a shared custody arrangement is in the Children's best interests in this case. Rather, as stated above, the Court finds that it is in the Children's best interests to grant primary physical custody to Mother, with Father enjoying periods of partial physical custody. After addressing the *Gruber* factors, we also conclude that it is in the Children's best interests to allow Mother to relocate to New Jersey.

WHEREFORE, having considered the totality of the circumstances, we enter the following:

ORDER

AND NOW, this 3rd day of June, 2011, Plaintiff's Complaint for Custody and Plaintiff's Petition for Relocation are hereby *GRANTED*. At the conclusion of the 2010-11 school year, Plaintiff is permitted to relocate to the residence of her father, R.J., in Sayreville, Middlesex County, New Jersey, with the parties' children, M.L.D., born on April 26, 1999, and P.A.D., born on June 23, 2007 (hereinafter "the Children"). Defendant's Counterclaim for Custody is hereby *DENIED*.

It is further ORDERED AND DIRECTED as follows:

1. *Legal Custody*. Plaintiff ("Mother") and Defendant ("Father") shall have shared legal custody of the Children. "Legal Custody" shall be defined as the right to make major decisions affecting the best interests of the Children, including, but not limited to, medical, religious, and educational decisions. Thus, major decisions concerning the Children, including, but not necessarily limited to, the Children's health, welfare, education, and religious training and upbringing, shall be made by the parties jointly, after discussion and consultation with each other, with the goal of developing and adhering to a harmonious policy in the Children's best interests.

Each party shall keep the other party informed of the Children's development. Each party shall not interfere with the other party's physical

custody of the Children while they are with that parent. The parties shall give support to one another in their role as parents and shall take into account the views of the other parent regarding the physical and emotional well-being of the Children. Each party shall notify the other party of any activity that could reasonably be expected to be of significant concern to the other. Day-to-day decisions shall be the responsibility of the parent then having physical custody.

Each party shall have the right to receive, directly from the Children's schools, copies of the Children's report cards, test results, notices of parent-teacher conferences and school programs, and any other information normally released to a custodial parent.

Each parent shall further have the right to receive, directly from the provider, any medical, psychological, psychiatric, prescription drug, dental, or daycare records or reports normally released to a custodial parent.

2. *Primary Physical Custody.* Mother shall have primary physical custody of the Children.

3. *Partial Physical Custody.* Father shall have partial physical custody of the Children as follows:

a. *School Year.* During the school year, every other weekend from Friday evening at 7:00 p.m. until Sunday evening at 7:00 p.m.;

1. *Dinner Visits.* During the school year, Father shall be entitled to one dinner visit each week from after school until 8:00 p.m., to be held in the community of Mother's residence on a day to be agreed upon by the parties;

b. *Summer.* During the summer, every other two-week period, with exchanges being made at 7:00 p.m. on Sundays, from the first Sunday that is at least one week subsequent to the Children's last day of school until the last Sunday of summer that is at least one week prior to the beginning of Children's next school year. The parties shall schedule their respective summer vacations so as not to interfere with this paragraph;

c. *Holidays.* Holidays shall be shared as the parties may agree. If the parties cannot agree, then Father shall have the following periods of partial physical custody, which shall supersede the parties' regular custody schedule:

1. *Thanksgiving Recess.* In even-numbered years, from 7:00 p.m. on the day after the Children's last day of school until 7:00 p.m. on the day before the Children's school resumes;

2. *Christmas Recess.* In odd-numbered years, from 7:00 p.m. on the day after the Children's last day of school until 7:00 p.m. on December 30th;

3. *New Year's.* In even-numbered years, from 7:00 p.m. on December 30th to 7:00 p.m. on the day before the Children's school resumes;

4. *Easter/Spring Recess.* In even-numbered years, from 7:00 p.m. on the day after the Children's last day of school until 7:00 p.m. on the day before the Children's school resumes;

5. *Father's Day/Mother's Day.* Every Father's Day, from 7:00 p.m. on the day before Father's Day until 7:00 p.m. on Father's Day. (Mother shall have physical custody of the Children every Mother's Day, from 7:00 p.m. on the day before Mother's Day until 7:00 p.m. on Mother's Day, if that holiday should occur during one of Father's regularly scheduled periods of partial physical custody);

6. *Memorial Day Weekend.* In odd-numbered years, from 7:00 p.m. on Friday to 7:00 p.m. on Memorial Day;

7. *Labor Day Weekend.* In even-numbered years, from 7:00 p.m. on Friday to 7:00 p.m. on Labor Day; and

d. *By Agreement.* Any other time mutually agreed to by the parties.

4. *Transportation.* Mother shall be solely responsible for transportation to and from exchanges of the Children during the school year. The parties shall share transportation for summer and holiday exchanges, with each party either (1) driving to a mutually agreed upon exchange-point that is one-half the distance between their respective residences, or (2) with the receiving party providing transportation. If the parties cannot agree on the summer and holiday transportation method, the parties shall utilize the first-listed method.

5. *Telephone Contact.* Each party shall permit reasonable telephone contact between the non-custodial party and the Children. The Children shall not be precluded from telephoning the non-custodial party at reasonable times. The custodial party shall ensure privacy for such calls. If the Children are unavailable when the non-custodial party telephones, the custodial parent shall be responsible for having the Children return the telephone call within a reasonable period of time on the same day.

6. *Modification.* The custodial periods set forth in this Order shall be strictly adhered to and shall not be modified except by written agreement signed by both parties. The parties shall accommodate reasonable requests for modification that are in the Children's best interests.

7. *Contact Information.* Each party shall keep the other advised of a current address, e-mail address, and telephone number. The custodial parent shall not change the Children's residence without providing notice to, and obtaining the written approval of, the other party.

8. *Injuries and Health.* Each party shall promptly advise the other party of any injuries sustained by the Children, any illness suffered by the Children, and any need for non-routine medical care.

9. *Non-Alienation.* The parties shall encourage the Children to love and respect Mother, Father, and their respective family members, and they are prohibited from doing or saying anything to alienate the Children from Mother, Father, and their respective family members, either directly or indirectly, by any pretense or ploy whatsoever. The parties shall not make, or permit anyone else to make, derogatory or negative comments about Mother, Father, and their family members in the presence or hearing of the

Children. The parties shall not talk to the Children about this custody case/order.

10. *Arguments.* The parties shall not engage in arguments or heated conversations in the presence or hearing of the Children. All contact between the parties, and their spouses, shall be polite, civil, and respectful. The parties shall communicate face-to-face, if possible, to discuss issues concerning the Children.

11. *Sleeping Arrangements.* The Children shall not share a room with each other at the residences of Mother and Father. The Children shall not sleep in Mother or Father's bed. The Children shall be provided with their own bed at the residences of Mother and Father.

12. *Headings.* The paragraph headings in this Order are for ease of reading only and shall not be legally binding.

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