

# Northampton County Reporter

(USPS 395-280)

VOL. LVII

EASTON, PA February 23, 2012

NO. 8

**Commonwealth of Pennsylvania v. Michael Eric Ballard, Appellant**  
[continued]

## CONTENTS

Bar News .....	3	Notice of Annual Meeting .....	7
Court Calendar .....	71	Notices of Incorporation .....	8
Estate Notices .....	4	Notice of Nonprofit Incorporation .....	9
Legal Notices .....	9	Office Space .....	68
Lehigh University's Tresolini Lecture .....	70	Real Estate for Sale .....	69
Limited Liability Company Notice .....	9	Sheriff's Sales .....	10
Memoir Writing Conference .....	68	Trust Notice .....	7

**INSERT:** Green: 1. "Achieving a Work-Life Balance"

2. 2012 Calendar

3. 2012 Bench Bar Conference

4. PA CLE Requirements

Cream: 1. Lunch Buffet and One-Hour CLE Program on Dram Shop Laws

2. "Harvey"

3. Quarterly Association Meeting

4. PBI/CLE Seminars—NCBA Office March—April 2012

### NOTICE TO THE BAR...

Kindly be advised that we are adding the following Status Conference  
dates to the 2012 Court Calendar:

February 27, 2012

March 21, 2012

April 18, 2012

June 20, 2012

If you have any questions concerning this change, please call the Court  
Administrator's Office at 610-559-6700.

**NORTHAMPTON COUNTY BAR ASSOCIATION  
2012 BAR ASSOCIATION OFFICERS**

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*Northampton County Reporter*  
**Attorney Referral & Information Service**  
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**PBA (800) 932-0311—PBI (800) 932-4637**  
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Patricia A. Gober . . . . . Accounting  
Heather Rizzotto-Stefanik . . . . . Legal Journal  
Gloria A. Robison . . . . . Attorney Referral  
Deborah J. Flanagan . . . . . Attorney Referral

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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

**Quarterly Association Meeting – Thursday, March 22, 2012**

Registration form inside.

**Reminder to All Committee Chairs**

Schedule your committee meetings to plan for the year.

**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.

Don't be afraid to give up the good and go for the great. ~ Kenny Rogers

**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****BELCAK, DENNIS F. a/k/a DENNIS BELCAK a/k/a DENNIS FRANCIS BELCAK, dec'd.**

Late of the City of Bethlehem, Northampton County, PA  
Executrix: Margaret M. Belcak  
Attorney: Nicholas M. Zanakos, Esquire, 742 Main Street, Bethlehem, PA 18018

**CAMPF, ELFRIEDA G., dec'd.**

Late of the Township of Palmer, Northampton County, PA  
Executrix: Joni Ann Campf a/k/a Joni A. Kerbaugh c/o Karl H. Kline, Esquire, Karl Kline P.C., 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283  
Attorneys: Karl H. Kline, Esquire, Karl Kline P.C., 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

**FRYE, FRANCIS J., dec'd.**

Late of Palmer Twp., Northampton County, PA  
Executor: John C. Janos, 312 Lansdowne Rd., Havertown, PA 19083.

**FULLER, C.T. a/k/a CHARLTON THOMAS FULLER, dec'd.**

Late of Allen Twp., Northampton County, PA

Executors: Christopher F. Lloyd and Zachary Fuller c/o Mark S. Blaskey, Esquire, Pepper Hamilton LLP, 3000 Two Logan Sq., Eighteenth and Arch Streets, Philadelphia, PA 19103-2799

Attorneys: Mark S. Blaskey, Esquire, Pepper Hamilton LLP, 3000 Two Logan Sq., Eighteenth and Arch Streets, Philadelphia, PA 19103-2799

**GRUND, MARGARET T., dec'd.**

Late of Bethlehem, Northampton County, PA

Executrix: Anita Recchia c/o John W. Rybak, Esquire, 408 Adams Street, Bethlehem, PA 18105

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

**MARCHAK, ROSEMARY, dec'd.**

Late of the City of Easton, Northampton County, PA  
Administrator: Lonnie Chamberlain, 1016 Cedar St., Laurys Station, PA 18059

Attorneys: Gary M. Miller, Esquire, Miller & Davison, 210 E. Broad Street, Bethlehem, PA 18018

**NAGY, AGNES M., dec'd.**

Late of Washington Township, Northampton County, PA  
Executrix: Emily Rush c/o Joel H. Ziev, Esquire, 700 Washington Street, Easton, PA 18042  
Attorney: Joel H. Ziev, Esquire, 700 Washington Street, Easton, PA 18042

**PFEIFFER, GERALDINE B., dec'd.**

Late of Walnutport, Northampton County, PA  
Executrix: Nancy Malaro, 10 Nerious Avenue, Revere, MA 02151

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

**VIEST, BARBARA K.,** dec'd.

Late of Lower Saucon Township, Northampton County, PA

Administrator: Bruce E. Davis 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

**SECOND PUBLICATION**

**BONSER, ELIZABETH IRENE a/k/a ELIZABETH I. BONSER,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA  
Executrix: Stephanie Ann Ungerer c/o William H. Dayton, Jr., Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., P.O. Box 20770, Lehigh Valley, PA 18002-0770

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

**FISHER, ELLA K. a/k/a ELLA S. FISHER,** dec'd.

Late of the City of Easton, Northampton County, PA  
Executor: Elwood L. Fisher, Jr. c/o Karl H. Kline, Esquire, Karl Kline P.C., 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

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

**GORSKY, ALEX, JR. a/k/a ALEC GORSKY, JR.,** dec'd.

Late of Bethlehem, Northampton County, PA

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

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

**HANK, ROBERT P.,** dec'd.

Late of the Borough of Roseto, Northampton County, PA

Executrix: Betty Berry, 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

**MASKAL, RICHARD WILLIAM a/k/a RICHARD W. MASKAL,** dec'd.

Late of Bethlehem, Northampton County, PA

Administrator: John Maskal, 110 Carlton Ave., E. Rutherford, NJ 07073

Attorney: Robert H. Nothstein, Esquire, 46 North Sixth Street, Stroudsburg, PA 18360

**MUNDRANE, JEAN E.,** dec'd.

Late of the Township of Forks, Northampton County, PA

Co-Executors: Richard L. Mundrane and Patricia R. Weis c/o Steven N. Goudsouzian, Esquire, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

Attorney: Steven N. Goudsouzian, Esquire, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

**PETRILAK, CHARLES B.,** dec'd.

Late of Palmer Township, Northampton County, PA

Administratrix: Lisa M. VanBuskirk, 6230 Sullivan Trail, Nazareth, PA 18064-9395

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

**RUBENS, EDYTHE**, dec'd.

Late of Northampton County, PA  
Executor: Richard L. Rubens, 340 W. 72 St., 8A, New York, NY 10023

**SIPLICS, LOUISE M.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Executor: Robert V. Littner, Esquire c/o Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018  
Attorneys: Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018

**WALLACE, WILLIAM R.**, dec'd.

Late of Bethlehem, Northampton County, PA  
Administratrix: Joyce Wallace  
Attorneys: Wendy A. Nicolosi, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018

**THIRD PUBLICATION**

**CARBALLO, MARLENE P. a/k/a MARLENE P. KRAMER**, dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Co-Executors: Michael E. Yelovich and Shelly J. Lugo a/k/a Shelly J. Graciani c/o Steven N. Goudsouzian, Esquire, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283  
Attorneys: Steven N. Goudsouzian, Esquire, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

**CRITELLI, ANTHONY**, dec'd.

Late of Easton, Northampton County, PA  
Executor: Lewis J. Critelli c/o Wayne Bank, 717 Main St., Honesdale, PA 18431

**DeFRANCO, MARTIN D., SR. a/k/a MARTIN D. DeFRANCO**, dec'd.

Late of the Township of Upper Mt. Bethel, Northampton County, PA  
Executor: Nicholas DeFranco, 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

**DONAHUE, DOROTHY J.**, dec'd.

Late of the Township of Palmer, Northampton County, PA  
Executor: Randy W. Zimmerman  
Attorneys: Joseph J. Piperato, III, Esquire, Benner & Piperato, 2005 City Line Road, Suite 106, Bethlehem, PA 18017

**DOUGHERTY, HELEN S.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Co-Administrators: John Dougherty and William Dougherty, Jr. 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

**FLANAGAN, CHARLOTTE a/k/a CHARLOTTE F. FLANAGAN a/k/a CHARLOTTE FRANCES FLANAGAN**, dec'd.

Late of Hanover Township, Northampton County, PA  
Executor: Harry Saultz c/o Michael E. Riskin, Esquire, Riskin and Riskin, 18 E. Market St.,

P.O. Box 1446, Bethlehem, PA 18016-1446

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

**HEFT, DORIS B.,** dec'd.

Late of Bethlehem, Northampton County, PA

Executors: Donna L. Hoffman, Brian K. Heft and Tracy L. Liebowitz a/k/a Tracy L. Leibowitz  
Attorneys: Richard Eugene Santee, Esquire, Shay, Santee & Kelhart, 44 E. Broad Street, P.O. Box 1005, Bethlehem, PA 18016-1005

**HENDRIXSON, KENNETH,** dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Lori J. Sadukas 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

**KIEFER, GWENDOLYN,** dec'd.

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

Executors: Michael S. Frace, 148 S. Liberty, Nazareth, PA 18064 and Douglas A. Frace, 110 W. Allen Street, Nazareth, PA 18064  
Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064

**SANTIAGO, JOSE J.,** dec'd.

Late of the City of Easton, Northampton County, PA

Administrator: Luis Santiago c/o Jonathan J. Russell, Esquire, Drake, Hileman & Davis, Baili-

wick Office Campus, Suite 15, P.O. Box 1306, Doylestown, PA 18901

Attorneys: Jonathan J. Russell, Esquire, Drake, Hileman & Davis, Bailiwick Office Campus, Suite 15, P.O. Box 1306, Doylestown, PA 18901

**SULLIVAN, MARGARET A.,** dec'd.

Late of the Borough of Wilson, Northampton County, PA

Co-Executrices: Renee James and Suzanne Sullivan-Tuck c/o Frank S. Poswistilo, Esquire, 204 N. 13th Street, Easton, PA 18042  
Attorney: Frank S. Poswistilo, Esquire, 204 N. 13th Street, Easton, PA 18042

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**TRUST NOTICE**

NOTICE IS HEREBY GIVEN of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said trusts are requested to make known the same, and all persons indebted to said trusts are requested to make payment, without delay, to the trustees or to their attorneys named below.

**FINKEN, GRETCHEN K.,** dec'd.

Late of Northampton County, PA  
Gretchen K. Finken Trust dated June 28, 2004

Trustee: Sally A. Newhartz 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

Feb. 16, 23; Mar. 1

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**NOTICE OF ANNUAL MEETING**

NOTICE IS HEREBY GIVEN that the Annual Meeting of the members of Nazareth Mutual Insurance Com-



pany will be held at the office of the Company, 114 South Main Street, Nazareth, Pennsylvania, on Saturday, March 10, 2012 at ten o'clock A.M., local time, for:

1. Election of three directors, each to serve for a three-year term; and

2. The transaction of such other business as may properly come before the meeting.

3. Proxy ballots are available, may be obtained from the company by policy holder request and submitted prior to the above date.

John G. Abbott

Chairman

Attest:

Charmaine E. Bartholomew

Secretary

Feb. 9, 16, 23

#### **NOTICES OF INCORPORATION**

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

##### **CLASS D HOLDINGS, INC.**

a Corporation organized under the Pennsylvania Business Corporation Law of 1988.

DUANE MORRIS LLP

Solicitors

30 S. 17th St.  
Philadelphia, PA  
19103-4196

Feb. 23

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Law of 1988, 15 Pa. C.S. Section 1101. The name of the corporation is:

##### **DE KARALIS INC.**

and the registered office is located at: 4810 Concord Circle, Easton, PA 18045.

Feb. 23

NOTICE IS HEREBY GIVEN that a Certificate of Organization Domestic Limited Liability Company 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:

##### **JAWS PLUMBING, LLC**

The Certificate of Organization Domestic Limited Liability Company was filed on January 30, 2012 and were effective upon filing.

DOUGLAS M. MARINOS, ESQUIRE

DOUGLAS M. MARINOS &

ASSOCIATES, P.C.

101 North Cedar Crest Blvd.

Allentown, PA 18104

Feb. 23

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

##### **LEHIGH VALLEY SERVICES COMPANY, INC.**

a Corporation organized under the Pennsylvania Business Corporation Law of 1988.

DUANE MORRIS LLP

Solicitors

30 S. 17th St.  
Philadelphia, PA 19103-4196

Feb. 23

##### **LEVEL X MISSION, INC**

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

Feb. 23

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on February 8, 2012 for the purpose of obtain-



ing a Certificate of Incorporation of a proposed business corporation to be organized under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended (15 Pa. C.S. §1306).

The name of the proposed corporation is:

**TELER SALES, INC.**

Steven N. Goudsouzian, LLC  
2925 William Penn Highway  
Suite 301  
Easton, PA 18045-5283  
(610) 253-9171

Feb. 23

**NOTICE OF NONPROFIT  
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on December 27, 2011, for the purpose of obtaining a charter of a Nonprofit Corporation organized under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is:

**STEEL HEALTHCARE  
FOUNDATION**

The purpose or purposes for which it was organized are: exclusively for charitable, scientific and education purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

DUANE MORRIS LLP  
Solicitors

30 S. 17th St.  
Philadelphia, PA 19103-4196

Feb. 23

**LIMITED LIABILITY COMPANY  
NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania

at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Organization for a Limited Liability Company organized under the provisions of Title 15, Corporations and Unincorporated Associations at 15 Pa. C.S.A. §8901 et seq. approved December 7, 1994, P.L. 703, No. 106(4). The name of the Limited Liability Company is:

**HD MOBILE, LLC**

The Certificate of Organization has been filed on January 23, 2012.

JOHN L. OBRECHT, ESQUIRE  
1731 Main Street  
Northampton, PA 18067

Feb. 23

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on February 15, 2012, the Petition of Norma Cruz was filed in the Northampton County Court of Common Pleas, No. C0048CV2012001532, seeking to change the name of minor child from Keyana Ubiles to Keyana Boykins. The Court has fixed April 20, 2012 at 9:00 A.M. in Courtroom 4 at the Northampton County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Feb. 23

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

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
Wells Fargo Bank, N.A. s/b/m to  
Wells Fargo Home Mortgage, Inc.  
f/k/a Norwest Mortgage, Inc.

vs.

Suzanne M. Morgan et al.

**NO. C-48-CV-2011-10064**

**NOTICE**

TO Unknown Heirs, Successors, Assigns, and all Persons, Firms or Associations Claiming Right, Title or Interest From or Under Evan J. Schatzman, Deceased:

You are hereby notified that on October 20, 2011, Plaintiff, Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of NORTHAMPTON County, Pennsylvania, docketed to No. C-48-CV-2011-10064. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 4409 Richmond Road, Easton, PA 18040 whereupon your property would be sold by the Sheriff of NORTHAMPTON County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH

INFORMATION ABOUT HIRING A LAWYER.

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

NORTHAMPTON COUNTY  
LAWYER REFERRAL  
SERVICE (ARIS)

155 South 9th Street  
Easton, PA 18042  
(610) 258-6333

Feb. 23

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on MARCH 9, 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-2010-00281**

ALL THAT CERTAIN lot or parcel of land shown as Lot No.27 on a plan entitled "Colt's Run", prepared by Lehigh Engineering Associates, Inc. and recorded October 29, 2003, in Plan Book Volume 2003-5, Page 407-409, at the Recorder of Deeds Office in and for Northampton County, Pennsylvania, said lot situate in the Township of Lower Nazareth, County of Northampton and Commonwealth of Pennsylvania, bounded and de-

scribed as follows, to wit: beginning at an iron pin along Lot 26 of the above mentioned subdivision, said pin also located along the right of way of Eisenhower Drive, 25.00' from centerline, and the lands herein described, thence;

1) N 82 degrees 30' 02" W., 5.00' along the right of way of Eisenhower Drive, 25.00' from centerline, to a concrete monument, thence;

2) Along an arc curving to the right having a radius of 175.00' and a length of 505.50' (long chord N. 00 degrees 15' 02" E., 347.20') along the same to an iron pin, thence;

3) S. 05 degrees 12' 41" E., 221.85' along Lots 28 and 26 of the above mentioned subdivision to an iron pin, thence;

4) S. 07 degrees 29' 58" W., 128.01' along Lot 26 of the above mentioned subdivision to the aforementioned iron pin and place of BEGINNING.

Together with and subject to easements, restrictions and covenants of record.

BEING the same premises which Joseph Pearl, Jr. and William A. Eaton, by deed dated August 26, 2005 and recorded August 29, 2005 in and for Northampton County, Pennsylvania, in Deed Book Volume 2005-1, Page 329909, granted and conveyed unto George Jain-Cocks and Shakuntala Jain-Cocks, husband and wife.

BEING KNOWN AS 4343 Eisenhower Drive a/k/a Lot 27 Eisenhower Drive, Colts Run, Bethlehem, PA 18020.

TAX PARCEL NUMBER: L7 6 17-27 0418.

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

SEIZED AND TAKEN into execution of the writ as the property of George Jain-Cocks and Shakuntala Jain-Cocks.

SCOTT A. DIETTERICK, ESQUIRE

## No. 2

### BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-08290

ALL THAT CERTAIN one-half (1/2) frame messuage or tenement and lot or piece of ground situate on the East side of Main Street in the Second Ward of the Borough of Northampton, County of Northampton, and State of Pennsylvania, being the Southern half of Lot No. 26 as designated and numbered on a plan of lots of John Smith and known as No. 1607 MAIN STREET, bounded and described as follows, to wit:

BEGINNING at a point on the East side of Main Street in line of lot and premises now or late of John Frederick; thence extending Northward along said Main Street, a distance of twenty (20) feet, more or less, to a point; thence extending Eastward along lot and premises now or late of Samuel Leibenguth, a distance of one hundred forty (140) feet to an eighteen (18) foot public alley, said boundary line passing in, along, and through the exact center of a party wall between No. 1607 and No. 1609 Main Street; thence extending Southward along said alley, a distance of twenty (20) feet, more or less, to a point in line of lot and premises now or late of the said John Frederick; thence extending Westward along the latter lot and premises one hundred forty (140) feet to the place of BEGINNING.

BEING KNOWN AS 1607 Main Street, Northampton, PA.

TAX PARCEL NUMBER: L4SW4C 10 18.

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

SEIZED AND TAKEN into execution of the writ as the property of Gary L. Mann and Elizabeth D. Mann.

ROBERT P. DADAY, ESQUIRE

---

**No. 4**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-08916**

ALL THAT CERTAIN parcel of land situate in the City of Easton, County of Northampton and Commonwealth of Pennsylvania and being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the northern right-of-way line of Copper Street, said point being the Southwest corner of Redevelopment Authority Disposal Parcel Number 111;

Thence 1) Northerly along the eastern right-of-way line of McKeen Street, North 00 degrees-14 minutes-30 seconds East, 146.18 feet to a point and intersection of the southern right-of-way line of Nesquehoning Street.

Thence 2) Easterly along the said southern right-of-way line of Nesquehoning Street, South 89 degrees-42 minutes-07 seconds East, 40.00 feet to a point;

Thence 3) Southerly along a line 40 feet from the eastern right-of-way line of McKeen Street and parallel to it, South 00 degrees-14 minutes-30 seconds West, 146.18 feet to a point, and intersection of the northern right-of-way line of Cooper Street;

Thence 4) Westerly along the Northern right-of-way line of Cooper Street, North 89 degrees-42 minutes-07 seconds West, 40.00 feet to a point, the place of BEGINNING.

Containing 5847.14 square feet-0.1342 acres of land.

BEING the same premises which Redevelopment Authority of Easton, Pennsylvania, a municipal corporation, by Corporate Deed dated November 20, 1987 and recorded November 23, 1987 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 738 Page 587, granted and conveyed unto George B. Martinez and Doris D. Martinez, husband and wife, in fee.

BEING KNOWN AS 306 McKeen Street, Easton, PA.

TAX PARCEL NUMBER: L9SE4D-10-1.

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

SEIZED AND TAKEN into execution of the writ as the property of George B. Martinez and Doris D. Martinez.

STEVEN K. EISENBERG, ESQUIRE

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**No. 5**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-01384**

ALL THAT CERTAIN lot of land with the improvements thereon erected, known and designated as No. 609 Walnut Street, Easton, Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a drill hole in the northerly property line of Walnut Street, a fifty foot wide street, and in line of #611 Walnut Street, said point being distant 62.70 feet easterly from the intersection of the easterly property line of Pine Street, an eighteen foot wide alley, with the northerly property line of Walnut Street; thence along the northerly property line of Walnut Street; N 54° 00' E 23.75 feet to a drill hole in line of lot #607 Walnut Street; thence along lot #607 Walnut Street, N 28° 04' W 32.91 feet

to a drill hole in the west face of a brick wall and in line of lot #610 and #612 Northampton Street; other lot of the grantor; thence along lot #610 and #612 Northampton Street, the following three courses and distances: S 61° 13' W 3.70 feet to a drill hole, N 39° 03' W 6.89 feet to a drill hole and S 61° 25' W 24.50 feet to a point in line of #611 Walnut Street; thence along #611 Walnut Street, S 36° 00' E 43.10 feet to the point or place of beginning.

BEING KNOWN AS 609 Walnut Street, Easton, PA.

TAX PARCEL NUMBER: L9SE1B 25 21.

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 Richard E. Keenhold, Sr. and Richard E. Keenhold, Jr.

ROBERT P. DADAY, ESQUIRE

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**No. 6**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-06923**

ALL THAT CERTAIN TRACT OF LAND, situated in the City of Easton, County of Northampton and State of Pennsylvania, described as follows:

ALL THAT double three story brick dwelling house and lot of ground with the appurtenances, situated on the South side of Northampton Street; in the City of Easton, containing in front on Northampton Street, Thirty (30) feet and extending of that width (as now enclosed) in depth to Walnut Street.

BOUNDED on the North by Northampton Street, on the East by property now or late of William Stigenbauer, on the South by Walnut Street as aforesaid, and on the West

by property now or late of The East of Anthony Transue.

BEING KNOWN AS 607 Walnut Street, Easton, PA.

TAX PARCEL NUMBER: L9SE1B 25 19.

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

SEIZED AND TAKEN into execution of the writ as the property of Richard E. Keenhold, Jr. and Richard E. Keenhold, Sr. and Danny A. Keenhold, T/A Keenhold Associates.

ROBERT P. DADAY, ESQUIRE

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**No. 7**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-03636**

ALL those four certain tracts of land situate in the Township of Hanover, County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

Tract No. 1

BEGINNING at a point in the center of the concrete highway leading from Schoenersville to Bath, which point is North 25 degrees East 641.3 feet from the southern boundary line of land now or late of Robert F. Fehnel et ux., and which southern boundary line is North 87 degrees 45 minutes East from a blue stone monument located on the west side of the said public highway; THENCE, North 25 degrees East along the center line of said highway 100 feet to a point; THENCE South 65 degrees East 200 feet to an iron pin; THENCE South 25 degrees West 100 feet to an iron pin; THENCE North 65 degrees West 200 feet to the place of BEGINNING.

Tract No. 2 and Tract No. 3

No. 2: BEGINNING at a point in the center line of concrete highway leading from Schoenersville to Bath

and in line of land now or late of Robert F. Fehnel and Laura C. Fehnel; THENCE North 25 degrees East 10 feet to other lands of Dominic E. Bellucci and Rose M. Bellucci; THENCE along the same, South 65 degrees East 200 feet to other lands now or late of Robert F. Fehnel et ux.; THENCE South 25 degrees West 10 feet to lands now or late of Robert F. Fehnel et ux.; THENCE along land now or late of Robert F. Fehnel et ux., North 65 degrees West 200 feet to the center of said public highway, being the place of BEGINNING.

No. 3: BEGINNING at an iron pin in line of land now or late of Robert F. Fehnel et ux.; THENCE North 25 degrees East 210 feet to an iron pin; THENCE South 3 degrees 12 minutes West 228 feet to an iron pin; thence North 65 degrees West 88.75 feet to a point, the place of beginning.

Tract No. 4

BEGINNING at a point in the center of the concrete highway leading from Schoenersville to Bath, which point is North 25 degrees East 541.3 feet from the southern boundary line of land now or late of Robert F. Fehnel and which southern boundary line is North 87 degrees 45 minutes East from a blue stone monument located on the west side of the said public highway; THENCE North 25 degrees East along the center line of said highway 100 feet to a point; THENCE South 65 degrees East 200 feet to an iron pin; THENCE South 25 degrees West 100 feet to an iron pin; THENCE North 65 degrees West 200 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Donald R. Bednar, Jr., son, as sole owner by deed from Donald R. Bednar (deceased) and Joann A. Bednar, his wife dated 08/08/2008

recorded 08/14/2008 in Deed Book 2008-1 Page 234449.

BEING KNOWN AS 6040 Airport Road a/k/a 6030 Airport Road, Allentown, PA 18109.

TAX PARCEL NUMBER: M5NE2-2-2.

THEREON BEING ERECTED a single cape cod style dwelling with attached one car garage with stone and stucco exterior and slate roof.

SEIZED AND TAKEN into execution of the writ as the property of Donald R. Bednar, Jr.

MARK J. UDREN, ESQUIRE

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**No. 8**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-13407**

ALL THAT CERTAIN tract or parcel situate in the Township of Upper Mt. Bethel, County of Northampton and State of Pennsylvania, being Lot #2, on Minor Subdivision of lands of Siegfried Jaeger, as surveyed by Eugene E. O'Connel, bounded and described as follows, to wit:

BEGINNING at a PK nail set in the centerline of TR 032, said nail being North 58 degrees 41 minutes 49 seconds East at 157.00 feet from a railroad spike set in the centerline of TR 032 and marking the southeasterly corner of Lot #1 of the earlier subdivision of Siegfried Jaeger title "Jaeger's Subdivision", said spike also now being the southeasterly corner of the lands of Joseph Trojan and from said nail (1) by a new line into the lands of Jaeger, of which this was formerly a part, North 31 degrees 18 minutes 11 seconds West at 30.00 feet crossing a monument set on the northerly right of way line TR 032, 369.61 feet to rebar set; thence (2) continuing with the new line, South 58 degrees 16 minutes 48 seconds West 443.50 feet to a rebar set; thence



(3) still by the new line North 51 degrees 15 minutes 30 seconds West 164.81 feet to a rebar set on the southerly line of the former L & NE Development corporation right of way (now lands of Robert Bianchi, et ux); thence (4) along the line of the above corporation, South 73 degrees 14 minutes 43 seconds West 62.03 feet to a rebar set on a point of curvature; thence (5) along the southerly line of the above former right of way, on a curve concave to the south, having a radius of 1408.40 feet an arc length of 122.92 feet and a chord bearing of South 75 degrees 44 minutes 43 seconds West 122.88 feet to a rebar set; thence (6) on a line radial to the curve and crossing the former right of way and still by a new line, of which this was formerly a part, North 11 degrees 45 minutes 16 seconds West 66.00 feet to a rebar set on the northerly line of the former right of way; thence (7) along the northerly line of the former right of way, on a curve concave to the South having a radius of 1342.40 feet, an arc length of 117.16 feet and a chord bearing of North 75 degrees 44 minutes 43 seconds East 117.12 feet to a rebar set at a point of tangency; thence (8) continuing along the northerly line, of the former right of way and the new line, North 73 degrees 14 minutes 43 seconds East 723.39 feet to a monument set; thence (9) still by the new line, crossing the former right of way South 31 degrees 18 minutes 11 seconds East, at 389.05 feet passing over a monument set on the northerly right of way line of TR 032, 419.05 feet to a PK nail set in the centerline of TR 032; thence (10) with the centerline of TR 032, South 58 degrees 41 minutes 49 seconds West 157.00 feet to the point and place of BEGINNING.

CONTAINING 3.554 acres, more or less, including the road right of way. The above property described, being shown as Lot 2 on the plan is now known as Tax Lot 4A-4 of Block 16 of Map C10 and contains 0.447 acres more or less of wetlands as delineated by F.X. Browne Assoc., and is subject to the federal and state laws applicable to them.

BEING the same premises which Russell Tayburn and Kitty Tayburn, his wife, by Deed dated August 21, 1997 and recorded September 11, 1997 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 1997-1 Page 99215, as Instrument Number 1997032230, granted and conveyed unto Mary Wilk, in fee.

BEING KNOWN AS 1050 Lake Minsi Drive, Bangor, PA.

TAX PARCEL NUMBER: C10-16-4A-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 Mary Wilk.

STEVEN K. EISENBERG, ESQUIRE

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**No. 10**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-12966**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of East Allen, County of Northampton, and Commonwealth of Pennsylvania, being known as Lot 28 of Country Place I Residential Subdivision as recorded in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania; being further bounded and described as follows, to wit:

BEGINNING at an iron pin set on the easterly right-of-way line of Township Route 424 (Hanover Street), said



iron pin being the southwest corner of the lands of Lot 29 of Country Place I Residential Subdivision; thence along said lands of Lot 29 South 87 degrees 38 minutes 53 seconds East 210.85 feet to an iron pin, said iron pin being a corner of the lands of Lot 36 of Country Place I Residential Subdivision; thence along said lands of Lot 37 South 02 degrees 13 minutes 51 seconds West 118.30 feet to an iron pin, said iron pin being the northeast corner of the lands of Lot 27 of Country Place I Residential Subdivision; thence along said lands of Lot 27 North 87 degrees 46 minutes 09 seconds West 211.00 feet to an iron pin set on the easterly right-of-way line of Township Route 424 (Hanover Street) North 02 degrees 21 minutes 07 seconds East 118.75 feet to an iron pin, the place of BEGINNING.

CONTAINING 25,005.4510 square feet, or 0.5740 acre, more or less.

Title to said premises is vested in Delicia M Stangl and Michael Stangl, husband and wife, by deed from MICHAEL STANGL AND DELICIA M. STANGL, HIS WIFE dated May 21, 1993 and recorded June 3, 1993 in Deed Book 898, Page 83.

BEING KNOWN AS 6240 Hanover Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER: M5 4 32-26.

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

SEIZED AND TAKEN into execution of the writ as the property of Delicia M. Stangl and Michael Stangl.

MARGARET GAIRO, ESQUIRE

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**No. 11**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2011-09794**

All that certain parcel or land situate in the Township of Williams,

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

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

Title to said premises is vested in Natividad Saenz by deed from BARCLAYS CAPITAL REAL ESTATE INC. DBA HOMEQ SERVICING AS ATTORNEY IN FACT FOR U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2004 MASTR ASSET BACKED SECURITIES TRUST 2004-WMC1 MORTGAGE PASS THROUGH CERTIFICATES SERIES 2004-WMC1 dated March 19, 2007 and recorded July 2, 2007 in Deed Book 2007-1, Page 242522.

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

TAX PARCEL NUMBER: M-9-16-1A-0836.

THEREON BEING ERECTED a two-story single cape cod style dwell-

ing with vinyl siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Natividad Saenz.

MARGARET GAIRO, ESQUIRE

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**No. 12**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-04383**

ALL THAT CERTAIN lot or parcel of land together with improvements thereon situate in the Borough of Bath, Northampton County, Commonwealth of Pennsylvania, being known as Lot 80 of Park Ridge recorded in the Office of the Recorder of Deeds in and for Northampton County in Map Book 1996-5, pages 223 and 224, bounded and described as follows:

BEGINNING at a point on the Southerly right of way line of Parkridge Drive, said point being the Northwest-erly corner of the lands now or formerly of Curtis F. and Ann E. Buck, thence, along the said lands of Buck and lands now or formerly of Ricky C. and Regina L. Gower South 00 degrees 53 minutes 09 seconds West 121.66 feet to a point; thence, along the lands known as Lot 79 of Park Ridge North 89 degrees 06 minutes 51 seconds West 150.00 feet to a point, thence along the Easterly right of way line of Spyglass Hill North 00 degrees 53 minutes 09 seconds East 96.86 feet to a point, thence along the same on a curve to the right having a radius of 25.00 feet and an arc length of 39.27 feet to a point thence along the Southerly right of way line of Parkridge Drive South 89 degrees 06 minutes 51 seconds East 125.00 feet to the point of beginning.

CONTAINING 18,144 square feet or 0.42 acres, more or less.

SUBJECT to a 14 feet wide water easement as shown on the record plan.

BEING KNOWN AS 101 Spy Glass Hill Road, Bath, PA 18014.

TAX PARCEL NUMBER: K6NW3-1-10.

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

SEIZED AND TAKEN into execution of the writ as the property of Terrance Jackson.

MICHAEL T. McKEEVER, ESQUIRE

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**No. 13**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-06855**

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

BEGINNING at a point along the easterly right-of-way line of James Avenue, (50 feet wide), said point being the southwesterly property corner of Lot No. 4; thence along the southerly property line of Lot No. 4, South 89 degrees 20 minutes 38 seconds East 188.40 feet to a point; thence along the westerly property line of lands now or late of Fred Jaindl, South 03 degrees 01 minute 00 seconds West 248.00 feet to a point; thence along the northerly property line of Lot No. 6, North 81 degrees 20 minutes 46 seconds West 189.70 feet to a point; thence along the easterly right-of-way line of James Avenue the following three courses and distances:

(1) Along the arc of a curve deflecting to the left having a central angle of 5 degrees 38 minutes 14 seconds, a radius of 220.00 feet, and a curve length of 21.64 feet to a point, (2) North 03 degrees 01 minute 00 seconds East 174.87 feet to a point; and (3) along the arc of a curve deflecting to the left having a central angle of 2 degrees 21 minutes 38 seconds, a radius of 610.00 feet, and a curve length of 25.14 feet to the point or place of BEGINNING.

Containing in area 44,102.10 square feet.

BEING KNOWN AS 234 James Avenue a/k/a RD 1 Lot #5 Jamond Estates, Northampton, PA 18067.

TAX PARCEL NUMBER: J5-18-3-3-0520.

THEREON BEING ERECTED a two-story single split-level style dwelling with attached two-car garage with brick and stucco exterior and shingle roof; barn.

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

MICHAEL T. MCKEEVER, ESQUIRE

#### **No. 14**

#### **BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2011-07038**

ALL THAT CERTAIN lot or parcel of ground situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, being designated as Lot No. 46, according to the Map or Plan entitled "Rolling Greens Subdivision", prepared by Heikki K. Elo, Easton, Pennsylvania, dated 7/20/1979 and recorded in Northampton County Plan Book Vol. 63, Page 41, as revised 11/16/1981, by Louise A. Ferrone, P.E., L.S., Easton, Pennsylvania, and recorded in Northampton County Plan Book Vol. 69, page 10.

BEING Tax Parcel No. M7SW2-22-2.

Being the same property acquired by Mario Pizarro, Jr., and Lilibeth Pizarro, by Deed recorded 04/01/2008, of record in Deed Book 2008-1, Page 89120, in the Office of the Recorder of Northampton County, Pennsylvania. Together with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor(s), as well at law as in equity, of, in, and to the same.

Title to said premises is vested in Mario Pizarro, Jr. and Lilibeth Pizarro, husband and wife, by deed from ROY A. PREUNINGER AND LINDA A. PREUNINGER, HUSBAND AND WIFE dated March 21, 2008 and recorded April 1, 2008 in Deed Book 2008-1, Page 89121.

BEING KNOWN AS 3511 Summit Court, Bethlehem, PA 18020.

TAX PARCEL NUMBER: M7SW2-22-2-0205.

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

SEIZED AND TAKEN into execution of the writ as the property of Mario Pizarro, Jr. and Lilibeth Pizarro.

MARGARET GAIRO, ESQUIRE

#### **No. 16**

#### **BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2011-07289**

ALL THAT CERTAIN lot or piece of land situate in the Third Ward of the

City of Easton, County of Northampton and Commonwealth of Pennsylvania, on the west side of Cattell Street, containing twenty-five (25) feet in front on the west side of Cattell Street and extending westwardly of that width one hundred eighteen (118) feet more or less, in depth.

BOUNDED on the north by property by Eleanor P.A. Wyeth, on the east by Cattell Street, on the south by property now or late of Frank H. Raub, on the west by property now or late of John E. and Charlotte Stofflet, and known as No. 714 Cattell Street, City of Easton, County of Northampton, Pennsylvania.

Being known as: 714 Cattell Street, Easton, Pennsylvania 18042.

Title to said premises is vested in Sheree R. Cronin by deed from ENRIQUE BALLENNILLA AND MELISSA BALLENNILLA, HUSBAND AND WIFE dated July 28, 2006 and recorded August 7, 2006 in Deed Book 2006-1, Page 312545.

BEING KNOWN AS 714 Cattell Street, Easton, PA.

TAX PARCEL NUMBER: L9NE2B 4 3.

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

SEIZED AND TAKEN into execution of the writ as the property of Sheree R. Cronin.

MARGARET GAIRO, ESQUIRE

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**No. 17**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-07767**

ALL THAT CERTAIN lot or piece of ground with a three story brick dwelling therein erected, situate on the south side of Bushkill Street between Fourth and Bank Streets, in the City of Easton, County of Northampton

and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point 78 feet 7 inches from the southeast corner of Fourth and Bushkill Streets, thence extending eastwardly along Bushkill Street 33 feet, more or less, to property now or late of Holt Estate, thence extending southwardly along property now or late of Holt Estate 29 feet, more or less, to property now or late of Samuel P. Messinger Estate, thence extending westwardly along property now or late of Samuel P. Messinger Estate, 33 feet, more or less, to property now or late of Christian Flemming, thence extending northwardly along and through the middle of a partition wall adjoining this house and house now or late of Christian Flemming 29 feet, more or less, to the place of beginning.

Title to said premises is vested in Mary Ann Latorre and Armando Latorre, husband and wife, by deed from CARMEN BOURDEAU, dated June 21, 2006 and recorded July 6, 2006 in Deed Book 2006-1, Page 272924.

BEING KNOWN AS 346 Bushkill Street, Easton, PA.

TAX PARCEL NUMBER: L9NE3D-12-2.

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

SEIZED AND TAKEN into execution of the writ as the property of Mary Ann Latorre and Armando Latorre.

MARGARET GAIRO, ESQUIRE

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**No. 20**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-14061**

All that certain frame messuage and tenement and lot or piece of ground, lying and being in the City of Easton on the west side of South

Thirteenth Street, and being known as #129 South 13th Street, containing in front on said 13th Street twenty-four (24) feet and extending of that same width in depth Westwardly one hundred and twenty (120) feet to a ten (10) foot wide private alley.

Bounded on the east by said South Thirteenth Street, northby lot now or late of Samuel H. Lerch, on the west by said ten (10) foot wide private alley, and on the south by lot now or late of Fred H. Seiple.

BEING KNOWN AS 129 S. 13th Street, Easton, PA.

TAX PARCEL NUMBER: L9SW2C 13 13.

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

SEIZED AND TAKEN into execution of the writ as the property of Michael C. Braswell and Denise L. Braswell.

ROBERT P. DADAY, ESQUIRE

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**No. 21**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-11233**

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Easton, County of Northampton and State of Pennsylvania, described as follows, to wit: On the North side of Washington Street at the distance of twenty-one feet Westward from the West line of Cherry Street, containing in front or breadth on said Washington Street twenty-two feet and extending of that width in length or depth Northward one hundred and ten feet to a twenty feet wide alley. Premises thereon erected being known as #1231 Washington Street.

BEING KNOWN AS 1231 Washington Street, Easton, PA.

TAX PARCEL NUMBER: L9SE1D 17 10.

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

SEIZED AND TAKEN into execution of the writ as the property of Jeffrey Skinner and Nola Skinner.

ROBERT P. DADAY, ESQUIRE

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**No. 22**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-13503**

ALL THAT CERTAIN messuage or tenement and lot or piece of ground situate on the North side of Lehigh Street in the City of Easton, County of Northampton and State of Pennsylvania, between Ninth and Tenth Streets, as more particularly bounded and described as follows, to wit:

BEGINNING at a point 73 feet east from the intersection of the building lines at the northeast corner of said Lehigh and Tenth Streets; thence eastwardly along the north side of Lehigh Street. Twenty one (21) feet to a frame house and lot about to be conveyed to Sabina A Folkenson; thence northwardly along the same, one hundred (100) feet to the south side of a fifteen (15) feet wide private alley (laid out for the use of all owners bordering thereon); thence westwardly twenty one (21) feet to lot now or late of William A Bush, thence southwardly one hundred (100) feet to the place of beginning.

BOUNDED on the south by Lehigh Street, on the east by lot now or late of Sabina Folkenson, on the north by said private alley, and on the west by lot now or late of William A Bush.

BEING KNOWN AS 933 Lehigh Street, Easton, PA.

TAX PARCEL NUMBER: L9SE1D 16 14.

THEREON BEING ERECTED a three-story half-of-double style dwell-

ing with vinyl siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Adesh Sinanan and Anna M. Khushial.

ROBERT P. DADAY, ESQUIRE

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**No. 23**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-14048**

ALL THAT CERTAIN lot or piece of land with the 1/2 of a double brick dwelling erected thereon situate in the City of Easton, County of Northampton and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the South side of Ferry Street, said point being 93 feet 8 inches East of the Southeast corner of Ferry and 15th Streets; thence extending in a Southerly direction through the middle of a partition wall 105 feet, more or less, to a point in a 10 foot wide alley; thence extending along said alley in an Easterly direction 19 feet 3 1/2 inches to a point in land now or late of Constantine Hirsch; thence extending in a Northerly direction 105 feet, more or less, to Ferry Street; thence extending along said Ferry Street in a Westerly direction 19 feet 3 1/2 inches, more or less, to a point or place of beginning.

BOUNDED on the North by Ferry Street; on the East by property now or late of Constantine Hirsch; on the South by said 10 feet wide alley, and on the West by property now or late of Walter Scott.

BEING KNOWN AS 1440 Ferry Street, Easton, PA.

TAX PARCEL NUMBER: L9SW2C 10 6.

THEREON BEING ERECTED a three-story half-of-double style dwell-

ing with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Thomas S. Pfeiffer and Susan Pfeiffer.

ROBERT P. DADAY, ESQUIRE

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**No. 24**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2011-07709**

ALL THAT CERTAIN messuage or tenement and lot, parcel or piece of land situate in the Borough of Bangor, County of Northampton and State of Pennsylvania, bounded and described in accordance with a survey of Robert Collura, Registered Surveyor, dated July, 1985, its follows, to-wit:

BEGINNING at an iron pin in the Southeast corner of the intersection of Thirteenth Street and Shoup Street, thence along the Easterly right-of-way line of said Thirteenth Street South thirty (30) degrees fifty (50) minutes twenty-nine (29) seconds West, one hundred (100') feet to an iron pin, thence along land now or late of Joseph Calantoni South fifty-eight (58) degrees twelve (12) minutes twenty-six (26) seconds East, one hundred forty-nine and twenty-seven one-hundredths (149.27') feet to an iron pin, thence along the Westerly side of a twelve (12') feet wide alley North thirty-one (31) degrees fifty-eight (58) minutes fifty-nine (59) seconds East, eighty-one and forty-eight one-hundredths (81.48') feet to an iron pin in the Southerly right-of-way line of Shoup Street, thence along said Southerly right-of-way line North fifty-one (51) degrees thirteen (13) minutes forty-six (46) seconds West, one hundred fifty-two and thirty-five one-hundredths (152.35') feet to the place of beginning; containing thir-



teen thousand six hundred twenty-five (13,625) square feet.

Title to said premises is vested in Dennis Murnane and Donna Murnane, husband and wife, by deed from dated June 1, 2006 and recorded June 6, 2006 in Deed Book 2006-1, Page 223587.

BEING KNOWN AS 199 North 13th Street, Bangor, PA.

TAX PARCEL NUMBER: D9SE4D-6-1A.

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

SEIZED AND TAKEN into execution of the writ as the property of Dennis Murnane and Donna Murnane.

MARGARET GAIRO, ESQUIRE

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**No. 25**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-09719**

ALL THAT CERTAIN lot or piece of land situate in the Township of Lower Saucon, County of Northampton and Commonwealth of Pennsylvania and is legally described as:

Unit No. C. in Building No. 20, in Society Hill at Saucon Valley Condominium, together with an undivided .14160 percent interest in the common elements appurtenant thereto as amended from time to time, accordance with and subject to the terms, limitations, conditions, covenants, restrictions, and other provisions of the Declaration of Society Hill at Saucon Valley Condominium dated May 31, 1990 and recorded on June 1, 1990, with the Recorder of Deeds of Northampton County in Misc. Book 374, Page 18, et. seq., as amended from time to time.

Also known as Northampton County Uniform Parcel Identifier:

MAP: Q7SW4 BLOCK: 1 LOT: 20C.

BEING the same premises which Dolores C. Hassick, by indenture bearing even date the 1st day of August A.D. 2007 and intended to be forthwith recorded in the Office for the Recording of Deeds in and for the County of Northampton, the Commonwealth of Pennsylvania, granted and conveyed unto Kathleen B. Forrest, in fee.

TITLE TO SAID PREMISES IS VESTED IN Kathleen B. Forrest by Deed from Dolores C. Hassick dated 08/01/2007 recorded 08/13/2007 in Deed Book 2007-1 Page 294811.

BEING KNOWN AS 1890 Mansfield Street, Hellertown, PA.

TAX PARCEL NUMBER: Q7SW4-1-20C 0719.

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

SEIZED AND TAKEN into execution of the writ as the property of Kathleen B. Forrest.

MARK J. UDREN, ESQUIRE

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**No. 27**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-14059**

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

BEGINNING at a point on the West side of Thirteenth Street, ninety (90) feet North of the building line of the North side of Butler Street, thence extending Northwardly along the West side of said Thirteenth Street, twenty (20) feet to property now or



late of John Bachman, thence extending Westwardly along property now or late of John Bachman eighty-two (82) feet, to land now or late of Mary Disbrow, thence Southwardly along the property now or late of Mary Disbrow, twenty (20) feet to land now or late of William H. Piper; thence Eastwardly along property now or late of William H. Piper, eighty-two (82) feet to the place of BEGINNING.

BOUNDED ON THE North by property now or late of John Bachman, on the East by Thirteenth Street, on the South by land now or late of William H. Piper, and on the West by land of Mary Disbrow.

BEING KNOWN AS 325 South 13th Street, Easton, PA.

TAX PARCEL NUMBER: L9SW2C 28 10.

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 William A. Graseck.

ROBERT P. DADAY, ESQUIRE

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**No. 28**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2011-07407**

ALL THAT CERTAIN lot, tract or piece of land situate in the Borough of Wind Gap, County of Northampton, and State of Pennsylvania, and designated on a plan of lots made for Hess Brothers, as Lot No. 5, and bounded and described as follows, to wit:

BEGINNING at a corner on the west side of Broadway and Lot No. 6; thence along the north side of said Lot No. 6 in a westerly direction, one hundred twenty-five feet to a corner on the east side of a public alley; thence along said alley in a northerly

direction, forty feet to a corner of Lot. No. 4; thence along the south side of said Lot No. 4 in a easterly direction, one hundred twenty-five, feet to a corner on the aforesaid Broadway Street; thence along said street in a southerly direction, forty feet to the place of Beginning.

BEING KNOWN AS 524 South Broadway, Wind Gap, PA.

TAX PARCEL NUMBER: F8NW1D 3 2 0638.

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 Jennifer A. Engler.

CHRISTOPHER A. DeNARDO,  
ESQUIRE

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**No. 29**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2011-07024**

ALL THAT CERTAIN tract or parcel of land, with improvements thereon, situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described, according to a survey performed by Thomas J. Morganelli, P.L.S., on August 20, 1993, as follows:

BEGINNING at an iron pipe on the northerly right-of-way line of Dewberry Avenue (80 feet wide), said point being on the centerline of former Arlington Avenue (unopened and vacated); thence along said right-of-way line along the arc of a curve deflecting to the left, having a radius of 320:00 feet, a central angle to the 12 degrees 26 minutes 47 seconds, an arc distance of 69.51 feet to an iron pin; thence along lands now or late of Ricardo and Alexandra M. Soliven N. 1 degree 30 minutes 30 seconds E., 95.81 feet to an iron pin; thence along

the southerly right-of-way line of Paternoster Street (15 feet wide) S. 88 degrees 29 minutes 30 seconds, 108.98 feet to a 12 inch common nail in a tree root; thence N. 33 degrees 19 minutes 11 seconds E., 17.65 feet to an iron pin; thence along lands now or late of Bernard A. Barron and Helene J. Goldfeder S. 88 degrees 29 minutes 30 seconds E., 29.42 feet to an iron pipe; thence along the said centerline of former Arlington Street and partly along lands now or late of Sybil B. Barlow and partly along lands now or late of Lewis A. and Dolores M. Malpedo S. 33 degrees 19 minutes 11 seconds W., 154.40 feet to an iron pipe, the place of BEGINNING.

BEING KNOWN AS 533 Dewberry Avenue, Bethlehem, PA.

TAX PARCEL NUMBER: N6NE3D 5 7 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Brandon C. Emken.

CHRISTOPHER A. DeNARDO,  
ESQUIRE

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**No. 30**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-07780**

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

CONTAINING in front on the South side of Spruce Street 18 feet and of that width in depth Southwardly 86.15 feet.

BOUNDED on the North by Spruce Street, on the East by property now or late of Rosa A. Bien,

widow, of which this was a part, on the South by a 10 foot wide alley, and on the West by property now or late of Katie Meinhardt. The East line passes through the partition wall of double frame dwelling known as #1432 and #1434 Spruce Street.

BEING KNOWN AS 1434 Spruce Street, Easton, PA.

TAX PARCEL NUMBER: L9SW2C 16 3 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 Frank V. Decrescenzi and Amy R. Decrescenzi.

CHRISTOPHER A. DeNARDO,  
ESQUIRE

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**No. 31**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-09428**

ALL THAT CERTAIN parcel of tract of land situate in the Borough of Portland, County of Northampton and Commonwealth of Pennsylvania, BEING KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER NUMBER C11NE2B-6-8A, and being bounded and described as follows, to wit:

BEGINNING at a point along the westerly line of a public road, U.S. Route 611 (known as Delaware Avenue) leading from Easton to Delaware Water Gap, said point of beginning lying 85.5' more or less northerly from the face of the existing curb of a second public road known as State Street, said point of beginning also being the southeasterly corner of lands herein described; thence along lands of grantors herein, of which this was a part S 71° 57' 10" W. 103.52' to a point; thence through the same

S 61° 47' 53" W, 64.19' to a point; thence through same S 69° 53' 00" W, 63.80' to a point along a 20' wide proposed right of way beings lands now or formerly Rudolph J. Davidge and Jane M. Davidge, his wife; thence along land of Rudolph J. Davidge and Jane M. Davidge, his wife, being 20' wide proposed right of way, N 51° 38' 00" W, 17.15' to a point; thence along same, N 17° 57' 00" W, 94.51' to a point, a corner of grantors land herein and Rudolph J. Davidge and Jane M. Davidge, his wife; thence along same and the southerly line of 10' wide public alley, N 71° 33' 00" E, 237.15' to a point along the westerly of the aforementioned U.S. Route 611, S 19° 37' 00" E, 96.89' to the point and place of beginning.

CONTAINING 0.554 acres, more or less.

SUBJECT, HOWEVER, to that portion taken for U.S. Route 611 and area taken for Metropolitan Edison utility lines.

TOGETHER WITH the right of ingress, egress and regress in common with Grantor, its successors or assigns, of that certain right of way twenty (20") feet in width extending in a northeasterly direction adjoining the above described premises which is more fully shown on map or minor subdivision owned by Estate of Rudolph J. Davidge and Jane M. Davidge and intended to be recorded, and upon the further condition that no part of said right of way is ever to be blocked.

TITLE VESTED IN Portland Market, LLC, a Pennsylvania limited liability company, by Deed from Duane N. Smith and Nicole Smith, husband and wife, dated 10/9/2008 and recorded 10/15/2008 at County of Northampton, Pennsylvania in Deed Volume 2008-1, Page 282580.

BEING KNOWN AS 405-411 Delaware Avenue, Portland, PA.

TAX PARCEL NUMBER: C11NE2B-6-8A.

THEREON BEING ERECTED a one story commercial building with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Portland Market, LLC.

RICHARD H. YETTER, III, ESQUIRE

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**No. 32**

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

**CV-2011-04310**

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

**TRACT NO. 1**

BEGINNING at a point in the north line of Main Street 206 1/2 feet east from the northeast corner of Main and Washington Streets; thence along the said north line of Main Street, eastwardly a distance of 100 feet more or less to a point to lands now or late Hannah C. Fox, Executrix of the Last Will and Testament of the late Gustav T. Fox; thence along the same northwardly a distance of 232 1/2 feet more or less to a 16 feet wide alley; thence along the same westwardly a distance of 160 feet more or less to a point to lands now or late of Alfred Edelman; thence along the same southwardly a distance of 130 feet more or less to a point; thence along the same land of said Alfred Edelman, southwardly a distance of 35 feet more or less to the place of beginning.

**TRACT NO. 2**

BEGINNING at a point in the centerline of Main Street, said point being north 63 degrees west a distance of 336.68 feet from a point in the inter-

section of the centerline of Main street and the extension of the west building line of a proposed 20 foot street (corner of property now or late of Clinton J. Hahn); thence along property now or late of G.T. Fox Estate, north 26 degrees east a distance of 254.6 feet to a stake in the south building line of a 16 foot alley; thence in the south building of said 16 foot alley north 88 degrees 53 minutes west a distance of 36.09 feet to a point; thence along property of Albert S. and Elsie T. Leiby, south 27 degrees 59 minutes west a distance of 238.8 feet to a point in the centerline of Main Street; thence in the centerline of Main Street, south 63 degrees east a distance of 41.05 feet to the place of beginning.

Title to said premises is vested in Mary L. Snyder, Luther L. Snyder, Cynthia J. Snyder and Kerry D. Snyder by deed from KERRY D. SNYDER AND LUTHER L. SNYDER AND MARY L. SNYDER, HUSBAND AND WIFE dated June 16, 2007 and recorded June 20, 2007 in Deed Book 2007-1, Page 227475.

BEING KNOWN AS 229-235 East Main Street, Bath, PA 18014.

TAX PARCEL NUMBER: K6NW3D 3 18 0503.

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 Mary L. Snyder and Luther L. Snyder and Cynthia J. Snyder and Kerry D. Snyder.

MARGARET GAIRO, ESQUIRE

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**No. 33**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2011-07573**

All THAT CERTAIN lot or tract of ground situated in the Borough of Hellertown, Northampton County,

Pennsylvania, being identified as TMP Q7NW2C-4-5 on a plan entitled in part "Boundary and Topographic Survey Map" as prepared by Van Cleef Engineering Associates, dated March 7, 2005 and being more particularly described as follows:

BEGINNING at a point on the westerly sideline of Easton Road (SR 2006) at its intersection with the common dividing line between TMP Q7NW2C-4-5 with TMP Q7NW2C 4-4 and from said point running:

thence (1) along the aforementioned westerly sideline of Easton Road (SR 2006), South 35°28'38" West, a distance of 252.57 feet to a point;

thence (2) along the common dividing line between TMP Q7NW2C4-5 with Q7NW3B-3-5, North 69°35'46" West, a distance of 35.48 feet to a point;

thence (3) still along the common dividing line between TMP Q7NW2C-4-5 with Q7NW3B-3-5, North 02°19'13" West, a distance of 28.00 feet to an iron pin found;

thence (4) still continuing along the common dividing line between TMP Q7NW2C-4-5 with Q7NW3B-3-5, South 87°46'14" West, a distance of 194.21 feet to a point;

thence (5) along the common dividing line between TMP Q7NW2C-4-5 with TMP Q7NW3B-3-8 at first, then with TMP Q7NW3B-3-9, TMP Q7NW2C-4-1P, TMP Q7NW2C-4-1N, TMP Q7NW2C-4-1M and then TMP Q7NW2C-4-1L, North 06°48'55" West, a distance of 213.05 feet to a point 0.34 south of an iron pin found on line;

thence (6) along the common dividing line between TMP Q7NW2C-4-5 with TMP Q7NW2C-4-22 at first, then with TMP Q7NW2C-4-21, TMP Q7NW2C-4-20, TMP Q7NW2C-4-19,

and then TMP Q7NW2C-4-18, North 86°46'27" East, a distance of 354.86 feet to an iron pipe found;

thence (7) along the common dividing line between TMP Q7NW2C-4-5 and TMP Q7NW2C-4-4, South 12°50'55" East, a distance of 32.38 feet to an iron pipe found;

thence (8) still along the common dividing line between TMP Q7NW2C-4-5 and TMP Q7NW2C-4-4, South 55°02'25" East, a distance of 47.37 feet to the POINT OF BEGINNING.

Containing a calculated area of 74,495 square feet or 1,710 acres.

BEING KNOWN AS NORTHAMPTON COUNTY TAX MAP PARCEL NO.: Q7NW2C-4-5-.0715.

EXCEPT AND RESERVE ALL THAT CERTAIN UNIT, designated as Unit 4, STONEWOOD CONDOMINIUMS, situate in Borough of Hellertown, the County of Northampton and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Stonewood Condominiums, dated June 13, 2006, and recorded on June 15, 2006, in Northampton County Book Volume 2006-1, Page 240728, as amended on February 22, 2007 in Northampton County Book Volume 2007-1, Page 70471 and on January 3, 2008 in Northampton County Book Volume 2008-1, Page 2524 and on March 7, 2008 in Northampton County Book Volume 2008-1, Page 64802.

TOGETHER with a 4 percent undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium and Amendments thereto

NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP: Q7NW2C BLOCK: 4 LOT: 5-4 0715

EXCEPT AND RESERVE ALL THAT CERTAIN UNIT, designated as

Unit 5, STONEWOOD CONDOMINIUMS, situate in Hellertown Borough, the County of Northampton and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Stonewood Condominiums, dated June 13, 2006, and recorded on June 15, 2006, in Northampton County Book Volume 2006-1, Page 240728, as amended on February 22, 2007 in Northampton County Book Volume 2007-1, Page 70471 and on January 3, 2008 in Northampton County Book Volume 2008-1, Page 2524 and on March 7, 2008 in Northampton County Book Volume 2008-1, Page 64802.

TOGETHER with a 4 percent undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium and Amendments thereto.

NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP: Q7NW2C BLOCK: 4 LOT: 5-5 0715

EXCEPT AND RESERVE ALL THAT CERTAIN UNIT, designated as Unit 18, STONEWOOD CONDOMINIUMS, situate in Hellertown Borough, County of Northampton and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Stonewood Condominiums, dated June 13, 2006, and recorded on June 15, 2006, in Northampton County Book Volume 2006-1, Page 240728, as amended on February 22, 2007 in Northampton County Book Volume 2007-1, Page 70471 and on January 3, 2008 in Northampton County Book Volume 2008-1, Page 2524 and on March 7, 2008 in Northampton County Book Volume 2008-1, Page 64802.

TOGETHER with a 4 percent undivided interest of, in and to the com-

mon elements as set forth in the aforesaid Declaration of Condominium and Amendments thereto.

NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP: Q7NW2C BLOCK: 4 LOT 5-18 0715.

EXCEPT AND RESERVE ALL THAT CERTAIN UNIT, designated as Unit 20, STONEWOOD CONDOMINIUMS, situate in Hellertown Borough, County of Northampton and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Stonewood Condominiums, dated June 13, 2006, and recorded on June 15, 2006, in Northampton County Book Volume 2006-1, Page 240728, as amended on February 22, 2007 in Northampton County Book Volume 2007-1, Page 70471 and on January 3, 2008 in Northampton County Book Volume 2008-1, Page 2524 and on March 7, 2008 in Northampton County Book Volume 2008-1, Page 64802.

TOGETHER with a 4 percent undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium and Amendments thereto.

NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP: Q7NW2C BLOCK: 4 LOT: 5-20 0715.

BEING KNOWN AS 1550 Easton Road, Hellertown, PA.

THEREON BEING on parcel Q7NW2C 4 5 vacant land: on parcel Q7NW2c 4 5-4 a three-story condominium style dwelling with attached one-car garage with vinyl siding and stucco exterior and shingle roof: on parcel Q7NW2c 4 5-5 a three story condominium style dwelling with attached one-car garage with vinyl siding and stucco exterior and shingle roof; on parcel Q7NW2C 4 5-18 a three-story condominium style dwell-

ing with attached one-car garage with vinyl siding and stucco exterior and shingle roof: on Q7NW2C 4 5-20 a three-story condominium style dwelling with attached one-car garage with vinyl siding and stucco exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Ashley Development Corporation.

ROSETTA B. PACKER, ESQUIRE

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**No. 34**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-07574**

ALL THAT CERTAIN lot or parcel of land situate partly in Lower Saucon Township, Northampton County, Commonwealth of Pennsylvania according to a survey made by Harte Engineering, Inc., 649 East Broad Street, Bethlehem, Pa. 18018, bounded and described as follows:

BEGINNING at a point on the southerly right-of-way line of Bergstresser Drive, said point being in line with the lands now or formerly of Kevin V. and Jennie M. Petrucelli; thence,

Along said southerly right-of-way line, the following ten courses:

1) On a curve to the left having a radius of 120.00 feet, a chord bearing of South 67° 29' 19" East, a chord length of 109.34 feet and an arc length of 113.53 feet to a point; thence,

2) North 85° 24' 29" East 434.82 feet to a point; thence,

3) On a curve to the right having a radius of 1975.00 feet, a chord bearing of North 88° 01' 38" East, a chord length of 180.51 feet and an arc length of 180.57 feet to a point; thence,

4) South 89° 21' 13" East 71.39 feet to a point; thence,



5) On a curve to the right having a radius of 235.00 feet, a chord bearing of South 71° 51' 35" East, a chord length of 141.28 feet and an arc length of 143.50 feet to a point; thence,

6) South 54° 21' 56" East 175.82 feet to a point; thence,

7) On a curve to the right having a radius of 418.57 feet, a chord bearing of South 48° 58' 14" East, a chord length of 89.32 feet and an arc length of 89.49 feet to a point; thence,

8) South 43° 34' 32" East 87.14 feet to a point; thence,

9) On a curve to the left having a radius of 325.00 feet, a chord bearing of South 53° 49' 06" East, a chord length of 115.58 feet and an arc length of 116.20 feet to a point; thence,

10) South 64° 03' 44" East 36.47 feet to a point; thence,

Along the lands now or formerly of William J. Hershey and Kenneth F. and Renee Watterson, South 70° 18' 49" West 1048.10 feet to an iron pipe; thence,

Along the lands now or formerly of Jack R. and Ember J. Parker, South 72° 16' 42" West 153.20 feet to an iron pipe; thence,

Along the lands now or formerly of William J. and Carol Ann Paolini and Barry F. and Janice S. Kovacs, South 70° 32' 57" West 396.99 feet to an iron pipe; thence,

Along the lands now or formerly of Marianne J. Carpency and Willard H. and Marie Cressman, South 69° 42' 13" West 643.22 feet to an iron pipe; thence,

Along the lands now or formerly of John J. and Catherine M. Savitske, North 15° 39' 35" West 358.94 feet to an iron pipe; thence,

Along the same, South 71° 48' 21" West 684.58 feet to an iron pipe; thence,

Along the lands now or formerly of John P. Deegan and Donna H. Braslow, North 08° 45' 25" West 1151.54 feet to a point; thence,

Along the lands now or formerly of David A. and Debra A. Wohlbach and Ken P. and Genevieve A. Pearson, North 76° 58' 39" East 1166.39 feet to a point; thence,

Along the lands now or formerly of Kevin V. and Jennie M. Petrucelli, South 02° 41' 25" East 418.38 feet to an iron pipe; thence,

Along the same, South 85° 41' 42" East 445.90 feet to a point; thence,

Along the same, North 76° 32' 01" East 118.62 feet to the POINT OF BEGINNING.

CONTAINING: 58.2384 acres.

TAX PARCEL NUMBER: Q8-7-13.

ALL THAT CERTAIN lot or parcel of land situate partly in Lower Saucon Township, Northampton County, Commonwealth of Pennsylvania according to a survey made by Harte Engineering, Inc., 649 East Broad Street, Bethlehem, Pa. 18018, bounded and described as follows:

BEGINNING at a point on the northerly right-of-way line of Bergstresser Drive, said point being in line with the lands now or formerly of William T. and Elsie L. Randall; thence,

Along said northerly right-of-way line, the following nine courses:

1) On a curve to the left having a radius of 285.00 feet, a chord bearing of North 83° 17' 40" West, a chord length of 60.17 feet and an arc length of 60.28 feet to a point; thence,

2) North 89° 21' 13" West 71.39 feet to a point; thence,

3) On a curve to the left having a radius of 2025.00 feet, a chord bearing of South 88° 01' 38" East, a chord length of 185.08 feet and an arc



length of 185.14 feet to a point; thence,

4) South 85° 24' 29" West 434.82 feet to a point; thence,

5) On a curve to the right having a radius of 70.00 feet, a chord bearing of North 59° 46' 40" West, a chord length of 79.93 feet and an arc length of 85.07 feet to a point; thence,

6) North 24° 57' 49" West 94.58 feet to a point; thence,

7) North 22° 57' 49" West 231.13 feet to a point; thence,

8) On a curve to the left having a radius of 325.00 feet, a chord bearing of North 31° 36' 02" West, a chord length of 97.61 feet and an arc length of 97.98 feet to a point; thence,

9) North 40° 14' 15" West 89.50 feet to a point; thence,

Along the lands now or formerly of Ken P. and Genevieve A. Pearson, North 76° 27' 23" East 1090.77 feet to a stone; thence,

Along the lands now or formerly of William T. and Elsie L. Randall, South 06° 23' 05" West 555.21 feet to an iron pipe; thence,

Along the same, South 20° 09' 39" East 171.06 feet to the POINT OF BEGINNING.

CONTAINING: 13.2293 acres.

TAX PARCEL NUMBER: Q8-8-11.

BEING KNOWN AS Bergstresser Drive, Hellertown, PA.

THEREON BEING vacant land.

SEIZED AND TAKEN into execution of the writ as the property of Ashley Development Corporation.

ROSETTA B. PACKER, ESQUIRE

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**No. 35**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-03240**

ALL THAT CERTAIN lot or piece of ground situate in the Borough of North Catasauqua, County of Northampton and Commonwealth of

Pennsylvania, bounded and described as follows:

BEGINNING at a point along the Southern house line of Almond Alley, said point being 64 feet 9 inches East of the intersection of the Southern house line of Almond Alley with the eastern house line of Front Street; thence along said Southerly house line of Almond Alley in an Easterly direction a distance of 33 feet 3 inches to a point; thence in a Southerly direction along lands now or late of H.J.S. Keim, a distance of 42 feet to a point; thence in a westerly direction along lands now or late of Steve Rusnak, a distance of 33 feet 3 inches to a point; thence in a North-erly direction along other lands now or late of Brynden-Neverslip Company a distance of 42 feet to the place of Beginning.

Being known as: 109 Almond Street, Catasauqua, Pennsylvania 18032.

Title to said premises is vested in Tina L. Williams by deed from ERIK B. RUFF AND TRACY L. GILDNER dated February 9, 2007 and recorded February 19, 2007 in Deed Book 2007-1, Page 64292.

BEING KNOWN AS 109 Almond Street, North Catasauqua, PA 18032.

TAX PARCEL NUMBER: M4SE4D-20-2.

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

SEIZED AND TAKEN into execution of the writ as the property of Tina L. Williams.

MARGARET GAIRO, ESQUIRE

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**No. 36**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-03921**

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

situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania, designated as Lot No. 135 on the Plan of Penn's Grant, Phase 1, as said Plan is recorded in the Recorder of Deeds Office in and for Northampton County, Pennsylvania in Volume 1995-5, Pages 121-124.

BEING KNOWN AS 52 Corriere Road, Easton, PA 18045.

TAX PARCEL NUMBER: K9-7-80-0324.

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 Joshua D. Lowe.

MICHAEL T. MCKEEVER, ESQUIRE

**No. 37**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-11750**

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 for Fox Run Estates as shown at Map Book 2004-5 Page 483, as follows to wit:

BEING Lot Number: 49, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Shahzada N. Butt, married man, by Deed from NVR Inc., a Virginia Corporation, trading as Ryan Homes, dated 09/25/2008, recorded 10/09/2008 in Book 2008-1, Page 279776.

BEING KNOWN AS 146 Clover Hollow Road, Easton, PA 18045-8051.

TAX PARCEL NUMBER: K8 15 2-49 0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Shahzada N. Butt.

DANIEL G. SCHMIEG, ESQUIRE

**No. 38**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-11955**

ALL THAT CERTAIN lot or piece of ground situate on the North side of Ettwein Street (known as 52 W. Ettwein Street) in the City of Bethlehem, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

On the North by lot of the late Jacob Becker, East by lot of the late Henry Fehr, West by lot of Jacob Ache and on the South by Ettwein Street, containing twenty-five (25') feet front on Ettwein Street and extending of that same width northwardly one hundred (100') feet, be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Nioska Martinez-Alvarado and Carlos J. Correa-Rivera by Deed from Bethlehem Housing Authority, a municipal housing authority dated 06/28/2006 recorded 7/12/2006 in Deed Book 2006-1 Page 282325.

BEING KNOWN AS 52 West Ettwein Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: N6SE4D-27-8.

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 Nioska Martinez-Alvarado and Carlos J. Correa-Rivera.

MARK J. UDREN, ESQUIRE

**No. 39**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-04086**

ALL THAT CERTAIN PIECE, parcel or tract of land situate in the Township of Palmer, County of Northampton, and Commonwealth of Pennsylvania known as Lot 4-23 of Wolf's Run: Phase IV as recorded in Map Book 89, Page 116, 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 an iron pin on the southerly right-of-way line of Jeffrey Lane, said iron pin being on a corner of the lands of Lot 4-22 of Wolf's Run: Phase IV: thence along said southerly right-of-way line of Jeffrey Lane North 83 -49 minutes-17 seconds East 120.03 feet to a point; thence along the westerly right-of-way line of Bonnie Lane the following two courses and distances: 1) along the arc of a curve to the right having a radius of 15.00 feet and central angle of 90 -00 minute-00 second for an arc length of 23.56 feet (chord: South 51 - 10 minutes-43 seconds East 21.21 feet) to a point; thence, 2) South 06 -10 minutes-43 seconds East 95.00 feet to an iron pin on a corner of the lands of Lot 4-24 of Wolf's Run: Phase IV: thence, along said lands of Lot 4-24 and also along the lands of Lot 4-25, both of Wolf's Run: Phase IV, South 83 -49 minutes-17 seconds West 135.02 feet to an iron pin on a corner of the lands of Lot 4-22 of Wolf's Run: Phase IV; thence along said lands of Lot 4-22 of Wolf's Run: Phase IV North 06 -10 minutes-43 seconds West 110.00 feet to an pin on the southerly right-of-way line of Jeffrey Lane, the place of the Beginning.

Containing 0.340 acre.

TITLE TO SAID PREMISES IS VESTED IN Donnie Lockhart and Sandra Lockhart, h/w, by Deed from Gary J. Strausser and Bonnie L. Strausser, his wife, dated 04/30/1992, recorded 05/05/1992 in Book 861, Page 511.

The said Sandra Lockhart died on 4/1/1999, vesting sole ownership of the property in Donnie Lockhart as surviving tenant by the entirety.

BEING KNOWN AS 1417 Jeffrey Lane, Easton, PA 18045-2146.

TAX PARCEL NUMBER: K8SE3-13-11-0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Donnie M. Lockhart a/k/a Donnie Lockhart.

DANIEL G. SCHMIEG, ESQUIRE

**No. 40**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-03941**

TRACT NO. 1

ALL THAT CERTAIN lot and piece of land situate on the South side of Lafayette Street in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows:

BEGINNING at a concrete post set in the South building line of Lafayette Street and in the division line between land of the J. O. Wagner Estate and the Catherine Parasch Estate; thence along lands of the J. O. Wagner Estate and William Weitzman South 4 degrees 35 minutes East 349.8 feet to another concrete post; thence along land of William Weitzman North 87 degrees West 84 feet to an iron pin; thence along land being presently

conveyed to Stephen Parish North 04 degrees 28 minutes West 313 feet to an iron pin set in the South building line of Lafayette Street (said point being 638 feet East of a concrete monument set in the division line between lands of the Easton Industrial Corporation and the lands of the Catherine Parasch Estate); thence along the South building line of Lafayette Street North 67 degrees 46 minutes East 87 feet to the point and place of Beginning.

TRACT NO. 2

ALL THAT CERTAIN triangular lot, piece of land situate in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Lafayette Street in line of land, now or late, of Charles James; thence along said land, now or late, of Charles James, South 12 degrees 35 minutes East 134.74 feet to concrete monument; thence along land now or late of William Weitzman South 82 degrees 36 minutes 07 seconds West 38.17 feet to an iron pin; thence along land, now or late, of Eva Stern North 03 degrees 35 minutes East 136.70 feet to the iron pin, the place of Beginning.

BOUNDED on the North by the Southerly line of Lafayette Street; on the East by lands now or late of Charles James; on the South by land now or late of William Weitzman; and on the West by land now or late of Eva Stern.

CONTAINING 0.0587 acres, more or less.

TITLE TO SAID PREMISES IS VESTED IN Desire Hernandez, as sole owner, by deed from Eva C. Stern, dated 7/29/2003, recorded 8/22/2003, in Book 2003-1, Page 344401.

BEING KNOWN AS 1104 West Lafayette Street, Easton, PA 18042-1416.

TAX PARCEL NUMBER: L9NE1 17 7 0310 and L9NE1 17 8F 0310.

THEREON BEING ERECTED on parcel L9NE1 17 7 a single two-story dwelling with brick exterior and shingle roof: on parcel L9NE1 17 8F vacant land.

SEIZED AND TAKEN into execution of the writ as the property of Desire Hernandez.

DANIEL G. SCHMIEG, ESQUIRE

**No. 41**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-04344**

ALL THAT CERTAIN lot or piece of ground situate in Bethlehem City, City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania.

ALL THAT CERTAIN messuage, tenement and lot or piece of land situate on the northwestern side of Cherokee Street in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, known as 610 Cherokee Street according to present city numbering, bounded and described as follows:

BEGINNING at a point distant eighty-three and seven hundredths feet from the southwest corner of Cherokee and Seminole Streets; thence extending southwestwardly along the northwestern line of Cherokee Street Twenty-six (26) feet more or less to a point in line of land now or late of William F. Danzer, said point being also in the middle line (projected) of the partition wall between the dwelling house on the rear of the premises herein described and the dwelling house on the premises immediately adjoining on the southwest thereof; thence extending northwest-

wardly along the same and through the middle of said partition wall one hundred (100) feet to a twelve-foot-wide alley, now known as Scott Alley; thence along the southeastern line of said alley in a northeasterly direction twenty-six (26) feet more or less to a point in line of land now or late of the said William F. Danzer; thence along the same and at right angles to Cherokee Street one hundred (100) feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Stavros Kiprizlis, by Deed from Anabelle Velez and Gabriel Gonzalez, dated 11/29/2006, recorded 01/11/2007 in Book 2007-1, Page 14386.

BEING KNOWN AS 610 Cherokee Street, Bethlehem, PA 18015-1478.

TAX PARCEL NUMBER: P6SW2C 6 4 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 Stavros Kiprizlis.

DANIEL G. SCHMIEG, ESQUIRE

#### **No. 43**

#### **BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2011-00080**

ALL THAT CERTAIN message, tenement and lot of ground situate in the Borough of Walnutport, County of Northampton and Commonwealth of Pennsylvania, known as No. 425 Main Street, bounded and described as follows, to wit:

BEGINNING at a stake in the public road leading from Walnutport to Berlinsville; thence by land now or late of William Thomas, North seventeen (17) degrees West, one hundred seventy (170 feet) feet to a stake; thence by land now or late of John

Hankey, south sixty-two (62) degrees West, twenty-one (21 feet) feet ten (10 inches) inches; thence south seventeen (17) degrees East by land now or late of T.J. Owens, one hundred seventy-one (171 feet) feet to the middle of said road; thence North sixty-two and one-half (62 1/2) degrees East, sixteen (16 feet) feet four (04 inches) inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jose G. Lozada and Stephanie J. McCormick, by Deed from Scott C. Snyder, dated 12/07/2006, recorded 12/13/2006 in Book 2006-1, Page 512775.

BEING KNOWN AS 425 Main Street, Walnutport, PA 18088-1714.

TAX PARCEL NUMBER: J2NW4C 5 14 1033.

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 Jose G. Lozada and Stephanie J. McCormick.

DANIEL G. SCHMIEG, ESQUIRE

#### **No. 44**

#### **BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2011-03243**

Tract I:

ALL THOSE TWO CERTAIN Lots situate on the south side of Fairfield Avenue, largely in the Township of Forks and partly in the City of Easton, County of Northampton and State of Pennsylvania containing one hundred twenty (120') feet in front on the south side of Fairfield Avenue and extending southwardly of that width one hundred fifty (150') feet in depth to the north side of Raub Street.

BOUNDED on the north by said Fairfield Avenue, on the east by prop-

erty now or late of Elvira MacDougall, on the south by Raub Street, and on the west by property of Lucy Sabatine Sharp, late of Charles A. Dicker.

BEING lots nos. 6 and 7 on the map of lots of D. W. Nevin and D. Burrowes Nevin recorded in the Office for the Recording of Deeds in and for the County of Northampton.

EXCEPTING thereout, however, that portion of these premises which has been taken and used for State Highway Route No. 115, being a public highway or roadway of approximately fifty-five (55') feet in width and proceeding through the premises generally in a northerly southerly direction. The remaining premises consist generally of two triangular lots of land-one lying on the eastern side of said highway having a frontage of fifty (50') feet, more or less, on said highway a frontage of thirty eight (38') feet, more or less, on Fairfield Avenue, and a southeastern side of twenty five (25') feet; the other lying on the western side of said highway and having a frontage thereon of one hundred sixty five (165') feet, more or less, and having a northwestern side, along property of Lucy Sabatine Sharp, of one hundred fifteen (115') feet, more or less, a southwesterly side along Raub Street of one hundred twenty (120') feet and a southeastern side along property of Elvira MacDougall of eighteen (18') feet, more or less

Tract II:

ALL THAT CERTAIN lot of land situate on the south side of Fairfield Avenue, in the City of Easton, County of Northampton, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point one hundred and ten (110) feet east of the southeast corner of Fairfield Avenue and Greenwood Street; thence ex-

tending eastwardly along the south side of Fairfield Avenue, sixty (60) feet; thence extending southwardly of this width, between parallel lines, one hundred and fifteen (115) feet to Raub Street; thence westwardly along the north side of Raub Street sixty (60) feet to a point; thence northwardly one hundred and fifteen (115) feet to a point, the place of beginning. Being all of Lot No. 8 on plan of building lots of David W. and D. Burrows Nevin, as surveyed by John McNeal, C.E., in April, 1918, and duly recorded.

BOUNDED on the North by Fairfield Avenue, on the east by Lot No. 7 on the aforesaid plan, on the South by Raub Street, and on the west by Lot No. 9 on the aforesaid plan. It is hereby covenanted and agreed that no building shall be erected within twenty-five (25) feet of the South building line of Fairfield Avenue on the above-described lot.

Tract III:

Parcel 1:

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

ALL THAT CERTAIN lot or piece of land situated on the Southeast corner of Fairfield Avenue and Greenwood Street, in the aforesaid City, County and State, containing fifty (50) feet in front on the South side of Fairfield Avenue, and extending of that width southwardly one hundred and fifteen (115) feet in depth to the north side of Raub Street. Being Lot No. 10 on Map of Building lots of D. W. and D. Burrowes Nevin in Easton and Forks Township, Northampton County, Pennsylvania, duly recorded.

BOUNDED on the North by Fairfield Avenue, on the East by Lot No.



9 on the aforesaid Map, on the South by Raub Street, and on the West by Greenwood Street.

It is hereby covenanted and agreed that no building shall be erected within twenty-five (25) feet of the South building line of Fairfield Avenue.

Parcel 2:

ALL THAT CERTAIN lot or piece of land situated on the South side of Fairfield Avenue, in the City of Easton aforesaid, bounded and described as follows, to wit:

BEGINNING at a point fifty (50) feet East of the Southeast corner of Fairfield Avenue and Greenwood Street, thence extending Eastwardly along the South side of Fairfield Avenue sixty (60) feet, thence extending Southwardly at right angles to Fairfield Avenue one hundred and fifteen (115) feet to Raub Street, thence Westwardly along the North side of Raub Street sixty (60') feet to a point, thence Northwardly one hundred fifteen (115) feet to a point, the place of beginning. Being all of lot No. 9 on plan of building lots of David W. and D. Burrowes Nevin as surveyed by John McNeal, C.E., in April, 1918, and duly recorded.

BOUNDED on the North by Fairfield Avenue, on the East by lot No. 8 on the aforesaid plan, on the South by Raub Street, and on the west by lot No. 10 on the aforesaid plan.

Tract IV:

ALL THAT CERTAIN triangular piece of ground situate on the South-erly side of Township Route No. 115, being in Forks Township, Northampton County, Pennsylvania, and being a portion of the premises which Russell R. Frankenfield, also known as Russell Frankenfield and Emma Frankenfield by deed dated February 6, 1956 and recorded in Deed Book

D Volume 98 page 86, Northampton County records, granted and conveyed unto John P. Saylor and Marian Saylor, his wife.

Tract V:

ALL THAT CERTAIN triangular lot of land situated on the north side of Fairfield Avenue in Forks Township, Northampton County, Pennsylvania, and bounded and described as follows:

BEGINNING at a point on the north side of Fairfield Avenue in the division line between the property now of Harold Kennard and the property hereby conveyed, thence extending north along said division line ninety (90) feet, more less, to the concrete public highway, thence eastwardly along the south side of said concrete public highway as now constructed the course and distance as laid out on its Map of Right of Way to the north side of Fairfield Avenue, thence southwestwardly along the north side of Fairfield Avenue seventy-four (74) feet, more or less, to a point, the place of beginning.

BOUNDED on the north by said concrete public highway on the south by Fairfield Avenue, and on the west by property now of Harold Kennard.

Tract VI:

ALL THAT CERTAIN land situate in the City of Easton, County of Northampton and State of Pennsylvania, being the Eastern half of said proposed Greenwood Street, and being that portion of said proposed street, title to which had vested in Joseph A. Ide and Marguerite Erikson Ide, as owners of Lot No. 10 abutting thereon.

Tract VII:

ALL THAT CERTAIN tract of land as more fully described by instrument recorded in Miscellaneous Book 189, page 249.



Title to said premises is vested in J. Robert Murray and Barbara C. Murray, husband and wife, by deed from ESTATE OF MARGUERITE E. IDE A/K/A MARGUERITE ERICSON IDE A/K/A F. MARGUREITE A/K/A MARGUERITE ERIKSON IDE dated June 13, 1987 and recorded June 23, 1987 in Deed Book 728, Page 341.

BEING KNOWN AS 810 West Fairfield Avenue, Easton, PA 18040.

TAX PARCEL NUMBER: 19NE2A-2-3.

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

SEIZED AND TAKEN into execution of the writ as the property of J. Robert Murray and Barbara C. Murray.

MARGARET GAIRO, ESQUIRE

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**No. 47**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-13712**

ALL THAT CERTAIN lot or piece of land together with the improvements thereon erected, known and numbered as 724 Sassafra Street, situate in the City of Easton, Northampton County, Pennsylvania, as shown on the subdivision plan of James P. McNamee and Dorothy J. McNamee, his wife, prepared by T&T Associates, Civil Engineers, dated January 5, 1977, as recorded in Map Book 42, Page 16, bounded and described as follows, to wit:

BEGINNING at a point, the southwest corner of Oak and Sassafra Streets; thence along the west side of Oak Street South 4° - 30' East 51.60 feet to a point, thence through land now or late of James and Dorothy McNamee of which this was a part and along a concrete wall South 85° - 30' West 11.00 feet to a point; thence along the line between 724 & 726

Sassafra Street North 4° - 30' West 26.50 feet of which the northerly 8.25 feet is in the center partition wall of a double dwelling; thence in the center partition wall of the said double dwelling the following two (2) courses and distances (1) North 35° - 27'—49" West 2.91 feet to a point; (2) North 4° - 30' West 22.60 feet to a point on the south side of Sassafra Street; thence along the south side of Sassafra Street North 85° - 30' East 12.50 feet to the place of beginning. CONTAINING 603 square feet of land.

Subject however to the rights of the owner, their heirs and assigns of 724 Sassafra Street to water connection to the main in Oak Street which connection is located 1.5 feet north of the southern property line.

Together with the right of use of a common sewage lateral across land of 724 Sassafra Street which lateral is located 7.50 feet east of the west property line of Sassafra Street and extends from the south property line northerly for a distance of 6.25 feet.

Together with the right of use of a common lateral for sanitary sewage which lateral runs from the northerly side of the dwelling located at 717 Spring Garden Street to the south property line of 724 Sassafra Street and is located 7.10 feet east from the western property line of 717 Spring Garden Street.

BOUNDED on the North by Sassafra Street, on the East by Oak Street, on the South by land now or late of the Grantor herein, and on the West by land now or late of George Parker.

BEING KNOWN AS 724 Sassafra Street, Easton, PA.

TAX PARCEL NUMBER: L9NE4C 22 1B.

THEREON BEING ERECTED a three-story half-of-double style dwell-

ing with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Glenn D. Springfield.

ROBERT P. DADAY, ESQUIRE

**No. 48**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-11822**

ALL THAT CERTAIN messuage, tenement, lot or piece of land situate on the South side of Bushkill Street, and known as No. 814 Bushkill Street. Fourth Ward in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

CONTAINING in front on said Bushkill Street twelve (12) feet and extending in that width in depth Southwardly One Hundred Fourteen (114) feet.

BOUNDED on the North by Bushkill Street, on the East by property known as 812 Bushkill Street, on the South by a three (3) foot wide passageway and on the West by property known as No. 816 Bushkill Street.

UNDER AND SUBJECT, however, to the right of ingress, egress and regress over and upon a three (3) foot wide passageway extending over premises known as Nos. 812, 814 and 816 Bushkill Street to Sassafras Street.

BEING KNOWN AS 814 Bushkill Street, Easton, PA.

TAX PARCEL NUMBER: L9NE4C 15 4.

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

Rodney A. Bruch, Jr. and Marie A. Bruch.

ROBERT P. DADAY, ESQUIRE

**No. 49**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-10778**

ALL THAT CERTAIN lot or parcel of land situate in Palmer Township, Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the south side of Allen Street, said point being South 47 degrees -44 minutes West 257.36 feet from the southwest corner of Blair and Allen Streets; thence through land of Daisy Mae Shultz of which this was a part South 42 degrees -16 minutes East 216.26 feet to a point thence along line of land now or late of Elwood Meyers South 47 degrees -44 minutes West 75.00 feet to a point; thence through land of Daisy Mae Shultz of which this was a part North 42 degrees -16 West 216.26 feet to a point; thence along the south said of Allen Street North 47 degrees -44 minutes East 75.00 feet to the place of beginning.

Vested by special Warranty Deed, dated 12/19/2005, given by David C. Patterson and Santra J. Patterson, husband and wife to David C. Patterson, individually and recorded 12/30/2005 in Book 2005-1 Page 530346 Instrument # 2005073519.

BEING KNOWN AS 3340 Allen Street, Easton, PA 18045-5602.

TAX PARCEL NUMBER: M8SE2 12 3D 0324.

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

David Patterson aka David C. Patterson.

DANIEL G. SCHMIEG, ESQUIRE

**No. 50**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-12534**

ALL THAT CERTAIN parcel of land known as Lot No. 2-26 located in Palmer Township, Northampton County, Commonwealth of Pennsylvania, as shown on a plan entitled 'The Villages At Mill Race Record Plan Phase II' prepared by Harte Engineering, Inc., recorded September 22, 2003, in Northampton County Map Book Volume 2003-5, pages 334-337, bounded and described as follows:

BEGINNING at a point on the easterly right-of-way line of Grist Mill Lane, said point being in line with the lands known as Lot 2-27 of The Villages At Mill Race-Phase Two; thence,

Along said easterly right-of-way, North 08 degrees 48 minutes 40 seconds West 59.23 feet to a point; thence,

Along the same, on a curve to the left having a radius of 320.00 feet, a chord bearing of North 09 degrees 40 minutes 44 seconds West, a chord length of 9.69 feet and an arc length of 9.69 feet to a point; thence,

Along the lands known as Lot 2-25 of The Villages At Mill Race-Phase Two, North 79 degrees 27 minutes 11 seconds East 107.44 feet to a point; thence,

Along the lands known as Lot 3-47 and 3-46 of The Villages At Mill Race-Phase Three, South 10 degrees 17 minutes 45 seconds East 72.20 feet to a point; thence,

Along the lands known as Lot 2-27 of The Villages At Mill Race-Phase Two, South 81 degrees 11 minutes 20 seconds West 109.12 feet to the POINT OF BEGINNING.

CONTAINING: 7,635 sq. ft. or 0.1753 acres.

Title to Said Premises Is Vested by Special Warranty Deed, dated 06/03/2005, given by CMC Development Corporation to Pablo A. Pelaez and Gledys M. Pelaez, husband and wife and recorded 6/23/2005 in Book 2005-1 Page 234223 Instrument # 2005033519.

BEING KNOWN AS 19 Grist Mill Lane, Easton, PA 18045-7471.

TAX PARCEL NUMBER: K9-1-2-26-0324.

THEREON BEING ERECTED a two-story single 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 Gledys M. Pelaez and Pablo A. Pelaez.

DANIEL G. SCHMIEG, ESQUIRE

**No. 52**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-06539**

All that certain Unit No. 206 in the property known, named and identified as Country Classics at Morgan Hill, a Condominium located in Williams Township, County of Northampton and Commonwealth of Pennsylvania, which has been heretofore been submitted to the provisions of the Uniform Condominium Act 68, PA C.S. 3101, et seq. by recording in the Office of the Recorder of Deeds in the County of Northampton, Pennsylvania of a certain Declaration of Condominium recorded 7/25/2003 in Book 2003-1, Page 290174. Also known, named and identified on the Record Final Subdivision and Land Development Plans last revised 12/17/2002, recorded in the Northampton County Recorder of Deeds Office in Plan Book Volume

2002-5, Page 000384. Further revised and recorded 7/17/2003 in the following pages: Cover Sheet in Book 2003-5, Page 231; Sheet 1 in Book 2003-5, Page 232, Sheet 5, Book 2003-5, Page 233, Sheet 7, Book 2003-5, Page 234; Sheet 8, Book 2003-5, Page 235 and Sheet 9, Book 2003-5, Page 236. Further revised and recorded 12/10/2003 in Book 2003-5, Pages 451-452.

Together with all right, title and interest being a percentage listed on the aforesaid Declaration of Condominium of an undivided interest of, in and to the Common Elements as set forth thereon and as the same may be changed by any Amendments that may be recorded from time to time.

TITLE TO SAID PREMISES IS VESTED by Warranty Deed, dated 12/22/2004, given by Country Classics at Morgan Hill LLC to Anthony J Marconi and Heidi S Marconi, heirs and assigns and recorded 1/4/2005 in Book 2005-1 Page 3380 Instrument # 2005000597.

BEING KNOWN AS 206 Hazelton Court, Easton, PA 18042-6990.

TAX PARCEL NUMBER: M10-3-41-206-0836.

THEREON BEING ERECTED a three-story condominium style dwelling with attached two-car garage with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Anthony J. Marconi and Heidi S. Marconi.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 53**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-00007**

ALL THAT CERTAIN unit with the buildings and improvements thereon erected, Hereditaments and Appurtenances, SITUATE in the Township

of Lower Saucon, County of Northampton and State of Pennsylvania and is legally described as follows:

Unit No. H, in Building No. 4, in Society Hill at Saucon Valley Condominium together with an undivided 2.381% interest in the common elements appurtenant thereto as amended from time to time, in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, and other provisions of the Declaration of Society Hill at Saucon Valley Condominium, dated 5/31/1990 and recorded on 6/1/1990, with the Recorder of Deeds of Northampton County in Misc. Book 374 page 18, et seq., as amended by 26th Amendment to Declaration of Society Hill at Saucon Valley Condominium as contained in Deed Book 1994-6 page 67011.

Vested by Special Warranty Deed, dated 03/09/2004, given by Peter M. Saunders and Joan M. Beyers to Edwina Halko, individually and recorded 5/4/2004 in Book 2004-1 Page 166806 Instrument # 2004028775.

BEING KNOWN AS 1957 Chancellor Street, Hellertown, PA 18055-2801.

TAX PARCEL NUMBER: Q7SW4 1 4H 0719.

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

SEIZED AND TAKEN into execution of the writ as the property of Edwina A. Halko a/k/a Edwina Halko.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 54**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-08955**

ALL THAT CERTAIN lot or piece of ground situate on the east side of

Ridge Street, in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point sixty (60) feet more or less, southwardly from the southeast corner of Ridge Street and a twenty (20) feet wide alley, said point being the center line of a party or partition wall between premises No. 619 Ridge Street and No. 621 Ridge Street; thence southwardly along the said eastern line of Ridge Street, a distance of twenty (20) feet, more or less, to the northern line of Lot No. 160; thence eastwardly in and along the northern line of Lot No. 160, a distance of one hundred forty (140) feet, more or less, to a twenty (20) feet wide alley; thence northwardly along the western side of said twenty (20) feet wide alley, a distance of twenty (20) feet, more or less, to a point, the center line of a party or partition wall aforesaid; thence westwardly in and along the center line of said party or partition wall a distance of one hundred forty (140) feet, more or less, to a point in the eastern line of said Ridge Street, the place of beginning.

The above described premises being the southern half of Lot No. 158 and designated as No. 621 Ridge Street, Bethlehem, Pennsylvania, according to present city numbering.

Being bounded on the west by Ridge Street, on the east by a twenty (20) feet wide alley, on the north by the northern half of Lot No. 158 and on the south by Lot No. 160.

TITLE TO SAID PREMISES IS VESTED IN Rochelle K. Farkus-Koch, by deed from Rochelle K. Farkus now known as Rochelle K. Farkus-Koch, dated 4/12/2005, recorded 4/29/2005, in Book 2005-1, Page 156776.

Rochelle K. Farkus-Koch died on 12/29/09, and Chad E. Koch was

appointed Administrator of her estate by letters of Administration granted to him on 3/12/10 by the Register of Wills of Northampton County, no. 2010-0369.

BEING KNOWN AS 621 Ridge Street, Bethlehem, PA 18015-3511.

TAX PARCEL NUMBER: P6SE2D-18-24-0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Chad E. Koch, in his capacity as Administrator and Heir of the Estate of Rochelle K. Farkus-Koch and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations claiming right, title or interest from or under Rochelle K. Farkus-Koch, deceased.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 55**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-01858**

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

BEGINNING at a point in the Western line of Vernon Street one hundred forty-eight and one-half feet South of Ninth Street, thence South thirty-nine degrees and Twenty minutes West one hundred twenty (120) feet to a stake, Thence South forty-one degrees and twenty-five minutes East forty-three (43) feet to a stake, Thence South eighty-six degrees and twenty minutes East thirty-eight and one-half feet (38 1/2 ft.) to a stake in the Western line of Vernon Street, thence along Vernon Street North

three degrees and forty minutes East one hundred thirty (130) feet to the place of beginning; being Lot No. 76 according to Plan of Lots of A. Goetz and A. Wolle & Co., recorded in the Office for the Recording of Deeds in and for Northampton County aforesaid;

TITLE TO SAID PREMISES IS VESTED by Warranty Deed, dated 04/08/2004, given by Deidre Patterson to George Patterson and Deidre Patterson, His Wife, tenants by the entirety, and recorded 4/15/2004 in Book 2004-1 Page 140757 Instrument #2004024898.

BEING KNOWN AS 916 Vernon Street, Bethlehem, PA.

TAX PARCEL NUMBER: P6SW3B 21 2 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 George Patterson and Deidre Patterson.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 56**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-12243**

ALL THAT CERTAIN lot and piece of land with frame dwelling house thereon erected, known as No. 509 Center Street, Easton, PA and described as follows:

BEGINNING at a point on the West side of Center Street, said point being 70 feet South of the South line of Berwick Street, thence extending Southwardly along said Center Street a width of 30 feet, thence extending Westwardly of that width throughout 80 feet, be the same more or less, to lands now or late of William Kolb.

BEING KNOWN AS 509 Centre Street, Easton, PA.

TAX PARCEL NUMBER: M9NE1B 1 8.

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

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

ROBERT P. DADAY, ESQUIRE

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**No. 58**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-14053**

ALL THOSE TWO CERTAIN lots or tracts of ground situate in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

TRACT #1: ALL THAT CERTAIN messuage or tenement and lot or piece of land situate on the North side of Pine Street near Eighth Street, in the City of Easton, County of Northampton and State of Pennsylvania, containing in front on said Pine Street 17 feet and in depth Northwardly 96 feet to land now or late of Elizabeth Dutott.

BOUNDED on the North by land now or late of Elizabeth Dutott; on the South by Pine Street; on the East by land now or late of John P. Ricker; and on the West by land now or late of Frederick Voght.

TRACT #2: ALL THAT CERTAIN lot or tract of land, together with the improvements thereon erected and situated on the North side of Pine Street in the City of Easton, Northampton County, Pennsylvania, and known as No. 809 Pine Street, and more particularly described as follows:

SITUATE on the North side of Pine Street near Eighth Street in the City of Easton, containing in front on Pine



Street 19 feet and in depth Northwardly 96 feet to the other land of F.L. Morgenstern.

BOUNDED on the North by land now or late of F.L. Morgenstern; on the East and West by other land now or late of F.L. Morgenstern; and on the South by Pine Street.

LESS AND EXCEPTING the Northern 20 feet of this property as set forth in Deed Book 581, page 879.

BEING KNOWN AS 807-809 Pine Street, Easton, PA.

TAX PARCEL NUMBER: L9SE1B 22 3A.

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 Doreen Thomas.

ROBERT P. DADAY, ESQUIRE

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**No. 60**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-13711**

ALL THAT CERTAIN frame dwelling house and lot situated at the Southwest corner of Wood and Cherry Streets in said City of Easton, bounded and described as follows, to wit:

BEGINNING at a point in the building line at the Southwest corner of Wood and Cherry Streets, thence West along said Wood Street thirty (30) feet to land now or late of George L. Transue, thence Southwardly along the same fifty-nine (59) feet, more or less, to a point in Vine Street, thence Eastwardly along said Vine Street twenty-five (25) feet, more or less, to said Cherry Street, thence Northwardly along the same fifty-seven (57) feet, more or less, to the place of Beginning, and known as No. 1232 Wood Street.

BEING KNOWN AS 1232 Wood Avenue, Easton, PA.

TAX PARCEL NUMBER: L9NW3C 10 5.

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

SEIZED AND TAKEN into execution of the writ as the property of James T. Di Clementi and Kelly M. Di Clementi.

ROBERT P. DADAY, ESQUIRE

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**No. 62**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-00752**

ALL THAT CERTAIN tract or parcel of land situate at the Northwesterly corner of the intersection of Township Road 575 known as Jacksonville Road and Township Road 431 known as Macada Road in the Township of Hanover, County of Northampton and Commonwealth of Pennsylvania, in accordance with a boundary survey by Keystone Consulting Engineers, Inc., of Bethlehem, Pennsylvania, on June 10, 1987, last revised 7/12/2004 and recorded 9/14/2004 in Map Book 2004-5, Page 580, as follows to wit:

TITLE TO SAID PREMISES IS VESTED IN Janet Britton, unmarried, by Deed from NVR, Inc., a Virginia Corporation, trading as, Ryan Homes, dated 11/17/2006, recorded 12/06/2006 in Book 2006-1, Page 502108.

BEING KNOWN AS 1305 Ciara Drive aka 12 Hanover Pointe, Bethlehem, PA 18017-3059.

TAX PARCEL NUMBER: N6 22 1-12 0214.

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

SEIZED AND TAKEN into execution of the writ as the property of Janet Britton.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 63**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-00663**

ALL THAT CERTAIN western one-half of a double frame dwelling house and lot of ground situate on the southerly side of and known as 1236 Wood Avenue, in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the building line of Wood Avenue forty-six feet seven inches (46 feet 7 inches) more or less, westwardly from the southwest corner of Cherry and Wood Avenues, said point in line with the middle of the partition wall extending through the double dwelling house and dividing the east side thereof from the west side, erected on the lot herein conveyed, thence west along said Wood Avenue sixteen feet seven inches (16 feet 7 inches) more or less, to a point in line of the land of the now or late Herbert L. Martin; thence south seventy-seven feet, six inches (77 feet 6 inches) more or less, to a point in the north side of Vine Street; thence along north side of Vine Street east fifteen (15 feet) feet to a point in line with the middle of said partition wall; thence north through the middle of said partition wall a distance of sixty-eight feet three inches (68 feet 3 inches) more or less, to the point, the place of BEGINNING.

BOUNDED on the north by Wood Avenue, on the west by land now or late of Herbert L. Martin, on the south by Vine Street and on the east by land now or late of Harrison J. Featherman.

TITLE TO SAID PREMISES IS VESTED IN Minerva Miller, by Deed from Esteban Soto Roman and Maria V. Perez, h/w, dated 01/10/2006, recorded 01/18/2006 in Book 2006-1, Page 24232.

BEING KNOWN AS 1236 Wood Avenue, Easton, PA 18042-3272.

TAX PARCEL NUMBER: L9NW3C-10-3-0310.

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 Minerva Miller.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 64**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-08632**

ALL that certain tract, piece or parcel of land situate in the Township of Moore, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a stake on the southerly side of a 20 feet wide private road and 24 feet easterly from the northeast corner of lands of Edward S. Petko and wife; thence along the side of said private road, parallel and 10 feet from the line of Wilson Roth, South 88 degrees 50 minutes 30 seconds east 225 feet to a stake on the southerly side of said private road; thence along another land of William F. Heyer and wife, of which this was a part, the following courses and distances: south 8 degrees 18 minutes 30 seconds west 400 feet to a stake; north 88 degrees 50 minutes 30 seconds west 225 feet to a stake; north 8 degrees 18 minutes 30 seconds east 400 feet to the place of beginning. Containing in area 2.500 acres of land.

AND FURTHER UNDER AND SUBJECT to a Consent Decree dated February 1, 1966 and filed at 5 April Term 1965 wherein Stephen M. Haas and Lillian M. Haas were Plaintiffs and as found in Miscellaneous Book Volume 158, page 396 ct seq.

AND FURTHER UNDER AND SUBJECT to any and all other easements, covenants, restrictions and reservations appearing in the chain of title.

BEING KNOWN AS Moorestown Drive, Bath, PA.

TAX PARCEL NUMBER: J6 16 10A.

THEREON BEING ERECTED a single ranch style dwelling with attached one-car garage with brick and wood exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Stephen M. Haas, Jr.

ROBERT P. DADAY, ESQUIRE

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**No. 65**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-01660**

ALL THAT CERTAIN tract or parcel of land to be known as Lot No. 9 of Bougher Hill Estates II Subdivision Plan of property of Stewart Associates, a Pennsylvania Limited Partnership, dated February 14, 1989, revised July 31, 1990 prepared by William L. Diehl, P.E., P.L.S. and recorded in Plan Book 91, Page 42, at the Northampton County Recorder of Deeds Office, said lot situate on the easterly side of Connard Drive in the Township of Williams, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin located on the easterly right-of-way line of Connard Drive, said iron pin being the westernmost point of the herein

described lot and also a corner in common with Lot no. 8 of the aforementioned subdivision; thence along the same North 52 degrees 13 minutes 02 seconds East a distance of 50.00 feet to an iron pin; thence along the same and also along Lot No. 7 of the aforementioned subdivision North 70 degrees 28 minutes 03 seconds East a distance of 284.51 feet to an iron pin; thence along Lot No. 7 and also along Lot No. 3 of the aforementioned subdivision South 19 degrees 31 minutes 57 seconds East a distance of 137.63 feet to an iron pin; thence along Lot No. 10 South 70 degrees 28 minutes 03 seconds West a distance of 255.25 feet to an iron pin, thence along the same South 64 degrees 43 minutes 03 seconds West a distance of 50.00 feet to an iron pin, thence along the easterly right-of-way line of Connard Drive along a curve to the left having a radius of 596.21 feet, central angle of 12 degrees 30 minutes 02 seconds, an arc length of 130.08 feet and tangent of 65.30 feet to an iron pin, the place of Beginning.

CONTAINING 1.0000 acres of land.

UNDER AND SUBJECT, NEVERTHELESS, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record.

TITLE TO SAID PREMISES IS VESTED IN Eugene J. Abromitis and Sayuri Abromitis, h/w, by Deed from Richard Poole and Judith Poole, h/w, dated 10/07/1996, recorded 01/28/1997 in Book 1997-1, Page 8346.

BEING KNOWN AS 40 Connard Drive, Easton, PA 18042-8756.

TAX PARCEL NUMBER: P9 12 16-9 0836.

THEREON BEING ERECTED a two-story single dwelling with attached two-car garage with vinyl

siding exterior and shingle roof; in-ground pool.

SEIZED AND TAKEN into execution of the writ as the property of Eugene J. Abromitis and Sayuri Abromitis.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 66**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2011-04946**

ALL THOSE CERTAIN lots or parcels of land situate in the Township of Palmer, Northampton County, Pennsylvania, known as 2712 Division Street, being Lot No. 521, the eastern 13.93 front feet of Lot No. 520 and the western front feet of Lot No. 522 as shown on Plan of Lots known as Jones Terrace, Palmer Township, Northampton County, Pennsylvania, laid out by A.D. Chidsey, Jr., Civil Engineer, and duly recorded in the Office for the Recording of Deeds in Northampton County, Pennsylvania, in Map Book 8, Page 15-12, more particularly bounded and described as follows:

BEGINNING at a point on the south side of Division Street, said point being 146.07 feet from the Southeast corner of Dunkle Street (50 feet wide) and Division Street (60 feet wide); thence, along the south side of Division Street easterly 48.67 feet to a point; thence, through Lot No. 522 perpendicular to Division Street 110 feet to the north side of a 20 foot wide alley; thence, along to Division Street 48.69 feet to a point; thence, in a northerly direction perpendicular to Division Street through Lot No. 520 which passes through the center partition wall of a duplex home 110 feet to the place of Beginning.

SUBJECT however to a utility easement from the north side of the above mentioned alley 14 feet north-

erly and being of that width 48.69 feet from the western property line to the eastern property line.

CONTAINING 5,355.90 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Patrick S. O'Connell and Shawne A. O'Connell, his wife, by Deed from Sharon L. Shiner, single, dated 09/29/1993, recorded 10/01/1993 in Book 911, Page 194.

BEING KNOWN AS 2712 Division Street, Easton, PA 18045-7104.

TAX PARCEL NUMBER: M9NW1 1 1D 0324.

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 Patrick S. O'Connell and Shawne A. O'Connell.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 68**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-09008**

ALL THAT CERTAIN lot or piece of land, with the improvements thereon erected known as 1154 Butler Street, in the City of Easton, County of Northampton, and Commonwealth of Pennsylvania, containing in front on the south side of Butler Street 20 feet, more or less, and extending southwardly of that width in depth 140 feet, more or less, to Elm Street.

BOUNDED on the North by said Butler Street, on the East by 1148 Butler Street, property of Joseph Malorano, on the South by Elm Street, and on the West by 1156 Butler Street, property now or late of Henry S. Lehr.

BEING KNOWN AS 1154 Butler Street, Easton, PA.

TAX PARCEL NUMBER: L9SE4A 2 2.

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

SEIZED AND TAKEN into execution of the writ as the property of Dawn C. Deremer.

ROBERT P. DADAY, ESQUIRE

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**No. 71**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-02654**

All that certain parcel of land situate in the Borough of Chapman, County of Northampton, and Commonwealth of Pennsylvania, being known and designated as follows:

Lot No. 4 on North Main Street on the Borough of Chapman Quarries plan, dated December, 1886, and recorded in the Office of the Recorder of Deeds of Northampton County at Easton, Pennsylvania, in Map Book Volume 11, at Page 56.

CONTAINING sixty (60.00) feet in front on North Main Street, and extending Westwardly in depth of equal width for a distance on one hundred forty (140.00) feet to Locust Alley.

And

All that certain parcel of land situate in the Borough of Chapman, County of Northampton, and Commonwealth of Pennsylvania, being Parcel B on the Chapman Slate Company plan, known and designated as follows:

Beginning at a point in the West line of Locust Alley, said point being 180.00 feet North of the Northern line of Center Street; thence along the Western line of Locust Alley North 31 degrees, 19 minutes 23.1 seconds West for a distance of 60.00 feet to a point in the Southern line of Parcel C; thence along the same South 58 degrees, 40 minutes, 36.9 seconds West

for a distance of 63.99 feet to the Western line of land formerly of the Chapman Slate Company; thence along the same South 24 degrees, 29 minutes, 52.8 seconds East for a distance of 60.36 feet to a point in the Northern line of Parcel A; thence along the same North 58 degrees, 40 minutes, 36.9 seconds East for a distance of 70.60 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kurt J. Hutchison and Debra A. Hutchison, h/w, by Deed from Lawrence A. Duca and Brynlee A. Duca, h/w and Gregory R. Reed, attorney-in-fact, dated 11/19/1998, recorded 11/19/1998 in Book 1998-1, Page 160066.

BEING KNOWN AS 1415 Main Street, Bath, PA 18014-9162.

TAX PARCEL NUMBER: J5NE2C-3-3-0507, J5NE2C-3-8-0507.

THEREON BEING ERECTED on parcel J5NE2C 3 3 a two-story single dwelling with vinyl siding exterior and shingle roof: detached two-car garage: on parcel J5NE2C 3 8 vacant land.

SEIZED AND TAKEN into execution of the writ as the property of Kurt J. Hutchison and Debra A. Hutchison.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 73**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-01861**

ALL THAT CERTAIN dwelling house and lot of land SITUATE at the Northwest corner of Spring Garden and Eighth Streets, and known as 801 Spring Garden Street, in the City of Easton, County of Northampton and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the intersection of the Northerly property line of Spring Garden Street with the

Westerly property line of North Eighth Street; thence along the Northerly property line of Spring Garden Street, North 83 degrees 30 minutes West 20.00 feet to a point in line of Lot now or late of H. C. Beitel; thence along Lot now or late of H. C. Beitel, North 06 degrees 30 minutes East 74.50 feet to a point in line of No. 112 North Eighth Street; thence along No. 112 North Eighth Street, South 83 degrees 30 minutes East 20.00 feet to a point in the Westerly property line of North Eighth Street; thence along the Westerly property line of North Eighth Street, South 06 degrees 30 minutes West 74.50 feet to the point or place of BEGINNING.

Title to said premises is vested in Luis Nunez and Maria Nunez, husband and wife, as tenants by the entireties, by deed from GREG D. BOCKELKAMP AND SHARON MILLER BOCKELKAMP, HUSBAND AND WIFE dated August 29, 2005 and recorded September 15, 2005 in Deed Book 2005-1, Page 358688, Instrument #2005047898.

BEING KNOWN AS 801 Spring Garden Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9NE4C-21-2.

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

SEIZED AND TAKEN into execution of the writ as the property of Luis Nunez and Maria Nunez.

MARGARET GAIRO, ESQUIRE

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**No. 75**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-04034**

ALL THOSE THREE CERTAIN lots or tracts of land situate in the Borough of East Bangor, County of Northampton and State of Pennsylvania, at the corner of Bray Street and

a street which runs parallel with the western boundary line of other lands now or formerly by William Bray, et al, grantors in that deed hereinafter recited, which lots are designated as Lot Nos. 21, 22 and 23 on a certain Plan of Bray Lots as recorded in the Office for the Recording of Deeds in and for Northampton County at Easton, Pennsylvania, in Map Book 9, page 55, reference being thereunto had, will more fully and at large appear.

TITLE TO SAID PREMISES IS VESTED IN DWAYNE V. LABAR, SR, AND JAMIE R. LABAR, HUSBAND AND WIFE BY DEED FROM TINA CAIAZZO DATED 08/29/2005 RECORDED 08/31/2005 IN DEED BOOK 2005-1 PAGE 333927.

BEING KNOWN AS 25 Bray Street, East Bangor, PA 18013.

TAX PARCEL NUMBER: D10SW1B-6-2.

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

SEIZED AND TAKEN into execution of the writ as the property of Jamie R. Labar and Dwayne V. Labar Sr.

MARK J. UDREN, ESQUIRE

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**No. 76**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-08895**

ALL THAT CERTAIN lot or ground with the dwelling house and improvements thereon erected known as No. 155 Parker Avenue situate on the south side of Parker Avenue in the City of Easton, County of Northampton and Commonwealth of Pennsylvania:

CONTAINING in front on said Parker Avenue one hundred (100') feet and the width extending south-



wardly in depth one hundred thirty (130') feet.

BOUNDED on the North by said Parker Avenue, on the East by property now or late of Charles W. and Kathleen M. Richards, on the South by property now or late of John F. Hufnagle, and on the West by property now or late of John H. and Rosemary J. West.

TITLE TO SAID PREMISES IS VESTED IN TAMMY L. LEWIS BY DEED FROM FREDERICK D. LEAREY AND TAMMY L. LEWIS DATED 02/16/2006 RECORDED 03/21/2006 IN DEED BOOK 2006-1 PAGE 112813 OR AT INSTRUMENT NUMBER .

BEING KNOWN AS 155 East Parker Avenue, Easton, PA.

TAX PARCEL NUMBER: K10SW4A.5-8.

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 Tammy Lewis a/k/a Tammy L. Lewis.

MARK J. UDREN, ESQUIRE

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**No. 77**

**BY VIRTUE OF A CERTAIN**

**WRIT OF EXECUTION**

**CV-2011-05356**

ALL THAT CERTAIN piece of land, otogether with the improvements thereon erected, which said improvements consist of the southern half of a double frame dwelling house, known as No. 819 Center Street, situate on the west died of Center Street, in the City of Easton, County of Northampton and State of Pennsylvania, being a portion of Lot No. 40, and marked on the map or plot of the Borough of SouthEaston, containing in front on the Center Street,

19 feet 4 inches, more or less, and extending of that same width westwardly 40 feet, more or less, bounded and described as follows;

BEGINNING at a point 120 feet 8 inches, more or less, southwardly from the southwest corner of the intersection of Gran and Center Streets, which said point is in line of the middle partition wall dividing the within premises from the northern half of said double dwelling, and extending from that point South 19 feet 4 inches, more or less, to Rock Alley; thence westwardly along the north side of said alley 40 feet, more or less, to Lot known as No. 38; thence northwardly 19 feet 4 inches to a point in line with the middle partition wall aforesaid; thence eastwardly along said line 40 feet, more or less, to Center Street, the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN JENNIFER C. JACOBS, A SINGLE WOMAN BY DEED FROM DOUGLAS J. OLIVER AND NANCY M. OLIVER, HUSBAND AND WIFE DATED 04/07/2006 RECORDED 04/13/2006 IN DEED BOOK 2006-1 PAGE 147799 OR AT INSTRUMENT NUMBER .

BEING KNOWN AS 819 Centre Street, Easton, PA 18042-0000.

TAX PARCEL NUMBER: 10M9NE1B 22 12.

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 Jennifer C. Jacobs.

MARK J. UDREN, ESQUIRE

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**No. 78**

**BY VIRTUE OF A CERTAIN**

**WRIT OF EXECUTION**

**CV-2010-03156**

ALL THAT CERTAIN UNIT, designated as 11 West 2nd Street Unit

#305 in the LEHIGH RIVERPORT CONDOMINIUM, situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, as designated in Declaration of Lehigh Riverport Condominium, dated August 26, 2004, and recorded on August 26, 2004, in the Office of the Recorder of Deeds in and for Northampton County in Book Volume 2004-1, Page 336478, as amended from time to time and as identified on the Lehigh Riverport Condominium Plat recorded in the Office of the Recorder of Deeds in and for Northampton County in Plan Book Volume 2004-5, Page 531, as amended from time to time.

TOGETHER with a .3180% percent undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium, Condominium Plat and Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Alain Aoun, by deed from Lehigh Riverport Realty, LP, successor by merger to Lehigh Riverport Development, LLC, dated 8/14/2006, and recorded 8/23/2006 in Book 2006-1, Page 344711.

BEING KNOWN AS 11 West 2nd Street Condo 305 a/k/a 11 2nd Street, Unit 305, Bethlehem, PA 18015-000.

TAX PARCEL NUMBER: P6 2 305 0204.

THEREON BEING ERECTED a one-story brick condominium.

SEIZED AND TAKEN into execution of the writ as the property of Alain Aoun.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 80**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-07018**

ALL THAT CERTAIN lot or ground situated in the City of Easton, Coun-

ty of Northampton, and Commonwealth of Pennsylvania, on the North side of Northampton Street, West of Fourth Street, CONTAINING thirty-three feet six inches (33' 6") in front on said Northampton Street, and extending of that width in depth two hundred twenty (220) feet to Church Street.

BOUNDED on the North by said Church Street, on the East by land now or late of Daniel L. Kutz, on the South by Northampton Street, and on the West by property now or late of Susan B. Clemens.

BEING KNOWN AS 425-429 Northampton Street, Easton, PA.

TAX PARCEL NUMBER: L9SE2A 9 9.

THEREON BEING ERECTED a four-story apartment building with brick exterior and flat roof.

SEIZED AND TAKEN into execution of the writ as the property of Tuan Trinh and Van Phung.

ROBERT P. DADAY, ESQUIRE

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**No. 82**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-06445**

ALL THAT CERTAIN Unit in the property known, named and identified as Cedar Park, a Condominium, located in Township of Williams, Commonwealth of PA, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq by the Recording in the Northampton County Department of Records of a Declaration recorded in Deed Book Volume 2006-1 page 138187 and Supplement Declaration recorded in Deed Book Volume 2006-1 page 138275 and Deed Book Volume 2006-1 page 144141 and any amendments thereto.

The By-laws for said Condominium, and the Declaration Plan recorded as part of the Declaration; together with a proportionate undivided interest in the Common Elements (as defined in such declaration).

BEING Known as Lot 30 Cedar Park.

TITLE TO SAID PREMISES IS VESTED IN Aimara Navedo and Eddie M. Navedo, Jr., w/h, by Deed from NVR, Inc., a Virginia corporation, trading as Ryan Homes, dated 06/20/2007, recorded 07/05/2007 in Book 2007-1, Page 248133.

BEING KNOWN AS 158 Knollwood Drive, Easton, PA 18042-7116.

TAX PARCEL NUMBER: M10 24-30 0836.

THEREON BEING ERECTED a three-story row home style 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 Aimara Navedo and Eddie M. Navedo, Jr.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 83**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2011-04885**

ALL THAT CERTAIN tract or piece of land and messuage or tenement thereon erected, lying and being on the south side of Milton Avenue in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point 268.19 feet west of the intersection of Polk Street and Milton Avenue, thence extending along the south side of Milton Avenue eastwardly 25 feet to a point, thence extending of that width southwardly 140 feet between parallel lines to Young Street.

BOUNDED on the north by Milton Avenue, on the south by Young Street, on the east by Lot No. 49 on the plan of lots of the Samuel Kleinhang Estate as recorded in the Office of the Recorder of Deeds, etc at Easton aforesaid in Book of Maps No. 8, Page 27, etc, and on the west by Lot 47 according to said plan, being the premises nor or formerly of Joseph S. Fleming and Mary M. Fleming, the middle of the partition wall between the adjoining buildings on Lots No. 47 and 48 being the divided line.

Known as Lot No. 48 on the plan of lots of the Samuel Kleinhang Estate aforesaid.

BEING the same premises that Bankers Trust Co. of California, NA, in trust for the benefits of the holders of names Mortgage Trust 2001-3, Mortgage Pass Through Certificates Series 2001-3, by Countrywide Home Loans, Inc, Its Attorney in Fact, by Deed dated January 12, 2005, and recorded January 20, 2005, in the Office of the Recorder of Deed of Northampton County, Pennsylvania, in Deed Book Volume 2005-1, Page 27300, granted and conveyed unto Jonathan J. Huber and Dana R. Huber, in fee.

TITLE TO SAID PREMISES IS VESTED IN Nathaniel R. Laskey and Christine M. Laskey, husband and wife by Deed from Jonathan J. Huber and Dana R. Huber, husband and wife dated 06/30/2006 recorded 06/30/2006 in Deed Book 2006-1 Page 267236.

BEING KNOWN AS 134 West Milton Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NE2B-5-10.

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 Christine M. Laskey and Nathaniel R. Laskey.

MARK J. UDREN, ESQUIRE

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**No. 85**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-03138**

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

BEGINNING at a one inch iron pipe marker set along the westerly side of T.R. No. 566 (South Cigar Road) between the intersection of T.R. No. 587 (Love Road) and T.R. No. 559 (West Beersville Road), said point being 16.50 feet westerly of the center of T.R. No. 566 and in line of lands of Ignatz Weber; thence along an old tree row and lands of Weber, South 67 degrees 00 minutes 0 seconds West, 306.70 feet to a one inch iron pipe marker set in line of lands of Marcus Hilbert, thence along an old tree row and lands of Hilbert, North 22 degrees 15 minutes 0 seconds West, 264.00 feet to a one inch iron pipe marker set beside an old broken corner stone found in line of lands of Edgar Eltz; thence along an old tree row and lands of Edgar Eltz and Leroy Pearson, North 56 degrees 45 minutes 00 seconds East, 381.85 feet to a one inch iron pipe marker set along the westerly side of T.R. 566 (South Cigar Road), at 16.50 feet westerly of center; thence along the westerly side of T.R. 566, South 00 degrees 46 minutes 3 seconds West, 51.33 feet to a one inch pipe marker and South 08 degrees 39 minutes 30 seconds East, 225.70 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN JACQUELINE M. LAMONT BY DEED FROM JENNIFER P. KLINE DATED 05/28/2004 RECORDED 06/14/2004 IN DEED BOOK 2004-1 PAGE 227260.

BEING KNOWN AS 407 South Cigar Road, Northampton, PA 18067.

TAX PARCEL NUMBER: J4-25-3.

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

SEIZED AND TAKEN into execution of the writ as the property of Jacqueline M. Lamont.

MARK J. UDREN, ESQUIRE

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**No. 86**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-02778**

ALL THAT CERTAIN lot or parcel of land situate along the westerly side of Bleyler Street between Wagner Avenue and High Street and being Lot 82 and the southerly one-half of Lot No. 81 as shown on plan of Wagner Terrace, in the Borough of Hellertown, County of Northampton and Commonwealth of Pennsylvania, bounded and described to a survey thereof made the 17th day of September, 1957, by Leonard M. Fraivillig Co., Engineers, Bethlehem, Pennsylvania, as follows, to wit:

BEGINNING AT AN IRON PIPE ON THE WESTERLY SIDE OF Bleyler Street, two hundred eighty five (285') feet southwardly along the said westerly side of Bleyler Street, from its intersection with the southerly side of Wagner Avenue; thence extending South zero degrees forth five minutes West (S. 0° 45' W.) along the westerly side of Bleyler Street, a distance of forty five (45') feet to an iron pipe the northwest corner of Bleyler Street and Coke Alley; thence extending North eighty nine degrees forty five minutes

West, (N. 89° 45' W.) along the northerly side of Coke Alley, a distance of one hundred thirty (130') feet to an iron pipe the northeast corner of Coke Alley and Madison Street; thence extending North zero degrees forty five minutes East (N. 0° 45' E.) along the easterly side of Madison Street, a distance of forty five (45') feet to an iron pipe; thence extending South eighty nine degrees forty five minutes East (S. 89° 45' E.) through and across the middle of Lot No. 91 Wagner Terrace, a distance of one hundred thirty (130') feet to the iron pipe on the westerly side of Bleyler Street, the point the place of beginning.

BEING THE SAME PREMISES WHICH Michael L. Meterko and Margery B. Meterko, husband and wife, by Deed dated March 17, 1993 and recorded April 20, 1993 in the Recorder of Deeds Office of Northampton County, Pennsylvania, in Deed Book Volume 893, page 459, granted and conveyed unto Michael L. Meterko, the Grantor herein.

TITLE TO SAID PREMISES IS VESTED IN MICHAEL L. METERKO, III, INDIVIDUALLY BY DEED FROM MICHAEL L. METERKO DATED 10/04/2005 RECORDED 10/07/2005 IN DEED BOOK 2005-1 PAGE 391867.

BEING KNOWN AS 1526 Bleyler Street, Hellertown, PA 18055.

TAX PARCEL NUMBER: Q7NW3B-2-2.

THEREON BEING ERECTED a two-story single cape cod style dwelling with brick and ceramic tile exterior and shingle roof; detached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Michael L. Meterko III.

MARK J. UDREN, ESQUIRE

**No. 87**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-04754**

ALL THAT CERTAIN parcel of land known as Lot No. T3-20 located in Palmer Township, Northampton County, Commonwealth of Pennsylvania, as shown on a Plan entitled 'The Villages at Mill Race Record Plan Phase III' prepared by Harte Engineering, Inc., recorded September 17, 2004, in Northampton County Map Book Volume 2004-5, page 613, et seq. bounded and described as follows:

BEGINNING at a point on the Easterly right of way line of Willow Drive, said point being in line with the lands known as Lot T3-19 of The Villages at Mill Race, Phase Three; thence along said Easterly right of way line, on a curve to the left having a radius of 175.00 feet, a chord bearing of North 48 degrees 48 minutes 58 seconds West, a chord length of 28.12 feet and an arc length of 28.15 feet to a point; thence along the lands known as Lot T3-21, North 33 degrees 22 minutes 33 seconds East 146.54 feet to a point; thence along the lands known as Lot OS3-1, South 46 degrees 13 minutes 56 seconds East 81.19 feet to a point; thence along the aforementioned lands known as Lot T3-19, South 54 degrees 20 minutes 13 second West 145.33 feet to the point of beginning.

CONTAINING: 7,830 sq. ft. or 0.1798 acres.

TITLE TO SAID PREMISES IS VESTED IN Michael Dorn, Sr. a/k/a Michael Dorn, by deed from CMC Development Corporation, dated 4/7/2006, recorded 5/15/2006, in Book 2006-1, Page 193479.

BEING KNOWN AS 157 Willow Drive, Easton, PA 18045-7481.

TAX PARCEL NUMBER: K9-1-1-20B-0324.

THEREON BEING ERECTED a two-story row home style 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 Michael Dorn aka Michael Dorn, Sr. a/k/a Michael W. Dorn.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 88**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-06638**

BEGINNING at a PK nail found, said nail represents the point of beginning of Tract Number 1 as described in a Deed of Conveyance between Douglas C. and Elaine F. Berry to Charles J. Sanguinito, as recorded in the Office for the Recording of Deeds in and for Northampton County at Easton, PA in Deed Book 566, Page 1019; thence the following two courses along lands now or late of Clifford A. Case, Tax Block 1, Lot 6: (1) North 20 degrees, 00 minutes East, a distance of 22.00 feet to an iron pipe found; thence (2) South 64 degrees 26 minutes West a distance of 107.86 feet to a steel axle found in the northerly right-of-way line of the former Doylestown to Easton Railway; Thence (3) westerly along a curve to the left with a chord direction of North 83 degrees 25 minutes 5 seconds West a chord distance of 93.25 feet to a steel axle found; Thence the following three courses along lands now or formerly of Ethel Powell, Tax Block 1, Lot 3; (4) North 64 degrees 38 minutes 1 second East, a distance of 211.40 feet to an iron pipe found; Thence (5) South 88 degrees 11 minutes 33 seconds East a distance of 76.21 feet to a steel axle found; Thence (6) South 53 degrees 29 min-

utes 6 seconds East a distance of 15.98 feet to an iron pipe found; Thence the following two courses along lands now or formerly of Clifford A. Case, Tax Block 1, Lot 6; (7) South 13 degrees 2 minutes 27 seconds East a distance of 75.21 feet to a point in the foundation floor of an existing dwelling; Thence (8) westerly leaving said foundation North 85 degrees 07 minutes 00 seconds West, a distance of 115.00 East to a P.K. nail found, the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN DOUGLAS L. MORGAN AND PRISCILLA M. MORGAN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY BY DEED FROM DOUGLAS L. MORGAN AND PRISCILLA M. MORGAN, HUSBAND AND WIFE, WHO ACQUIRED TITLE WITHOUT MARTIAL STATUS, AS TENANTS BY THE ENTIRETY DATED 03/31/2007 RECORDED 02/01/2008 IN DEED BOOK 2008-1 PAGE 28011 OR AT INSTRUMENT NUMBER .

BEING KNOWN AS 1860 South Delaware Drive, Easton, PA 18042.

TAX PARCEL NUMBER: N10NW4-1-6A-0836.

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 Douglas L. Morgan and Priscilla M. Morgan.

MARK J. UDREN, ESQUIRE

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**No. 90**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-02842**

All that certain Lot, parcel or tract of land situate along the Westerly side of Newport Avenue, Borough of Northampton, County of Northampton, Commonwealth of Pennsylvania,



as shown as Lot 2 on the Subdivision Plan for Vladimir G. Zarayko, recorded in the Office for the Recording of Deeds, Easton, Northampton County, in Map Volume 2002-5 Page 374 bounded and described as follows, to wit:

Beginning at an iron pipe (found) located along the Westerly right of way line of Newport Avenue (40 feet wide) said point being the dividing line between Lots 1 and 2 of this Subdivision; thence along lots 1 and 4 of this Subdivision South 53 degrees 06 minutes 30 seconds West 92.01 feet to a point; thence along Lot 3 of this Subdivision North 36 degrees 00 minutes 00 seconds West 46.96 feet to a point; thence along the Southernly right of way line of West 15th Street (33 feet wide) North 54 degrees 00 minutes 00 seconds East 92.00 feet to a point; thence along the Westerly right of way line of said Newport Avenue South 36 degrees 00 minutes 00 seconds East 45.53 feet to a point, the place of beginning.

Containing 4254.6 square feet.

TITLE TO SAID PREMISES IS VESTED IN Franklin P. Kunkle, Jr. and Jennifer Nicole Kunkle, by deed from Vladimir G. Zarayko and Carole J. Zarayko, dated 10/14/2005 and recorded 11/15/2005 in Book 2005-1 Page 455197.

BEING KNOWN AS 1430 Newport Avenue, Northampton, PA 18067.

TAX PARCEL NUMBER: M4NW1B-16-1A.

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

SEIZED AND TAKEN into execution of the writ as the property of Franklin P. Kunkle, Jr. and Jennifer Nicole Kunkle.

CHANDRA M. ARKEMA, ESQUIRE

**No. 92**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-08796**

ALL THAT CERTAIN lot or piece of land with one-half of a certain double brick dwelling house thereon erected, situate in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, known as 316 Packer Avenue, bounded and described as follows, to wit:

BEGINNING at a point in the southern line of Packer Avenue about 91 feet eastwardly from the southern corner of said Packer Avenue and Carlton Avenue (formerly Walnut Street), i.e., about 49 feet westwardly from the intersection of the southern line of Packer Avenue and the western line of the first alley, now Boyce Street, eastwardly from and parallel to said Carlton Avenue, said point of beginning being midway between the northwest corner of the brick dwelling house now situated on the lot at the corner of said Packer Avenue and said Boyce Street and the northeast corner of the brick dwelling house now situate on the piece of land hereby conveyed; thence from said point of beginning extending along the southern line of said Packer Avenue westwardly the distance of 24 feet 8 inches, more or less, to the middle of the brick partition wall; thence of that same width of 24 feet 8 inches, more or less, extending southwardly between two parallel line at right angles to said southern line of said Packer Avenue and parallel to the eastern line of said Carlton Avenue and to the western line of the said Boyce Street, the distance of 75 feet, more or less, to line of land now or late of Robert Johnson, marked on the land by high wall and board fence.

BEING the eastern or easterly half (viz: 17 feet 3 inches) of the middle double brick dwelling house of those three double brick dwelling houses erected by J. Davis Brodhead on said southern line of said Packer Avenue between said Boyce Street and said Carlton Avenue. Together with the side yard of about 7 feet 5 inches as hereinbefore set forth, making the total width of the property hereby conveyed about 24 feet 8 inches. Subject to the drainage provision respecting the cellar as recorded in prior deed.

TITLE TO SAID PREMISES IS VESTED IN Jason E. Hedrington by Deed from Herbert M. Lindner, III dated 02/28/2005 recorded 03/03/2005 in Deed Book 2005-1 Page 76457.

BEING KNOWN AS 316 West Packer Avenue, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SW2C-23-4.

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

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

MARK J. UDREN, ESQUIRE

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**No. 93**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2011-09115**

All that certain lot or piece of ground with the building 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 #87A on Plan of Bayard Park Section Number 1 made by Charles D. Remaly, Registered Surveyor, Bethlehem, Pennsylvania, dated March 13, 1954, revised last

on July 27, 1954, and recorded in the office for the Recoding of Deeds in Map Book 13, Page 33, more fully described as follows, to wit:

Beginning at the Northeasternmost terminus of a radial round corner connecting the Northeasterly side of Elayne Street, fifty feet wide, with the Southeasterly side of Jill Street, fifty-six feet wide; thence extending North sixty-eight degrees one minute thirty seconds East along the Southeasterly side of Jill Street twenty-nine and fifty one-hundredths feet to a point; thence extending South twenty-one degrees fifty-eight minutes thirty seconds East ninety-nine and ninety-nine one-hundredths feet to a point on the center line of a ten foot wide utility easement; thence extending South seventy-one degrees fifty-one minutes forty-five seconds West along the center line of said utility easement fifty-six and thirty-one one hundredths feet to a point on the Northeasterly side of Elayne Street; thence extending North thirteen degrees fifty-four minutes West along the said side of Elayne Street eighty-four and nineteen one-hundredths feet to a point of curve; thence in a Northeastwardly direction on the arc of a circle on a line curving to the right having a radius of fifteen feet, the arc distance of twenty-one and forty-five one-hundredths feet to a point on the Southeasterly side of Jill Street, the first-mentioned point and place of beginning.

Being the same premises which Steve Matey, Jr. and Hope Matey, husband and wife by Deed dated January 15, 1973 and recorded January 15, 1973 in Northampton County in Deed Book 447 Page 350 conveyed unto Howard D. Haldeman and Mary M. Haldeman, husband and wife, in fee.

And the said Mary M. Haldeman died on December 17, 2005. Order of Orphan's Court filed June 27, 2006 in Case #2006-0618, stating that Alicia B. Goldfeder is appointed Plenary Guardian for Howard D. Haldeman.

Being the same premises which Alicia B. Goldfeder, as the duly appointed Plenary Guardian of Howard D. Haldeman by Deed dated March 12, 2007 and recorded March 12, 2007 in Northampton County in Deed Book 2007-1 Page 92161 conveyed unto Dale H. Roth and Lois E. Roth, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN ROBERT MICKLESavage AND LISA MICKLESavage, HUSBAND AND WIFE BY DEED FROM DALE H. ROTH AND LOIS E. ROTH, HUSBAND AND WIFE DATED 07/13/2007 RECORDED 08/15/2007 IN DEED BOOK 2007-1 PAGE 298995 OR AT INSTRUMENT NUMBER .

BEING KNOWN AS 1536 Jill Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N7SW1C-4-1.

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 Lisa Micklesavage and Robert Micklesavage.

MARK J. UDREN, ESQUIRE

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**No. 94**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-07331**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Washington, County of Northampton and Commonwealth of Pennsylvania, being Lot Number 1 of the Minor Subdivision of Land for Barry Albert,

as recorded in the Office for the Recorder of Deeds in and for the County of Northampton at Easton, Pennsylvania, in Map Book Volume 2005-5, page 496, bounded and described as follows, to wit:

Beginning at an iron pin set, said pin marking the southwest corner of Lot Number 2 of the Minor Subdivision of Land for Barry Albert and also being in line of lands of Joseph Artemus Landon, III; thence along land belonging to Joseph Artemus Landon, III North 70 Degrees 45 Minutes 00 Seconds West 65.00 feet to an iron pin set; thence along land belonging to Barbara A. Maloney North 19 Degrees 23 Minutes 00 Seconds East a distance of 80.00 feet to an iron pin set thence along same North 70 Degrees 45 Minutes 00 Seconds West crossing over a concrete monument set at 249.59 feet, a total distance of 275.00 feet to a point; thence along same and along the east side of State Route 0191, known as Washington Boulevard, South 19 Degrees 23 Minutes 00 Seconds West 80.00 feet to a brass pin in concrete found; thence through said State Route 0191 North 70 Degrees 44 Minutes 59 Seconds West 16.58 feet to a point; thence through said State Route 0191 North 16 Degrees 50 Minutes 29 Seconds East 258.34 feet to a point; thence along the aforementioned Lot 2 South 68 Degrees 53 Minutes 26 Seconds East crossing over an iron pin set at 45.95 feet, a total distance of 367.63 feet to an iron pin set; thence along same South 19 Degrees 15 Minutes 00 Seconds West a distance of 246.16 feet to the place of beginning.

Containing 1.5897 acres.

Subject to easements of record as shown on the Minor Subdivision of Land For Barry Albert, by Robert L.

Collura. Civil Engineers & Land Surveyors, drawing number E-04-1592, revised to 01/15/05, recorded in Map Book 2005-5, page 496, in the office for the Recording of Deed for Northampton County in Easton, PA.

BEING PART OF THE SAME PREMISES which Carol L. Albert, did by Deed dated July 23, 2003 and recorded in the Office for the Recorder of Deeds in and for the County of Northampton at Easton, Pennsylvania, in Deed Book Volume 2003-1, page 312618, granted and conveyed unto Barry S. Albert, Grantor hereof, in fee.

TITLE TO SAID PREMISES IS VESTED IN RHONDA SABATINE BY DEED FROM BARRY S. ALBERT DATED 11/30/2005 RECORDED 12/15/2005 IN DEED BOOK 2005-1 PAGE 505766.

BEING KNOWN AS 273 Washington Boulevard, Bangor, PA 18013.

TAX PARCEL NUMBER: E9SE4-7-9.

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

SEIZED AND TAKEN into execution of the writ as the property of Rhonda Cerino aka Rhonda Sabatine.

MARK J. UDREN, ESQUIRE

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**No. 95**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-02482**

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

BEGINNING at an iron pipe on the north side of Bangor Street, a corner of Lot No. 139 and a corner of Lot No. 133, and also 106.70 feet westward-

ly from Spring Alley; thence South 77 degrees West, 28.11 feet to a point; thence North 13 degrees 7 minutes West, 137.43 feet to a point on the south side of West Alley, said course passing through the centerline wall of the residential double dwelling house known as 139-141 Bangor Street; thence along West Alley North 76 degrees 17 minutes East, 28.11 feet to an iron pipe; thence along Lot No. 133 South 13 degrees 07 minutes East, 137.79 feet to the place of beginning.

Title to said premises is vested in Kyle Ott a/k/a Kyle G. Ott by deed from MICHAEL T. FELKER AND DANIELLE UHLER N/B/M DANIELLE FELKER dated October 5, 2007 and recorded October 10, 2007 in Deed Book 2007-1, Page 372620, Instrument #2007047553.

BEING KNOWN AS 139 Bangor Street, Bangor, PA 18013.

TAX PARCEL NUMBER: E9NE2A-3-14F.

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 Kyle Ott a/k/a Kyle G. Ott.

MARGARET GAIRO, ESQUIRE

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**No. 96**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-12098**

ALL THAT CERTAIN one half double brick dwelling house and lot or piece of land situate on the East side of 9th Street in the City of Easton, Northampton County, Pennsylvania, containing in front on said 9th Street 17 feet 10 1/2 inches more or less, and extending of that same width in depth Eastwardly 64 feet and 6 inches.

BOUNDED on the North by land now or late of Samuel Schmell and William S. Paul, on the East by land now or late of Milton Schmickley, on the South by land now or late of Samuel Schmell and on the West by said 9th Street.

BEING KNOWN AS 63 N. 9th Street, Easton, PA.

TAX PARCEL NUMBER: L9SE1B 1 16.

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 Cheryl L. Furman.

ROBERT P. DADAY, ESQUIRE

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**No. 97**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-04166**

ALL THAT CERTAIN tract of land situate in the Borough of Hellertown, Northampton County, Pennsylvania being known as Lot 3 of the Cherry Land Subdivision as shown on and described in accordance with a subdivision plan for Kenneth O. Schoch, Jr. prepared by Barry Isett & Associates, P.C. Trexlertown, Pennsylvania, dated January 12, 1993, and revised March 26, 1993, recorded in Map Book Volume 93, Page 82, as follows, to wit:

BEGINNIN at the intersection of the southerly ultimate right-of-way line of Cherry Lane (S.R. 3006, 75 feet wide) and the easterly property line of lands of Lot 2 as shown on the aforesaid subdivision plan for Kenneth O. Schoch, Jr.; thence along said southerly ultimate right-of-way line of Cherry Lane, North 87 degrees 20 minutes 36 seconds East. 34.93 feet; thence along the lands of Lot 4 as shown on the aforesaid subdivision

plan for Kenneth O. Schoch, Jr., South 10 degrees 00 minutes 00 seconds East 304.71 feet; thence along the lands now or late of Ronald Hari, South 80 degrees 00 minutes 00 seconds West, 34.64 feet; thence along the lands of Lot 2 as shown on the aforesaid subdivision plan, North 10 degrees 00 minutes 00 seconds West, 309.17 feet to the point of beginning.

BEING the same premises which Charles W. Allio, Jr. by his deed dated June 21, 2002, and recorded in the Office of the Recorder of Deeds in and for Northampton County in Record Book 2002-1, Page 162456, granted and conveyed into Lori Sue Henderson.

And the said grantor does hereby warrant specially the property hereby conveyed, under and subject as aforesaid.

BEING the same premises which Lori Sue Henderson nbm Lori Sue Novak by Deed dated September 26, 2003 and recorded October 3, 2003 in and for the County of Lehigh Commonwealth of Pennsylvania in Deed Book 20031, Page 414336 granted and conveyed unto Charles E. Arthur.

TITLE TO SAID PREMISES IS VESTED IN ANTHONY D. HERSTICH AND ERIKA M. HERSTICH, HUSBAND AND WIFE BY DEED FROM CHARLES E. ARTHUR DATED 09/30/2005 RECORDED 10/04/2005 IN DEED BOOK 2005-1 PAGE 385503 .

BEING KNOWN AS 420 Cherry Lane, Hellertown, PA 18055-1145.

TAX PARCEL NUMBER: Q7NW2C-4-3B.

THEREON BEING ERECTED a two-story half-of-double 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 Anthony D. Herstich and Erika M. Herstich.

MARK J. UDREN, ESQUIRE

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**No. 98**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-06050**

ALL THAT CERTAIN messuage, tenement and lot or piece of land situate in the Borough of Tatamy, County of Northampton and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin in the property line between the premises herein described and land about to be conveyed to John Ruth and Beulah Ruth, his wife, the said iron pin being in the south curb line of High Street; thence along the said south curb line off High Street North eighty-six degrees thirty-four minutes East (N. 86° 34' E) a distance of eighty-two feet six inches (82' 6") to an iron pin; thence by other land of Charles W. King and Marguerite A. King, his wife, South three degrees twenty-six minutes East (S. 326' E) a distance of one hundred of one hundred fifty-feet (150') to an iron pin; thence by other land of the grantors hereof South eighty-six degrees thirty-four minutes West (S. 86 34' W) a distance of eighty-two feet six inches (82' 6") to an iron pin in the above-mentioned property line between the land herein conveyed and the land about to be conveyed to John Ruth and Beulah Ruth, his wife, aforesaid; thence along said land about to be conveyed to John Ruth and Beulah Ruth, his wife, aforesaid, North fifty minutes East (N. 50' E) a distance of one hundred fifty feet (150') to the place of beginning; the lot having a frontage of eighty-two feet

six inches (82' 6") on High Street and in a southerly direction a depth of one hundred and fifty feet (150').

Title to said premises is vested in Brent Hildenbrand and Donna Hildenbrand, husband and wife, by deed from RODNEY HARTZELL, LINDA FRIES AND DONNA HILDENBRANT, EXECUTORS OF RALPH J. GREEN dated January 9, 1991 and recorded February 11, 1991 in Deed Book 822, Page 491.

BEING KNOWN AS 618 High Street, Tatamy, PA 18085.

TAX PARCEL NUMBER: J8SE3B 20 2 0430.

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

SEIZED AND TAKEN into execution of the writ as the property of Brent Hildenbrand and Donna Hildenbrand.

MARGARET GAIRO, ESQUIRE

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**No. 99**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-01977**

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 35 on the final of Park View Estates, Phase 6 as recorded in Map Book 2005-5, Page 26 in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania and being further bounded and described as follows, to wit:

BEGINNING at a point on the southerly right-of-way line of Crest Boulevard (80 feet wide) at the north-west corner of Lot 34 of Park View Estates, Phase 6; thence along said southerly right-of-way line of Crest Boulevard (80 feet wide) North 85° 21'



16" East to a point at a corner of Lot 36 of Park View Estates, Phase 6; thence along lands of Lot 36 of Park View Estates, Phase 6 South 04° 38' 44" East 130.00 feet to a point on a line of lands now or late of Mohammed Nighat and Shahla Hussain;

THENCE along said lands now or late of Mohammed Nighat and Shahla Hussain and also along lands now or late of Barbara J. Kephart South 85° 21 '16" West 120.00 feet to a point at a corner of Lot 34 of Park View Estates, Phase 6; thence along said lands of Lot 34, Park View Estates, Phase 6 North 04° 38' 44" West 130.00 feet to a point, the place of the beginning.

CONTAINING 15,600 square feet or 0.358 acre. Said property subject to the legal operation and effect including but not limited to plan notes, easements, conditions and encumbrances as shown on the final recorded plan as well as any and all deed restrictions and covenants filed of record including but not limited to the Declaration of Design Guidelines recorded January 27, 1995 at Record Book 1995-1, Page 7590; amendments recorded June 20, 1995 at Record Book Vol. 1995-1, Page 53724; October 3, 1997 at Record Book 1997-1, Page 108995; May 31, 2002 at Record Book Vol. 2002-1, Page 139821; and January 30, 2004 at Record Book Vol. 2004-1, Page 35383.

Title to said premises is vested in Dina Montes and Luis Montes, husband and wife, by deed from LAM CONTRACTORS, INC. A PENNSYLVANIA BUSINESS CORPORATION dated January 22, 2007 and recorded in Deed Book 2007-1, Page 37460.

BEING KNOWN AS 80 Crest Boulevard, Easton, PA 18045.

TAX PARCEL NUMBER: L8 6 17-35.

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

SEIZED AND TAKEN into execution of the writ as the property of Dina Montes and Luis Montes.

MARGARET GAIRO, ESQUIRE

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**No. 100**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-12827**

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Easton, County of Northampton State of Pennsylvania:

ALL THAT CERTAIN lot or piece of land with the improvements thereon, situate on the north side of Wilkes Barre Street, in the City of Easton, County of Northampton, and State of Pennsylvania, containing in front on said Wilkes Barre Street seventeen (17) feet six (6) inches, more or less, and extending of that same width northwardly one hundred and twenty-five (125) feet to Cooper's Alley, bounded and described as follows:

BEGINNING one hundred and sixty-four (164) feet six (6) inches, more or less, from the northeast corner of the intersection of St. John and Wilkes Barre Streets to a point, said point being in the line of land now or late of William C. Schaefer; thence extending northwardly through the center of an alley between two double brick dwelling houses one hundred and twenty-five (125) feet to Cooper's Alley; thence extending westwardly along the south side of said Cooper's Alley seventeen (17) feet six (6) inches, more or less, to a point; thence southwardly one hundred and twenty-five

(125) feet, passing through the center of the partition wall dividing a double brick dwelling house to Wilkes Barre Street; thence eastwardly along the north side of said Wilkes Barre Street seventeen (17) feet six (6) inches, more or less, to the place of beginning; being known as No. 145 Wilkes Barre Street.

The center of the partition wall above mentioned to be the western line of the property hereby conveyed and the eastern line to be the center of an alley between the property hereby conveyed and a double brick dwelling house on the east.

Bounded on the East by land now or late of William C. Schaefer, on the North by said Cooper's Alley, on the West by other land now or late of William C. Schaefer, and on the South by said Wilkes Barre Street.

Title to said premises is vested in Samuel Negron by deed from GERARDO AGUDELO, SR. AND NELLY AGUDELO, HUSBAND AND WIFE dated April 27, 2006 and recorded May 2, 2006 in Deed Book 2006-1, Page 172156, Instrument #2006026831.

BEING KNOWN AS 145 West Wilkes Barre Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE3D-10-5.

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 Samuel Negron.

MARGARET GAIRO, ESQUIRE

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**No. 101**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-09712**

ALL THAT CERTAIN lot of ground, with improvements thereon erected,

known as 108 Bushkill Drive (formerly known as Delaware Street), situated in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

North by said Bushkill Drive, East by lot late of David Moyer, South by the Bushkill Creek and West by lot late of Matthew H. Jones, Sr., deceased.

CONTAINING in front on said Bushkill Drive, 30 feet and extending of that width in depth 180 feet, more or less, to the Bushkill Creek.

BEING KNOWN AS 108 Bushkill Drive, Easton, PA.

TAX PARCEL NUMBER: L9NE3B 10 9.

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 Clifford A. Weasner, Jr. and Susan L. Weasner.

ROBERT P. DADAY, ESQUIRE

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**No. 102**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-07288**

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected, designated as Lot No. 28 on the Plan of lots of Elmwood Park, Bethlehem, Pennsylvania, which is recorded in the Office of the Recorder of Deeds for Northampton County in Map Book No. 6, page No. 27.

BEGINNING at a point in the property line on the West side of Dellwood Street at the distance of one hundred and twenty-five (125) feet northwardly from the intersection of the property lines at the northwest corner of Dellwood and Union Streets

containing in front or width on the said Dellwood Street twenty (20) feet and extending of that width between parallel lines at right angles to the said Dellwood Street a distance of seventy-four (74) feet to a twelve (12) foot wide alley on the rear.

Title to said premises is vested in Leslie L. Wiggins by deed from MEL MARTINEZ, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., BY THEIR ATTORNEY IN FACT LEW CARLSON dated April 25, 2003 and recorded May 20, 2003 in Deed Book 2003-1, Page 182517.

BEING KNOWN AS 813 Dellwood Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER:  
P6NE2A-10-10.

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 Leslie L. Wiggins.

MARGARET GAIRO, ESQUIRE

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**No. 103**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-06752**

ALL THAT CERTAIN messuage, tenement and lot or piece of ground with the improvements, thereon erected and situate on the Southerly side of Old Grade Road, Township Road 627, in the Township of Bushkill, County of Northampton, Commonwealth of Pennsylvania and as shown on a subdivision plan titled Lot Line Adjustment for Erma Hess, Lot No. 1, as prepared by Kenneth R. Hahn, PLS, on Drawing No. 98-68 dated and last revised March 29, 1999, bounded and described as follows:

BEGINNING at a steel pipe on the Southerly right of way line of Old Grade Road, TR 627;

THENCE extending along the lands now or late of Richard A. Albright as recorded in Record Book 1994-6, Page 29721, the following two (2) courses and distances:

(1) South 22 degrees 42 minutes 05 seconds Est, 201.40 feet to a point;

(2) Extending in and along a stone row, South 86 degrees 52 minutes 53 seconds East, 176.42 feet to a steel pin set with stones;

THENCE extending along the Westerly property line now or late of George and Lillian Hardy as recorded in Deed Book Volume 250, Page 95, South 22 degrees 40 minutes 16 seconds East, 591.09 feet to a steel pin set at the edge of a small brook;

THENCE extending in and along a stone row and the Northerly property line of Walter C. Jr. and Dorothy Weisel, as recorded in Deed Book Volume 536, Page 484, North 86 degrees 41 minutes 54 seconds West, passing through a series of steel pins, a total distance of 577.93 feet to a steel pin found;

THENCE extending along the Easterly property line now or late of Russell S. Bauer, Jr. North 22 degrees 50 minutes 38 seconds West, 444.16 feet to a steel pin set;

THENCE extending along the lands of Lot No. 2 of this Subdivision the following three (3) courses and distances:

(1) North 82 degrees 18 minutes 15 seconds East, 104.16 feet to a steel pin set;

(2) North 16 degrees 30 minutes 22 seconds East, 109.95 feet to a steel pin found in concrete;

(3) North 8 degrees 42 minutes 45 seconds West, 123.28 feet to a steel

pipe found on the Southerly right of way line of Old Grade Road;

THENCE extending along the Southerly right of way line of Old Grade Road, 16.50 feet Southerly of the centerline, North 69 degrees 27 minutes 42 seconds East, 162.53 feet to a steel pipe, the place of beginning.

CONTAINING 322,131.9570 square feet, 7.3951 acres.

Title to said premises is vested in Angelina Gneiting by deed from WILLIAM R. SILFIES dated May 30, 2007 and recorded June 4, 2007 in Deed Book 2007-1, Page 204370, Instrument #2007025778.

BEING KNOWN AS 431 Old Grade Road, Wind Gap, PA 18091.

TAX PARCEL NUMBER: F6-6-2-0406.

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 Angelina Gneiting.

MARGARET GAIRO, ESQUIRE

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**No. 104**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2011-00243**

Tract No.1:

All that certain lot or piece of ground situate in the Borough of Freemansburg (formerly Township of Bethlehem), County of Northampton, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at the Southwest corner of Washington, and Chestnut Streets, thence along the South side said Washington Street, Westwardly one hundred twenty (120) feet to Rip-Rap Alley; thence along the side of said Rip-Rap Alley Southwardly forty (40) feet to lands now or late of Andrew C- King; thence along the North side

of said lands of now or late of Andrew C. King one hundred twenty (120) feet Eastwardly to Chestnut Street; thence along the West side of said Chestnut Street Northwardly forty (40) feet to the place of beginning.

Tract No.2:

All that certain lot or piece of ground situate in the Borough of Freemansburg, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the West side of Chestnut Street forty (40) feet North of the Northwest corner of Peach Alley and Chestnut Street; thence along Chestnut Street Northwardly forty (40) feet to a point in of land of late Andrew C. King; thence Westwardly along said land late of Andrew C. King one hundred twenty (120) feet to Rip-Rap Alley; thence Southwardly along said Rip-Rap Alley forty (40) feet to a point line of land now or late of Lulu I. King; thence Eastwardly along land now or late of Lulu I. King on hundred twenty (120) feet to the place of beginning.

Bounded on the East by Chestnut Street; on the North by land late of Andrew C King; on the West by Rip-Rap Alley; and on the South by land now or late of Lulu I. King.

It being the same premises which Irene Frye, Administratrix of the Estate, of Peter Poczak, also known as Peter Pocyak, by Deed Dated 03/04/71, and Recorded in the Office of the Recorder of Deeds in and for Northampton County on 03/05/71 in Deed Book 392, Page 516 granted and conveyed unto Charles Schleppey, married, and Virginia Schleppey, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Brian M. Kovacs and Rhonda M. Kovacs, husband and wife, by Deed from Charles Schleppey

and Virginia Schleppey, husband and wife, dated 12/6/2002 recorded 12/12/2002, in Volume 2002-1, Page 351090.

BEING KNOWN AS 308 Chestnut Street, Freemansburg, PA 18017.

TAX PARCEL NUMBER:  
N7SW3D-6-1.

THEREON BEING ERECTED a single ranch 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 Brian M. Kovacs and Rhonda M. Kovacs.

CHANDRA M. ARKEMA, ESQUIRE

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**No. 105**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-04471**

TRACT NO. 1

ALL THAT CERTAIN tract of land located in the Borough of Pen Argyl, County of Northampton and State of Pennsylvania located on the northwest side of the intersection of State Route 512 (a/k/a Main Street) and a fourteen (14) foot wide alley, bounded and described as follows, to wit:

BEGINNING at the intersection of the northern right-of-way of S.R. 512 and the eastern right-of-way of Ridge Street North sixty-one (61) degrees thirty-three (33) minutes fifty-five (55) seconds East a distance of forty-five and ninety-five one-hundredths (45.95) feet along or near the face of curb which is also the right-of-way of S.R. 512 to the true point of beginning; thence the following four (4) courses and distances: (1) along or near to the land now or late of Margaret Capozzolo Laudo (Tax I.D. E8NW2B-6-2) and on a line midway between the southwest wall of a building now or formerly known as the "Indian Spring Hotel" and the north-

east wall of a building now or formerly known as the "Showroom" North twenty-eight (28) degrees seventeen (17) minutes fifty-one (51) seconds West a distance of ninety-seven and sixty-three one-hundredths (97.63) feet to a point, said point being eight (8) feet measured perpendicular from the southeast wall of a building now or formerly known as the "Garage"; thence (2) continuing along or near to the land now or late of Laudo and in a line parallel to and eight (8) feet distant from the southeast wall of the "Garage" mentioned in the previous course North fifty-six (56) degrees fourteen (14) minutes fifty-six (56) seconds East a distance of fifty-one and eighteen one-hundredths (51.18) feet to a point also marking the western edge of a fourteen (14) foot wide alley; thence (3) along or near to said alley South thirty-seven (37) degrees seventeen (17) minutes forty-one (41) seconds East a distance of one hundred three and sixty one-hundredths (103.60) feet to a point marking the northern right-of-way of S.R. 512 (also known as Main Street); thence (4) continuing along or near to the face of curb which is also the right-of-way of S. R. 512 South sixty-one (61) degrees thirty-three (33) minutes fifty-five (55) seconds West a distance of sixty-seven and fifteen one-hundredths (67.15) feet to the true point of beginning.

CONTAINING five thousand nine hundred twenty-three and eight-tenths (5,923.8) square feet, or one hundred thirty-six one-thousandths (0.136) acre.

The above-described tract being as shown on the plan entitled "Boundary Survey Plan, Land n/f of Estate of Daniel Capozzolo," as prepared by East Penn Engineering Co., Ltd.,

Bangor, Pennsylvania, being Project 1791 dated February 8, 2000, and most recently revised on February 15, 2000.

UNDER AND SUBJECT, nevertheless, to the possible rights of the public along course No. 4.

ALSO UNDER AND SUBJECT, nevertheless, to all easements, covenants and/or restrictions of record.

IT BEING THE SAME PREMISES which Daniel P. Capozzola and Christie R. Capozzola, his wife, by their Indenture bearing date the twenty-second day of May, A.D. 2003, for the consideration therein mentioned, granted and conveyed unto the said Francis A. Clause and Phyllis Clause, his wife, and to their 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 188005, etc., relation being thereunto had, more fully and at large appears.

TRACT NO. 2

ALL THAT CERTAIN tract of land located in the Borough of Pen Argyl, County of Northampton and State of Pennsylvania, being Lot No. 1 of "Indian Springs Hotel Lot Add-on Frank and Phyllis Clause," Drawing No. C-04-1040, revised August 31, 2005, by Robert L. Collura, Civil Engineers & Land Surveyors, and recorded in Map Book Volume 2006-5, Page 23, bounded and described as follows, to wit:

BEGINNING at a point in the northerly right-of-way line of State Route 512, known as Main Street, said point marking the southeast corner of Lot No. 2 of Indian Springs Hotel Lot Add-on Frank and Phyllis Clause; thence along said Lot No. 2 North twenty-four (24) degrees thirty-

one (31) minutes twenty-four (24) seconds West one hundred thirteen and forty-three one-hundredths (113.43) feet to a point; thence along same South sixty (60) degrees twenty-five (25) minutes twenty-three (23) seconds West forty and twenty-two one-hundredths (40.22) feet to a point in the easterly right-of-way line of said unnamed fourteen (14) foot wide alley; thence along the easterly right-of-way line of said unnamed fourteen (14) foot wide alley North thirty-five degrees twenty (20) minutes thirty-one (31) seconds West seventeen and forty-nine one-hundredths (17.49) feet to an iron pin; thence along land belonging to Pheasant Ridge Development Corporation North fifty-four (54) degrees forty-seven (47) minutes fifty-four (54) seconds East seventy-two and fifty-six one-hundredths (72.56) feet to a point; thence along land belonging to James A. and Karen E. Frey South thirty (30) degrees forty (40) minutes twenty-four (24) seconds East thirty-five and thirty-nine one-hundredths (35.39) feet to a point; thence along same South three (3) degrees twenty-seven (27) minutes seventeen (17) seconds East five and seventy-five one-hundredths (5.75) feet to a point; thence along same and passing through the center partition wall of the existing double dwelling erected hereon South twenty-four (24) degrees thirty-one (31) minutes twenty-four (24) seconds East one hundred and fifty-one one-hundredths (100.51) feet to a point in the northerly right-of-way line of the aforementioned State Route 512; thence along the northerly right-of-way line of said State Route 512 South sixty-six (66) degrees thirty-two (32) minutes forty-three (43) seconds West twenty-nine and sixty-eight one-hundredths (29.68) feet to the place of BEGINNING.



CONTAINING one thousand one hundred thirty-four ten-thousandths (0.1134) acre.

IT BEING THE SAME PREMISES which June A. Wismer, by her Indenture bearing date the thirtieth day of December, A.D. 2005, for the consideration therein mentioned, granted and conveyed unto the said Frank A. Clause and Phyllis Clause, his wife, and to their 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 2006-1, Page 104763, etc., relation being thereunto had, more fully and at large appears.

AND, TRACT NOS. 1 AND 2 COLLECTIVELY BEING THE SAME PREMISES which Francis A. Clause, also known as Frank A. Clause, and Phyllis Clause, his wife, by their Quitclaim Deed bearing date the fifth day of January, A.D. 2011, for the consideration therein mentioned, granted and conveyed unto the said PA Portfolio Investors, and to its successors and assigns, forever; as in and by the said in part recited Quitclaim Deed recorded in the Office of the Recorder of Deeds in and for

Northampton County, at Easton, Pennsylvania, in Record Book Volume 2011-1, Page 18205, etc., relation being thereunto had, more fully and at large appears.

BEING KNOWN AS 509-601 East Main Street, Pen Argyl, PA 18072.

TAX PARCEL NUMBER: E8NE2B-6-1 AND E8NE2B-7-2A.

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

SEIZED AND TAKEN into execution of the writ as the property of Frank A. Clause, Jr. and Phyllis M. Clause.

SCOTT R. STEIRER, 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

Feb. 16, 23; Mar. 1

**ALLENTOWN CENTER SQUARE OFFICE SPACE**

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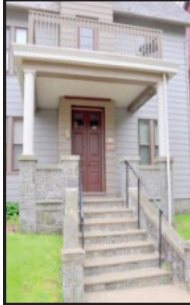
Contact Edmund Hauff or Jeffrey Greenwald at (610) 821-8700; e-mail: [jlgreen@fastmail.net](mailto:jlgreen@fastmail.net).

Feb. 9, 23

**MEMOIR WRITING  
CONFERENCE****APRIL 28, 2012,****STEELSTACKS, BETHLEHEM, PA****NINE NATIONALLY KNOWN ARTISTS AND WRITERS,  
KEYNOTE SPEAKER, AND PANEL DISCUSSION****[WWW.MEMOIR2012.COM](http://WWW.MEMOIR2012.COM)**

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# Scott Turow

—addressing—

## **“Confessions of a Death Penalty Agnostic”**

The attorney and author of several award-winning books of fiction and non-fiction, Turow has also frequently contributed essays and op-ed pieces to magazines and newspapers. His books have been translated into more than 25 languages and have sold more than 25 million copies worldwide. His recently released work, *Innocent*, is the sequel to his best-selling novel, *Presumed Innocent*, while his book, *Ultimate Punishment*, is a reflection on the death penalty.



**8 pm, Thursday, March 15, 2012  
Zoellner Arts Center, Lehigh University  
420 East Packer Avenue  
Bethlehem, PA, 18015**

Free and open to the public. Doors open at 7:30pm. Seating is first-come, first-served. Parking is available on-street or in the adjacent Zoellner Arts Center garage. A question-and-answer period will follow the address. There will be no official book-signing for this event. For more information, contact the Department of Political Science at Lehigh University (610.758.3340).

For more information on this speaker please visit [www.apbspeakers.com](http://www.apbspeakers.com).

**MARCH 2012**

<b>MON</b>	<b>TUE</b>	<b>WED</b>	<b>THU</b>	<b>FRI</b>
			1 Juvenile DRS	2 Misc. Hrngs
5 Juvenile Criminal	6 Criminal	7 Civil Call Criminal	8 Juvenile Arraignments Criminal	9 Misc. Hrngs
12 Juvenile Non-Jury	13 Non-Jury	14 Asbestos Pretrials Civil Call Non-Jury	15 Juvenile Non-Jury	16 Misc. Hrngs
19 Juvenile Civil	20 Civil	21 Civil	22 Juvenile Arraignments Civil	23 Misc. Hrngs
26 Juvenile	27 Status	28 DRS ARD/ Summaries	29 Juvenile DRS	30 Misc. Hrngs O.C. Audit

When Hawkey arrived, she went onto the steps of the Residence and looked for her keys in the mailbox but the keys were not there. [*Id.*] Because the front door was unlocked, Hawkey opened the door, announced her arrival and proceeded into the house. [*Id.*] Hawkey first went into the dining room, saw her keys on the dining room table and retrieved her keys. [*Id.*] She then set down her purse and thought that she was going to be there a little while because she heard noises coming from the kitchen and thought that someone was in there. [*Id.* at 142-43.] Hawkey proceeded into the kitchen, where she saw Merhi lying on the floor in a pool of blood. [*Id.* at 143.] Hawkey heard some rustling noise coming from the back area of the house, and she turned around and ran out of the house. [*Id.*]

Once she arrived outside the house, Hawkey looked for her husband in his car but could not find him. [*Id.* at 144.] She then turned around and re-entered the Residence to retrieve her cell phone inside of her purse, which was still on the dining room table. [*Id.*] As she approached the dining room table, she heard noises from someone coming through the kitchen and saw a large shadow on the wall. [*Id.*] At that point, Hawkey “got really scared,” turned around and ran back out of the front of the house. [*Id.*] Hawkey was screaming as she exited the front door. [*Id.*]

Hawkey began to look for anyone that could call 911 and she ran down the steps and went to see the next door neighbor. [*Id.* at 144-45.] Hawkey knocked on the front door, but no one answered. [*Id.* at 145.] Then, Hawkey heard Steven Zernhelt (“Mr. Zernhelt”) and his wife, who had heard Hawkey and were out on their porch. [*Id.*] Mrs. Zernhelt had a phone in her hand and Hawkey screamed to her to call 911. [*Id.*] Mr. Zernhelt then jumped the cement divider between his and Merhi’s residences and proceeded to enter the front door of Merhi’s house. [*Id.*] Initially, Hawkey and Mrs. Zernhelt stayed on the porch, but then they retreated inside the Zernhelts’ house and locked the door until the police arrived. [*Id.* at 145-46.] They never saw Mr. Zernhelt alive again. [*Id.* at 146.]

Emily Germani (“Germani”), who lives in the house just north of the Residence, saw the appellant on the front porch of the Residence. [*Id.* at 228, 229.]<sup>26</sup> The appellant was shirtless and so covered in blood that he was actually flicking the blood from his hand onto the ground. [*Id.* at 228.] Germani recognized the appellant as Merhi’s boyfriend. [*Id.* at 229.]

The appellant apparently fled from the Residence in a Pontiac Grand Prix vehicle registered to Merhi. [*Id.* at 231.]<sup>27</sup> At some point between 4:30 p.m. and 5:00 p.m. that evening after the homicides occurred, Corporal Mark Rowlands of the Pennsylvania State Police was traveling west on Route 329 towards Northampton Borough after taking his unmarked police

<sup>26</sup> Germani was approximately twelve or thirteen years old at the time she saw the appellant. [Day One Tr., at 229.]

<sup>27</sup> Although the vehicle was registered to Merhi, the vehicle was primarily used by her father, Dennis Marsh. [Day One Tr., at 231.]



vehicle to the carwash. [*Id.* at 169-70, 178.]<sup>28</sup> Just after turning onto Route 329 West, Corporal Rowlands observed a vehicle traveling east in the opposite direction. [*Id.* at 170.] This vehicle proceeded to cross over both lanes of traffic, get airborne and crash into a patch of trees off to Corporal Rowlands' right-hand side. [*Id.* at 170, 171, 178.]

After Corporal Rowlands stopped his vehicle and contacted the local barracks regarding the crash, he proceeded to the vehicle to check on the well-being of the occupant. [*Id.* at 172.]<sup>29</sup> As he approached the driver's side of the vehicle, Corporal Rowlands observed the appellant inside of the vehicle. [*Id.* at 177.] At the time, Corporal Rowlands did not know the appellant. [*Id.* at 174.]

Corporal Rowlands noticed that the appellant was unconscious and his lower torso was still in the driver's seat while his upper torso was lying across the passenger seat. [*Id.* at 173.] The appellant's head was resting near the passenger's side door. [*Id.* at 173, 179.] Corporal Rowlands also saw a large amount of blood on the appellant's lower torso and on the driver's side seat. [*Id.* at 173.] The appellant was not wearing a shirt. [*Id.* at 227.]

Recognizing that it was a severe crash, Corporal Rowlands asked a female bystander to watch the appellant while he returned to his police vehicle. [*Id.*] Once at his police vehicle, Corporal Rowlands contacted the local barracks to "step up the responding unit." [*Id.*] At that point, Corporal Rowlands returned to the crashed vehicle and proceeded to the passenger side of the vehicle. [*Id.* at 174.]

Corporal Rowlands noticed that the appellant's breathing began to get labored, so he wanted to watch him until the medical response units could arrive. [*Id.*] Corporal Rowlands also began asking the appellant if he was okay. [*Id.*] After multiple unsuccessful attempts to get a response, the appellant started to come around. [*Id.*] Corporal Rowlands then started to talk to the appellant so he could inform the emergency medical services when they arrive of the appellant's mental status and also to prevent shock. [*Id.* at 175.]

Corporal Rowlands informed the appellant that he was a member of the Pennsylvania State Police and then asked the appellant for his name. [*Id.* at 175, 180.] The appellant said his name is "Michael." [*Id.* at 175.]<sup>30</sup> Corporal Rowlands informed the appellant that he was involved in a motor vehicle crash and advised him to lay there and keep his head still. [*Id.*] Corporal Rowlands then asked the appellant where he was coming from and the appellant replied that "I just killed everyone." [*Id.*] At the time,

<sup>28</sup> Because he was off duty, Corporal Rowlands was not in uniform; instead, he was wearing a t-shirt, shorts and flip-flops. [Day One Tr., at 171.]

<sup>29</sup> There were also some civilians who had stopped to offer assistance. [Day One Tr., at 172-73.]

<sup>30</sup> Corporal Rowlands positively identified "Michael" as the appellant. [Day One Tr., at 177.]

Corporal Rowlands was unaware of the homicides that had occurred in Northampton Borough. [*Id.* at 176.]

Corporal Rowlands was “[k]ind of taken aback” upon hearing the appellant say that he had just killed everyone, so he asked him, “[W]hat do you mean you just killed everyone?” [*Id.*] The appellant responded that “isn’t it obvious I just killed everyone.” [*Id.*] At this time, the EMS workers arrived and Corporal Rowlands got out of their way so they could assist the appellant. [*Id.*] Eventually, EMS workers transported the appellant to St. Luke’s Hospital for treatment of his injuries. [Day Two Tr., at 9.]

At approximately the same time that Corporal Rowlands interacted with the appellant at the crash scene, Trooper Raymond Judge of the Pennsylvania State Police received a call about stabbings possibly involving fatalities at the Residence in Northampton Borough. [Day One Tr., at 184.] While *en route* to the Residence, Trooper Judge was informed about the accident on Route 329, which may have been related to the stabbing incident in Northampton Borough. [*Id.* at 185.] Trooper Judge stopped at the accident scene and spoke to numerous individuals, including Corporal Rowlands. [*Id.*] Trooper Judge then informed the ranking officer on scene to treat the accident scene as a secondary crime scene and he proceeded to the Residence. [*Id.* at 185-86.]

After arriving at 1917 Lincoln Avenue, Trooper Judge spoke to individuals on scene, which included members of the Northampton Borough Police Department who had originally responded and secured the perimeter of the Residence. [*Id.* at 186.] Trooper Judge and Coroner Zachary Lysek initially entered the Residence and observed three bodies—Mr. Zernhelt, Merhi and Merhi’s grandfather, Alvin Marsh—on the first floor. [*Id.* at 187, 188.] Mr. Zernhelt was located in an area heavily saturated with blood on the floor near the front door of the Residence and it was obvious that an “extensive struggle” occurred in that area. [*Id.* at 73.] Merhi was located on the floor of the kitchen and “[t]here was an extensive ... amount of blood over the floor, over the kitchen cabinets and the body.” [*Id.*] Alvin Marsh was located in his bedroom. [*Id.* at 74.] Alvin Marsh was seated in his wheelchair a short distance away from a television that was still on at the time. [*Id.*]

Upon returning outside, the police became concerned that Merhi’s children were possibly inside the residence, so Trooper Judge and Coroner Lysek re-entered the home. [*Id.* at 188.] During this subsequent entry, they located a fourth victim, Merhi’s father, Dennis Marsh, on the basement floor. [*Id.*]<sup>31</sup> Dennis Marsh was also lying in an area heavily saturated with

<sup>31</sup> Two serologists from the Pennsylvania State Police Regional Laboratory conducted an analysis after reviewing the scene and the evidence submitted to them by Trooper Judge. [Day One Tr., at 243.] The serologists issued reports indicating that the appellant killed Dennis Marsh first, then Alvin Marsh, Merhi and finally Mr. Zernhelt. [*Id.* at 244.]

blood and he was covered by a blanket. [*Id.* at 75.] Thankfully, the children were not inside of the residence. [*Id.* at 189.]

In addition to locating the victims' bodies, the police also located additional evidence inside of the Residence. In the basement, the police (1) discovered that the appellant used his finger and his own blood to write the words "Denise is a Whore" on the basement wall, (2) located a light blue t-shirt with a Superman emblem on the front of it on a chair beside the body of Dennis Marsh, and (3) found a green canvas duffle bag containing the appellant's personal belongings. [*Id.* at 190, 191, 225, 227, 228.] The Superman t-shirt appears to be the t-shirt that the appellant was wearing while at the ACCC and throughout the afternoon prior to the homicides, and the green canvas bag appears to be the bag the appellant was carrying throughout the afternoon after leaving the ACCC. [*Id.* at 225, 227.]

The police also located a white cotton sleeveless t-shirt/undershirt in the first floor bathroom next to the sink. [*Id.* at 225-26.] This bathroom is located between the back room belonging to Alvin Marsh and the kitchen. [*Id.* at 226.] Trooper Judge testified that the surveillance video from the ACCC showed the appellant wearing a similar t-shirt for approximately three hours that morning until he put on the Superman t-shirt and eventually left the ACCC. [*Id.*]

The police also searched the vehicle that the appellant crashed on Route 329. This vehicle was registered to Merhi, but primarily used by Dennis Marsh. [*Id.* at 231.] Inside of the vehicle, the police located Hawkey's purse, cell phone, checkbook and the other contents of her purse, which had spilled onto the floor. [*Id.* at 232.] In addition, the police recovered the Ruko Muela knife the appellant purchased from A-Town Pawn Shop earlier that day. [*Id.* at 233.] The police also recovered a Chicago Cutlery butcher knife that the police believed, but could not prove, came from Merhi's home. [*Id.* at 234.] Both knives contained DNA of the appellant and Mr. Zernhelt. [*Id.* at 236.]

In addition to the aforementioned physical evidence, the appellant made several statements to hospital personnel while undergoing treatment at St. Luke's Hospital for his injuries, including one in which he stated that "I have killed my girlfriend, her family and I killed the neighbor who came over later." [*Id.* at 247.]<sup>32</sup> The appellant also provided additional unsolicited inculpatory statements to the police while at the hospital. More specifically, while the police were executing a search warrant at the hospital to take photographs of the appellant's injuries, the appellant asked the police why they were taking pictures because he "wasn't contesting this." [*Id.* at 245, 246.] The appellant also stated to the police "give me the papers.

<sup>32</sup> While at the hospital, hospital personnel took and analyzed the blood alcohol concentration ("BAC") of the appellant's blood. [Day Two Tr., at 20.] The blood test results showed that the appellant had a BAC above .10. [*Id.*]

I'll sign them. Make your report. I shouldn't have lived through this. I'll plead guilty. Blame the parole board." [Id.]<sup>33</sup>

Dr. Samuel Land, a forensic pathologist, performed the autopsies on the four victims. [Id. at 94, 97.] Dr. Land opined that the manner of death for each victim was homicide and they all died from multiple sharp force trauma. [Id. at 125-26.]<sup>34</sup> Moreover, the Chicago Cutlery knife and the Ruko Muela knife were consistent with and able to inflict the kinds of injuries he observed on the four deceased victims. [Id. at 127; Commonwealth's Exhibits 14, 15.]

Regarding Mr. Zernhelt, Dr. Land testified that Mr. Zernhelt sustained multiple sharp force trauma to his body in the nature of multiple stab and slash wounds. [Day One Tr., at 98-99.]<sup>35</sup> Dr. Land also described the approximately seventeen wounds to Mr. Zernhelt's face, head, neck, chest and shoulder, as well as numerous additional wounds to his arms and defensive wounds to his hands. [Id. at 99-107, 128; Commonwealth's Exhibit 6 (autopsy report of Steven Zernhelt); Commonwealth's Exhibit 10 (autopsy photographs of Steven Zernhelt).] In particular, Dr. Land noted that Mr. Zernhelt sustained, *inter alia*, (1) stab wounds on the right side of his head that cut the right vertebral artery, which carries blood from the heart to the brain, (2) a stab wound on the right side of his neck that sliced the right jugular vein, which drains blood from the brain back to the heart, and (3) stab wounds to his right chest which cut into the lung and the pulmonary artery, which carries blood from the heart to the lungs. [Day One Tr., at 101, 102, 104, 105.] Dr. Land also pointed out that Mr. Zernhelt was alive when he sustained all of his wounds. [Id. at 106.]

As for Merhi, Dr. Land testified that she sustained approximately forty-three sharp force wounds to her head, neck, cheek, chin, shoulders,

<sup>33</sup> At the hospital, the State Police searched the appellant's belongings and located the LANTA bus pass he used earlier that day. [Day One Tr., at 203.] Additionally, in a pocket of the appellant's blue jeans, the police also located a Wachovia Bank check, number 1394, from Dennis Marsh's checking account. [Id. at 237, 239.] The check was dated June 26, 2010 and made payable to "Michael E. Ballard" in the amount of \$100.50. [Id.] The memo line indicated that the check was made payable for yard work and the check was endorsed on the front by Dennis Marsh. [Id.] Trooper Judge indicated that the signature appeared to have been forged by the appellant as "Dennis" was spelled incorrectly and the handwriting appeared similar to the writing on other correspondence drafted by the appellant. [Id. at 237-38.] An expert in handwriting analysis comparison determined that the handwriting on the check belonged to the appellant after comparing the signature on the check with other handwriting samples by the appellant and Dennis Marsh. [Id. at 238, 240, 241; Commonwealth's Exhibit 33.] Additionally, the police located Dennis Marsh's checkbook, with check number 1395 on top and a pen next to it. [Day One Tr., at 238.] Further, there was no indication that the appellant performed any yard work for Dennis Marsh on that day (or any other day in recent memory) and none of Dennis Marsh's canceled checks indicated that he had previously paid the appellant for yard work. [Id. at 242-43.]

<sup>34</sup> Dr. Land indicated that multiple sharp force trauma is "where an implement with a cutting edge is used to inflict injury on a human body." [Day One Tr., at 98.]

<sup>35</sup> "A stab wound is a wound that is deeper than it is wide, and a slash wound is a wound that's wider than it is deep." [Day One Tr. at 99.]

upper back, clavicle, chest, breast, upper abdomen, wrist and hand. [*Id.* at 107-109, 128.] Merhi also had defensive wounds on her left hand and right wrist. [*Id.* at 114.] Dr. Land also noted that Merhi sustained (1) five different punctures through the chest wall into the chest cavity, (2) multiple stab wounds to both lungs, (3) multiple stab wounds “destroying” the thyroid cartilage, (4) transection of the left jugular vein and the left carotid artery, (5) skull fractures, (6) transection of the left vertebral artery, (7) cuts to multiple parts of the cervical spine or spine column, (8) a stab wound into the liver causing bleeding to the abdomen, and (9) cuts to the right subclavian artery and vein, which carry blood to and from the right arm. [*Id.* at 109-11, 112-13; Commonwealth’s Exhibit 7 (autopsy report of Denise Merhi); Commonwealth’s Exhibit 11 (autopsy photographs of Denise Merhi).] Additionally, Merhi was “basically breathing in blood while she was dying,” and she was also alive while the appellant inflicted all of the wounds. [Day One Tr., at 110, 114.]

Concerning Alvin Marsh, Dr. Land testified that he sustained multiple sharp force injuries to his neck and chest. [*Id.* at 115-17; Commonwealth’s Exhibit 8 (autopsy report of Alvin Marsh).] Alvin Marsh also had multiple slash wounds and stab wounds to his hands, which were consistent with defensive wounds. [Day One Tr., at 117, 119.] In particular, Alvin Marsh suffered eight sharp force injuries, including, *inter alia*, (1) stab wounds cutting in half both the epiglottis and esophagus, (2) a stab wound to the carotid artery, which cut it in half, (3) sharp force wounds to the anterior portions of the cervical vertebral column, (4) a cut to the right subclavian vein, and (5) a cut to the thyroid gland. [*Id.* at 116-17, 128; Commonwealth’s Exhibit 12 (autopsy photographs of Alvin Marsh).] Dr. Land indicated that one of the wounds to Alvin Marsh’s neck showed that the appellant slit his throat. [Day One Tr., at 118.] As with Mr. Zernhelt and Merhi, Alvin Marsh was alive when the appellant inflicted the wounds. [*Id.* at 117, 120.]

Regarding Dennis Marsh, Dr. Land testified that he sustained approximately fifteen sharp force wounds to his cheek, head, upper back, neck, shoulders and chest. [*Id.* at 120-23, 129; Commonwealth’s Exhibit 9 (autopsy report of Dennis Marsh).] Some of Dennis Marsh’s injuries included, *inter alia*, (1) the left jugular vein was cut, but was not completely transected, (2) the left carotid artery was completely cut, (3) stab wounds to the upper and lower lobe of a lung, (4) blood in both chest cavities, (5) a cut to the trachea, (6) a stab wound through left back rib number 6, (7) multiple stab wounds to his voice box and thyroid gland, (8) a cut to the vertebral artery on the right side, and (9) a stab wound to the anterior cervical vertebra number C-5. [Day One Tr., at 122-23.] Dr. Land also pointed out that some of Dennis Marsh’s injuries indicated that he was attacked from behind and he explained that, similar to the other victims, Dennis Marsh was alive when

he sustained all of his injuries. [*Id.* at 124-25.] In addition, Dennis Marsh was breathing in blood while he was dying. [*Id.* at 123.]

Based on the aforementioned evidence, we respectfully submit that the evidence presented was sufficient to establish that the appellant committed four counts of first-degree murder beyond a reasonable doubt. Accordingly, the appellant's convictions should be affirmed.

### *B. Autopsy and Crime Scene Photographs*

The appellant contends that we erred in permitting the Commonwealth to introduce the autopsy photographs and crime scene photographs during the sentencing hearing. As explained below, the appellant's argument lacks merit.

The appellate court's standard of review concerning a trial court's ruling concerning the admissibility of evidence is as follows:

The admissibility of evidence is within the sound discretion of the trial court, wherein lies the duty to balance the evidentiary value of each piece of evidence against the dangers of unfair prejudice, inflaming the passions of the jury, or confusing the jury. *Commonwealth v. Flor*, 606 Pa. 384, 998 A.2d 606, 623 (Pa. 2010); *Commonwealth v. Dillon*, 592 Pa. 351, 925 A.2d 131, 141 (Pa. 2007). We will not reverse a trial court's decision concerning admissibility of evidence absent an abuse of the trial court's discretion. *Flor*, 998 A.2d at 623; *Commonwealth v. Champney*, 574 Pa. 435, 832 A.2d 403, 416 (Pa. 2003).

*Commonwealth v. Chamberlain*, 30 A.3d 381, 420 (Pa. 2011).

As for the admissibility of photographs, "[t]he admissibility of photographic evidence depicting a crime scene is within the sound discretion of the trial court, and only an abuse of that discretion will constitute reversible error." *Commonwealth v. Travaglia*, 28 A.3d 868, 887 (Pa. 2011) (citation omitted). Additionally,

[a] photograph of a murder victim in a homicide trial is not *per se* inflammatory and the admissibility of these photographs is within the sound discretion of the trial court. ... A photograph is admissible after application of a two-part test. The court must first determine if the photograph is inflammatory and then, if it is, the court must apply a balancing test to determine whether the photograph is of such essential evidentiary value that its need clearly outweighs the likelihood of inflaming the minds and passions of the jury.

*Commonwealth v. Eichinger*, 591 Pa. 1, 915 A.2d 1122, 1142 (2007) (internal citation omitted).

Preliminarily, we note that the appellant has broadly claimed in his original concise statement that we abused our discretion in admitting the crime scene and autopsy photographs. While this language is very general



and does not specifically identify the allegedly erroneously admitted photographs, we have interpreted the appellant's concise statement on this issue to refer to those photographs we determined were properly admissible after our hearing on May 6, 2011. *See* Pa. R.A.P. 1925(b) ("Each error identified in the statement will be deemed to include every subsidiary issue contained therein which was raised in the trial court[.]").

In this regard, prior to the evidentiary portion of the sentencing hearing, we conducted a hearing with counsel to address the admissibility of certain crime scene and autopsy photographs objected to by the appellant. [See Notes of Motions ("N.M."), 5-6-11.] Prior to the hearing, counsel for the parties had met and reviewed the photographs and they agreed to the admission of some of the photographs, including generating certain photographs in black and white rather than in color. [*Id.* at 4, 5-6.] After counsel conducted this independent review outside the presence of the court, the appellant indicated that he objected to the crime scene photographs marked H, I, K, P, Q, R, U, Y, Z and AA. [*Id.* at 4.] The appellant also objected to the admission of the entire series of autopsy photographs. [*Id.* at 20-21.]

After individually reviewing each of the aforementioned photographs and the photographs that the parties had already agreed could be introduced in black and white, and after hearing argument of counsel as to the admissibility of the photographs, we determined that of the crime scene photographs, Photographs H, K, P, Q, U, Y and AA of the crime scene photographs were admissible and Photographs I and R were excluded. [*Id.* at 19-20.] Additionally, we indicated that Photographs H, K, P and Q had to be in black and white. We also determined that of the autopsy photographs, all of the photographs of Steven Zernhelt were admissible all of the photographs of Denise Merhi other than Photographs B and D were admissible, all of the photographs of Alvin Marsh were admissible and all of the photographs of Dennis Marsh other than Photograph B were admissible. [*Id.* at 21-26.] In addition, all of the admitted photographs had to be in black and white. [*Id.*]

We will explain our rationale for admitting each of the objected-to photographs in turn:

### 1. *Crime Scene Photographs*

#### a. Photographs H, K, P, and Q.

Photograph H is a photograph of Mr. Zernhelt lying on the floor of the residence. Mr. Zernhelt's face is not revealed in this photograph; instead, his back is facing the camera. Although the photograph does not show the specific nature of his wounds, you can see that he has suffered wounds to his body and there are areas of blood on his body and underneath him. Photograph K is a photograph of Denise Merhi on the floor of the kitchen.

She is facing the ground and similar to the photograph of Steven Zernhelt, although the photograph shows that she has suffered wounds to her body, you cannot see the specific nature of the wounds. In addition, there is blood around her body and blood spatter on the cabinets around her body. Finally, Photographs P and Q are photographs of Alvin Marsh sitting in his chair approximately two to three feet away from his television. Although the two photographs are taken from slightly different distances away from the body, both photographs clearly show the substantial injuries Alvin Marsh suffered to his neck and throat.

The appellant objected to these photographs because they were “extremely bloody and extremely gory” pictures of three of the victims’ bodies at the scene. [*Id.* at 6.] In arguing for the admission of the challenged photographs, the Commonwealth did not necessarily address whether these photographs were inflammatory; instead the Commonwealth argued that these photographs were relevant to the Coroner’s testimony as to what he observed when he entered the residence after the killings. [*Id.* at 7.] In addition, with respect to the photographs of Alvin Marsh, the Commonwealth contended that the jury needed to understand the nature and circumstances of this victim as Alvin Marsh was legally blind and deaf and was sitting immobile in a wheelchair when the appellant killed him. [*Id.* at 8-9.]

Among Photographs H, K, P and Q, we only found Photographs P and Q to be potentially inflammatory insofar as the photographs depicted the gaping wounds on the outside of Alvin Marsh’s neck.<sup>36</sup> On the other hand, Photographs H and K were not inflammatory merely because blood was depicted in the photographs.<sup>37</sup> See *Commonwealth v. Spell*, 28 A.3d 1274, 1279 (Pa. 2011) (explaining that mere depiction of blood does not render color photograph inflammatory). Additionally, “[a]lthough [t]he presence of blood on the victim depicted in the photographs is unpleasant, it is not in and of itself inflammatory. Murder evidence is not often agreeable, but sanguinity does not equal inadmissibility.” *Id.* (internal citations and quotation marks omitted). Further,

[t]he fact that pictures depict the corpse of a victim does not render them inflammatory per se. *Commonwealth v. Petrakovich*, 459 Pa. 511, 329 A.2d 844 (1974). Rather the depiction must be of such a gruesome nature or be cast in such an unfair light that it would tend to cloud an objective assessment of the guilt or innocence of the defendant. The position of the body, whether it is nude or wholly or partially covered, whether the

<sup>36</sup> As the Commonwealth already sought to introduce Photographs P and Q, we excluded Photograph R as it was a very close-up picture of the wounds on Alvin Marsh’s neck. [N.M., at 18.]

<sup>37</sup> We excluded Photograph I as redundant of Photograph K, and we note that the parties had agreed to the admission of Photograph J, also a photograph of Merhi’s body in the kitchen, in black and white. [N.M., at 17-18.]

facial features are contorted, whether blood is present in profusion and similar factors are to be considered.

*Commonwealth v. Hubbard*, 472 Pa. 259, 280-81, 372 A.2d 687, 697 (1977), *overruled on other grounds*, *Commonwealth v. Grant*, 572 Pa. 48, 813 A.2d 726, 738 (2002). In this regard, Photographs H and K were not of such a gruesome nature or cast in an unfair light that would have clouded the jury's objective assessment of this evidence in determining the appellant's sentence. Moreover, the jurors could not see either Merhi's or Mr. Zernhelt's faces in the pictures and their actual wounds were not clearly visible in the pictures.

To the extent Photographs P and Q were potentially inflammatory, we attempted to limit the potentially inflammatory nature of the photographs by requiring the Commonwealth to introduce the photographs (and Photographs H and K) in black and white. We also provided the jury with the following cautionary instruction prior to the introduction of these photographs during Coroner Zachary Lysek's testimony in a further attempt to limit any potential possibility that the photographs would inflame the passions of the jurors:

Ladies and gentlemen, some of the photographs you are about to see are very difficult to look at. They are very important for you to see to understand the nature and circumstance[s] of the offenses. But you must carefully guide against allowing these photographs to inflame your passions. The photographs are being introduced so you understand what happened, but you still must make a rational decision that cannot be based on prejudice or emotion. It's very important that you follow that instruction.

[Day One Tr., at 77-78.]

We recognize that simply because we required the Commonwealth to introduce the photographs in black and white (instead of in color) does not mean that the photographs were not inflammatory. *See Commonwealth v. Chacko*, 480 Pa. 504, 507, 391 A.2d 999, 1000 (1978) ("While it is true that color photographs have the tendency of highlighting the gory details depicted, ... it does not follow that simply because photographs are in black and white, they will not be held to be inflammatory.") Additionally, we recognize that our cautionary instruction, in itself, would not negate the inflammatory nature of the photographs. *See Commonwealth v. Powell*, 428 Pa. 275, 279, 241 A.2d 119, 121 n.1 (1968) ("The fact that the trial judge specifically informed the jury that the photographs were not being shown for prejudicial or inflammatory purposes, but only to aid in the presentation of medical testimony, is of no consequence and could not remedy the error which already had been committed."). Nonetheless, we respectfully submit that the cautionary instruction and the black and white photographs negated any potentially inflammatory aspects of the crime scene photographs.

Even if Photographs H, K, P and Q were inflammatory, we submit that the photographs were of such essential evidentiary value that their need clearly outweighed the likelihood of inflaming the minds and passions of the jury. In particular, this evidence was of such essential evidentiary value because they helped to inform the jury about the history and natural development of the case. In this regard, the Supreme Court of Pennsylvania's decision in *Commonwealth v. Saranchak*, 544 Pa. 158, 675 A.2d 268, 275-76 (1996) is directly applicable and instructive here.

In *Saranchak*, the defendant pleaded guilty to two separate homicides and the trial court found the defendant guilty of first-degree murder after a degree of guilt hearing. During the penalty phase, the Commonwealth attempted to introduce a black and white photograph of one of the victims, the defendant's grandmother, after she had been shot. *Supra* at 172, 675 A.2d at 275. The defendant objected to the admission of this evidence because it was irrelevant and unfairly prejudicial. *Id.* Over the defendant's objection, the trial court admitted the photograph.

On appeal, the Court explained that this Court has stated that a capital sentencing hearing is not a sanitized proceeding limited only to evidence of aggravating circumstances. *Commonwealth v. Marshall*, [537 Pa. 336, 340, 643 A.2d 1070, 1074] (1994). Rather, the jury must be informed of the history and natural development of the events and offenses with which appellant has been convicted, so that the jury can truly understand the nature of the offenses and appellant's character. *Commonwealth v. Young*, 536 Pa. 57, 64, 637 A.2d 1313, 1320 (1993). For the jury to properly perform its function, it must be made aware of the facts of the crime for which appellant is being sentenced and the extent to which those crimes properly support the existence of aggravating circumstances. *Commonwealth v. Stevens*, 543 Pa. 204, 212-13, 670 A.2d 623, 627 (1996).

*Id.* at 173.

The Court then determined that the trial court properly admitted the photograph at issue. The Court pointed out that the Commonwealth offered the photograph with

the testimony of one of the police officers to demonstrate his description of the crime scene and the condition in which appellant's grandmother was found, that is sitting upright in her bed after she had been shot. The 87 year-old victim had often slept sitting up due to breathing difficulties and the photograph enabled the jury to visualize how appellant murdered his unsuspecting grandmother with one shot directly in the forehead after he had entered her bedroom. It is also relevant to demon-

strate appellant's intent to kill by the single gunshot to the forehead and his malice aforethought.

*Id.*

Accordingly, pursuant to the rationale espoused in *Saranchak*, we respectfully submit that even if Photographs H, K, P and Q were inflammatory, their relevance in explaining the history and nature of the case clearly outweighed any potential likelihood of inflaming the passions of the jurors. *Cf. Commonwealth v. Stevens*, 543 Pa. 204, 212, 670 A.2d 623, 627 (1996) (explaining that in death penalty case in which appellant found guilty of first-degree murder during non-jury guilt phase, capital sentencing hearing “must, by necessity, inform the jury of the history and natural development of the events and offenses with which Appellant is charged, as well as those of which he has been convicted, so that the jury may truly understand the nature of the offenses and Appellant’s character”). In particular, as in *Saranchak*, Photographs P and Q demonstrated how the appellant murdered an unsuspecting eighty-seven-year-old Alvin Marsh by stabbing him in his neck as he sat in his wheelchair watching television.

b. Photographs U, Y and AA.

Photographs U and Y are photographs of the basement area in which Dennis Marsh’s body is lying on the floor of the basement covered in a sheet or blanket. These two photographs also include smaller references to the phrase “Denise is a Whore” that the appellant wrote on the basement wall in his own blood. Photograph AA is a closer photograph of the words “Denise is a Whore.”

The appellant objected to these photographs not because they contained a photograph of Dennis Marsh’s body on the basement floor, but because the jury’s view of the words “Denise is a Whore” was irrelevant to their consideration during the sentencing hearing and was unfairly prejudicial. [N.M. at 9, 12-13.] With regard to the relevancy of these photographs, the appellant believed that the other pictures and the Coroner’s testimony would provide enough information regarding the crimes themselves. [*Id.* at 12.] Also, the appellant contended that the statement on the wall was impertinent to any of the aggravating factors that the Commonwealth would have to prove. [*Id.*] Concerning the potential for unfair prejudice, the appellant argued that upon seeing the words “Denise is a Whore” on the wall, the jurors will be unable to adequately evaluate and weigh the aggravating factors because it will inflame their passions and make it more likely that they will impose the death penalty. [*Id.* at 12-13.]

In response to this objection, the Commonwealth argued that the photographs were highly relevant for the jury’s understanding the appellant’s motive for the killings and the nature and history of the murders. [*Id.* at 9, 10.] Additionally, as the appellant was going to introduce evidence in mitigation concerning his state of mind, the photographs were relevant as to this issue as well. [*Id.* at 13-14.] Further, the Commonwealth pointed out

that without this type of evidence, the jury would be receiving information about the murders in a vacuum. [*Id.* at 14.]

Before proceeding with our analysis concerning the admission of the challenged photographs, we note that “the threshold inquiry [for] the admission of evidence is whether [particular] evidence is relevant.” *Commonwealth v. Cook*, 597 Pa. 572, 952 A.2d 594, 612 (2008) (citations omitted). “‘Relevant evidence’ means evidence having any tendency to make the existence of any fact that is of consequence to the determination of the action more probable or less probable than it would be without the evidence.” Pa. R.E. 401. “All relevant evidence should be admitted unless a specific rule bars its admission.” *Commonwealth v. Dean*, 693 A.2d 1360, 1367 (Pa. Super. 1997).

Rule 403 of the Pennsylvania Rules of Evidence provides that “[a]lthough relevant, evidence may be excluded if its probative value is outweighed by the danger of unfair prejudice, confusion of the issues, or misleading the jury, or by considerations of undue delay, waste of time, or needless presentation of cumulative evidence.” Pa. R.E. 403. The term “unfair prejudice” means a tendency to suggest decision on an improper basis or to divert the jury’s attention away from its duty of weighing the evidence impartially. ... Additionally, when weighing the potential for prejudice, a trial court may consider how a cautionary jury instruction might ameliorate the prejudicial effect of the proffered evidence. ...

*Commonwealth v. Dillon*, 592 Pa. 351, 925 A.2d 131, 141 (2007) (internal citations and quotations omitted). Nonetheless, “[e]vidence will not be prohibited merely because it is harmful to the [party seeking its exclusion].” *Id.* Instead, “exclusion is limited to evidence so prejudicial that it would inflame the jury to make a decision based upon something other than the legal propositions relevant to the case.” *Commonwealth v. Owens*, 929 A.2d 1187, 1191 (Pa. Super. 2007).

Here, as we indicated during the hearing, Photographs X, Y and AA were relevant to explain the natural development of the murders at issue in this case. [N.M. at 15.] In addition, the appellant was raising issues concerning his mental state as part of his mitigation evidence and, thus, this evidence was also relevant as to that issue. Moreover, while the photographs of the language “Denise is a Whore” are unpleasant, we did not find that these photographs were unfairly prejudicial or inflammatory insofar as it would not divert the jury’s attention away from its duty to impartially weigh the evidence presented in the case. Further, as explained above, we also limited any possible improper consideration of the evidence by providing the jury with the aforementioned cautionary instruction. Accordingly, we respectfully submit that we properly admitted Photographs X, Y and AA into evidence.<sup>38</sup>

<sup>38</sup> The appellant had also objected to Photograph Z on the same basis. We determined that Photograph Z was duplicative of Photograph AA and the Commonwealth did not object to the exclusion of Photograph Z. [N.M. at 18-19.]



## 2. *The Autopsy Photographs*

The Commonwealth introduced four sets of photographs of the victims' autopsies. In this regard, Commonwealth's Exhibit 10 consisted of four pictures of the autopsy of Mr. Zernhelt, which included Photograph A (showing neck wounds) and Photographs B through D (showing defensive wounds around the hand). [N.M. at 21.] Commonwealth's Exhibit 11 consisted of ten pictures of Merhi's autopsy, which included Photographs A and B (showing wounds to the back and right shoulder), Photograph C, Photograph D (showing body), Photograph E (showing back injuries), Photographs F, H, I and J (showing defensive wounds to the hand), and Photograph G (showing the upper front body). [*Id.* at 23-24.] Commonwealth's Exhibit 12 consisted of six pictures of the autopsy of Alvin Marsh, including Photograph A (showing neck wound) and Photographs B through F (showing defensive wounds to the hands). [*Id.* at 25.] Finally, Commonwealth's Exhibit 13 consisted of three pictures of the autopsy of Dennis Marsh, including Photographs A and B (showing wounds to the back) and Photograph C (showing closer picture of wounds to back).

The appellant objected to the admission of the autopsy photographs of the four victims in this case on the basis that they were irrelevant and unfairly prejudicial. [*Id.* at 22.] The appellant claimed that the autopsy photographs were irrelevant because the forensic pathologist, Dr. Land, could testify from his autopsy reports and sketches of the victims' bodies without having to show photographs. [*Id.* at 22-23.] In addition, the appellant argued that as the pictures were not of the crime scene, he was not attempting to sanitize the crime scene. [*Id.* at 22.] The appellant was also concerned that jurors would be "appalled" at having to view the victims' bodies on the autopsy table. [*Id.*]

After reviewing the aforementioned photographs, we observed that the photographs were not presented in an unfairly graphic fashion even though they showed the victims' wounds. [*Id.* at 21-22.] We permitted the Commonwealth to introduce all of the photographs of the autopsies of Mr. Zernhelt and Alvin Marsh, but all of the photographs had to be in black and white. [*Id.* at 23, 25.] As for Merhi, we allowed the Commonwealth to introduce all of the photographs (in black and white) except for Photographs B and D. We excluded Photograph D because of the highly graphic nature of the image and that it was so inflammatory that its need (especially when compared to the other photographs) did not clearly outweigh the likelihood of inflaming the minds and passions of the jury. [*Id.* at 24.] We excluded Photograph B because it was redundant of Photograph A. [*Id.*] Concerning Dennis Marsh, we excluded Photograph B because it was redundant of Photograph A and because Photograph A was taken from a slightly farther vantage point. [*Id.* at 26.]

**To Be Continued**

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