

Northampton County Reporter

(USPS 395-280)

VOL. LVI

EASTON, PA February 3, 2011

NO. 57

**Scot and Ann Gordon et al., Plaintiffs v. Metropolitan Edison et al., Defendants v.
Charles Tuskes & Son, Inc. et al., Additional Defendants**

**Countrywide Home Loans, Inc., Plaintiff v. Gary L. Cook, Shawn M. Cook, and
Tamara M. Cook, Defendants**

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INSERT: Pink: 1. "Qualified Domestic Relations Orders, Problems and Practical Solutions"

2. 2011 Calendar

3. "How to Succeed in Business Without Really Trying"

4. Winter Happy Hour

NOTICE TO THE BAR....

Kindly be advised that we are adding the following Status Conference
dates to the 2011 Court Calendar:

February 24, 2011

April 28, 2011

* * * * *

Please be advised that in the event of inclement weather, attorneys need
to check the nccpa.org website and the WFMZ.com website for any delays or
cancellations.

* * * * *

If you have any questions concerning either of these notices, please call
the Court Administrator's Office at (610) 559-6700.

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Northampton County Reporter

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

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Edward P. Shaughnessy, Esquire

Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

2011 Committee Preference Forms

Please return your forms as soon as possible. Committee Chairs are scheduling meetings and we want to invite you!

Mark Your Calendars

Quarterly Association Meeting—Thursday, March 10, 2011

Reception for the Court—Friday, March 25, 2011

NCBA/BALC Joint Event—Iron Pigs Game—Thursday, April 21, 2011

Character is a by-product; it is produced in the great manufacture of daily duty.
~ Woodrow Wilson

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**BRACKEN, RANDY C.,** dec'd.

Late of 1230 Center Street, Apt. 1, Bethlehem, Northampton County, PA

Executor: René L. Bracken c/o Norman E. Blatt, Jr., Esquire, Scherline & Associates, 512 Walnut Street, Allentown, PA 18101
Attorneys: Norman E. Blatt, Jr., Esquire, Scherline & Associates, 512 Walnut Street, Allentown, PA 18101

CSENCISITS, MARGARET M., dec'd.

Late of the Borough of Bath, Northampton County, PA

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

GABARICK, FRANK J., dec'd.

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

Executrix: Janet Ninno c/o Paul A. Florenz, Esquire, Kolb, Vasiliadis and Florenz, 74 West Broad Street, Ste. 170, Bethlehem, PA 18018-5738

Attorneys: Paul A. Florenz, Esquire, Kolb, Vasiliadis and Flo-

renz, 74 West Broad Street, Ste. 170, Bethlehem, PA 18018-5738

JONES, RICHARD H., dec'd.

Late of the Township of Washington, Northampton County, PA
Executrix: Sandra E. Stinson c/o McFall, Layman & Jordan, P.C., Attorneys at Law, 134 Broadway, Bangor, PA 18013

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

LIVIRRIE, VIRGINIA S., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Co-Executors: Roy L. Smith and J. Lawrence Smith, III c/o James Martin Connell, Esquire, 251 E. Broad Street, Bethlehem, PA 18018

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

McGINNIS, MARION J. a/k/a MARION McGINNIS, dec'd.

Late of Nazareth, Northampton County, PA

Administrators C.T.A.: J. Renne Mekosh and Raymond James Trust, N.A. c/o Paul S. Frank, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

Attorneys: Paul S. Frank, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

PILYAR, PAUL A., dec'd.

Late of the Township of Hanover, Northampton County, PA

Administrator: Thomas J. Pilyar 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

POULOS, HELEN E. a/k/a HELEN ELIZABETH POULOS, dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executor: Paul A. Florenz c/o Kolb, Vasiliadis and Florenz, 74 West Broad Street, Ste. 170, Bethlehem, PA 18018-5738
Attorneys: Kolb, Vasiliadis and Florenz, 74 West Broad Street, Ste. 170, Bethlehem, PA 18018-5738

RITTENHOUSE, MARGARET E., dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executrix: Anne R. Washychyn 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

SOLT, JEANNETTE B. a/k/a JANETTE SOLT, dec'd.

Late of the Township of Hanover, Northampton County, PA
Executor: James B. Wesner c/o Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042
Attorney: Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

WINTER, LARRY T. a/k/a LARRY WINTER, dec'd.

Late of Moore Township, Northampton County, PA
Administratrix: Sandra L. Winter c/o Martin J. Karess, Esquire,

Karess, Reich & Furst, PC, 215 N. 9th Street, Allentown, PA 18102

Attorneys: Martin J. Karess, Esquire, Karess, Reich & Furst, PC, 215 N. 9th Street, Allentown, PA 18102

YAGIELSKI, AGNES J., dec'd.

Late of Lower Saucon Township, Northampton County, PA
Executrix: Evelyn M. Keeler c/o Joel H. Ziev, Esquire, 700 Washington Street, Easton, PA 18042
Attorney: Joel H. Ziev, Esquire, 700 Washington Street, Easton, PA 18042

SECOND PUBLICATION

AHERN, MARY ANN a/k/a MARY A. AHERN, dec'd.

Late of the Township of Bethlehem, Northampton County, PA
Executrix: Maryellen Ahern c/o Lawrence Center, Esquire, 60 W. Broad St., Ste. 103, P.O. Box 1248, Bethlehem, PA 18016
Attorney: Lawrence Center, Esquire, 60 W. Broad St., Ste. 103, P.O. Box 1248, Bethlehem, PA 18016

ARAGONA, MARIE, dec'd.

Late of 4298 Rexford Drive, Bethlehem, Northampton County, PA
Executrix: Rosemarie Wingertzahn, 4298 Rexford Drive, Bethlehem, PA 18020
Attorney: Thomas M. Butz, Esquire, 125 Technology Dr., Suite 202, Bailey Center I, Southpointe, Canonsburg, PA 15317

COLLINS, CHARLES F. a/k/a CHARLES F. COLLINS, JR., dec'd.

Late of the Township of Allen, Northampton County, PA
Executrix: Mary E. Collins c/o Littner, Deschler & Littner, 512

North New Street, Bethlehem, PA 18018

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

GOSSY, GREGORY WAYNE a/k/a GREGORY W. GOSSY, dec'd.

Late of 242 Nor-Bath Blvd., Northampton County, PA

Executrix: Barbara A. Lewis, 1400 Main Street, Apt. 412, Catasauqua, PA 18032

Attorneys: David B. Shulman, Esquire, Shulman & Shabbick, 1935 Center Street, Northampton, PA 18067

HAFER, EUGENE Y., dec'd.

Late of Keller Road, Borough of Wind Gap, Northampton County, PA

Executor: Dennis E. Hafer, P.O. Box 283, Bally, PA 19503

Attorneys: Jeffrey C. Karver, Esquire, Boyd & Karver, 7 East Philadelphia Avenue, Boyertown, PA 19512

INNARELLA, BESSIE, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Charis A. Innarella, 30 Old Orchard, Easton, PA 18045

Attorneys: Charles Bruno, Esquire, Pfeiffer, Bruno, Minotti & DeEsch, P.C., P.O. Box 468, Easton, PA 18044-0468

LAUBACH, ELSIE A. a/k/a ELSIE LAUBACH, dec'd.

Late of the Borough of Wind Gap, Northampton County, PA

Executrix: Cynthia A. Chromiak a/k/a Cynthia Laubach Chromiak c/o David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019

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

LYSEK, HELEN, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Robert Lysek c/o Wendy A. Nicolosi, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018

Attorneys: Wendy A. Nicolosi, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018

MELINSKY, JULIA, dec'd.

Late of the Borough of Hellertown, Northampton County, PA
Executrix: Julieann Bambu c/o Mary Ann Snell, Esquire, 3400 Bath Pike, Suite 311, Bethlehem, PA 18017

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

PERIN, DAVID R., dec'd.

Late of the Township of Bethlehem, Northampton County, PA
Executrix: Erika J. Perin McDonnell c/o Joseph F. Leeson, Jr., Esquire, Leeson, Leeson & Leeson, 70 E. Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426

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

REDLINE, JEANNE L., dec'd.

Late of Hellertown, Northampton County, PA

Executrix: Linda Hoffert c/o Wendy A. Nicolosi, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018

Attorneys: Wendy A. Nicolosi, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018

RISSMILLER, ALICE, dec'd.

Late of 189 E. Mountain Road, Wind Gap, Northampton County, PA

Administrators: Ashby Law Offices, LLC, 246 West Broad Street, Suite 3, Quakertown, PA 18951

Attorneys: Ashby Law Offices, LLC, 246 West Broad Street, Suite 3, Quakertown, PA 18951

ROSEBERY, MARY P., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Susan Lynn Rosebery c/o McFall, Layman & Jordan, P.C., Attorneys at Law, 134 Broadway, Bangor, PA 18013

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

RUSO, MICHAEL M., JR., dec'd.

Late of the Borough of Pen Argyl, Northampton County, PA

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

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

STANNARD, HELEN R. a/k/a HELEN STANNARD, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Co-Executors: Patricia A. Fischl, Francis E. Stannard, Jr., Kathy D. Kleinle and Susan M. Wolf c/o Theodore R. Lewis, Esquire, Lewis and Walters, 46 S. 4th Street, P.O. Box A, Easton, PA 18044-2099

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

TOOMA, BARBARA J. a/k/a BARBARA TOOMA a/k/a BARBARA JEAN TOOMA, dec'd.

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

Executors: Victoria A. Ippolito and John Ippolito c/o Alfred S. Pierce, Esquire, Pierce & Dally, LLP, 124 Belvidere Street, Nazareth, PA 18064

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

WERKHEISER, DOROTHY M. a/k/a DOROTHY WERKHEISER, dec'd.

Late of the Township of Washington, Northampton County, PA
Co-Executors: Steven B. Werkheiser, 307 Bangor Junction Road, Bangor, PA 18013 and Debra A. Metzgar, 297 Bangor Junction Road, Bangor, PA 18013

Attorneys: Ronold J. Karasek, Esquire, Martino, Karasek, Martino and Lopiano-Reilly, L.L.P., 641 Market Street, Bangor, PA 18013

THIRD PUBLICATION

BAUER, ROBERT C., dec'd.

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

Executrix: Lois M. Bauer c/o Alfred S. Pierce, Esquire, Pierce & Dally, LLP, 124 Belvidere Street, Nazareth, PA 18064

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

BECHTEL, MILDRED C., dec'd.

Late of the Township of Bethlehem, Northampton County, PA
Executrix: Mary Anne Mattes Chiavetta c/o Frank S. Poswistilo, Esquire, 204 N. Thirteenth Street, Easton, PA 18042

Attorney: Frank S. Poswistilo, Esquire, 204 N. Thirteenth Street, Easton, PA 18042

CERCIELLO, LUCIENNE A., dec'd.

Late of Cherryville, Lehigh Township, Northampton County, PA
Executors: Max Cerciello, Box 818, Cherryville, PA 18035 and Claudia C. Shulman, Box 816, Cherryville, PA 18035

Attorneys: David B. Shulman, Esquire, Shulman & Shabbick, 1935 Center Street, Northampton, PA 18067

FOGEL, WILLIAM C., dec'd.

Late of the Borough of Roseto, Northampton County, PA
Administrators: Kimberly Martin and Kisha Mills c/o McFall, Layman & Jordan, P.C., Attorneys at Law, 134 Broadway, Bangor, PA 18013

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

FRISCH, EDWARD L., dec'd.

Late of 4847 Kreidersville Road, Northampton County, PA
Executrix: Marcella E. S. Schlerner, 1344 Old Carriage Road, Northampton, PA 18067

Attorneys: David B. Shulman, Esquire, Shulman & Shabbick, 1935 Center Street, Northampton, PA 18067

GALGON, CAROL ANN a/k/a CAROL A. GALGON, dec'd.

Late of Lehigh Township, Northampton County, PA

Co-Executors: Barbara A. Laky and Robert J. Galgon c/o Frank M. Skrapits, Esquire, affiliated with Steckel and Stopp, 2152 Main Street, Northampton, PA 18067-1211

GROSS, JEAN L., dec'd.

Late of 1617 Oakland Street, City of Bethlehem, Northampton County, PA

Executor: Richard H. Gross, 19314 Paradise Manor Dr., Hagerstown, MD 21742

Attorney: Benjamin R. Gross, Esquire, 901 West Mt. Vernon Street, Lansdale, PA 19446

HOCHANADEL, CATHERINE J., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Anne H. Fessler, P.O. Box 19, Nazareth, PA 18064

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

KICHLINE, GWENDOLYN S., dec'd.

Late of the Township of Bushkill, Northampton County, PA

Executor: Frank J. Smith, 1361 Broad Road, Wind Gap, PA 18091

Attorney: William P. Coffin, Esquire, 100 North Fourth Street, Easton, PA 18042

KING, ELIZABETH A., dec'd.

Late of the Township of Moore, Northampton County, PA

Executor: Walter C. King, Jr., 320 Nazareth Drive #R, Nazareth, PA 18064

Attorney: William P. Coffin, Esquire, 100 North Fourth Street, Easton, PA 18042

LAWLER, MARY E., dec'd.

Late of 1604 Lincoln Street,
Bethlehem, Northampton Coun-
ty, PA

Executor: Michael J. Svetecz,
312 E. Main Street, Lititz, PA
17543

Attorneys: Marla J. Melman,
Esquire, Scoblionko, Scoblionko,
Muir & Melman, 40 S. 5th Street,
Allentown, PA 18101

McLAUGHLIN, PHILIP A., dec'd.

Late of 175 W. North Street,
Nazareth, Northampton County,
PA

Administrator: Maureen Gut-
stein c/o Michelle C. Berk, Es-
quire, Law Offices of Michelle C.
Berk, P.C., 400 Maryland Drive,
Suite 200, Fort Washington, PA
19034

Attorneys: Michelle C. Berk,
Esquire, Law Offices of Michelle
C. Berk, P.C., 400 Maryland
Drive, Suite 200, Fort Washing-
ton, PA 19034

NELSON, ROBERT K., dec'd.

Late of the Township of Palmer,
Northampton County, PA

Executrix: Katherine J. Latham
c/o Herster, Newton & Murphy,
127 N. 4th St., Easton, PA 18042
Attorneys: Herster, Newton &
Murphy, 127 N. 4th St., Easton,
PA 18042

SCHNEIDER, ERNEST J., dec'd.

Late of Bangor, Northampton
County, PA

Executrix: Susan E. Westerberg,
200 East 10th Street, Box 100,
New York, NY 10003

SHADY, SONIA H., dec'd.

Late of Nazareth, Northampton
County, PA

Executrix: Pamela A. DeFranco,
2932 Washington St., Easton,
PA 18045

Attorney: Steven B. Molder, Es-
quire, 904 Lehigh Street, Easton,
PA 18042

TRUST NOTICE

NOTICE IS HEREBY GIVEN of the
existence of the trusts of the deceased
settlers 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 per-
sons indebted to said trusts are re-
quested to make payment, without
delay, to the trustees or to their at-
torneys named below.

ZEIGAFUSE, GRANVILLE E.,
dec'd.

Late of Bangor Borough,
Northampton County, PA

Granville E. Zeigafuse Trust,
dated October 17, 2002, Settlor.
Trustee: Carol Zeigafuse, 1415
Lower South Main Street, Ban-
gor, PA 18013

Attorney: Brett B. Weinstein,
Esquire, 705 W. DeKalb Pike,
King of Prussia, PA 19406

Jan. 27; Feb. 3, 10

NOTICES OF INCORPORATION

NOTICE IS HEREBY GIVEN that
Articles of Incorporation were filed
with the Department of State of the
Commonwealth of Pennsylvania at
Harrisburg, Pennsylvania.

The name of the corporation is:

**GOLDEN PEPPER
PRODUCTIONS, INC.**

The corporation has been incor-
porated under the Pennsylvania
Business Corporation Law of 1988.

BERNARD M. LESAVOY, ESQUIRE
LESAVOY BUTZ & SEITZ LLC
7535 Windsor Drive
Suite 200
Allentown, PA 18195-1034

Feb. 3

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, PA on January 14, 2011, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 for:

PENN JERSEY AUTO INC.

Feb. 3

**NOTICE OF NONPROFIT
INCORPORATION**

NOTICE IS HEREBY GIVEN that on August 23, 2011, Articles of Incorporation were filed pursuant to the Pennsylvania Non-Profit Corporation Law of 1988 for:

WEST WARD NEIGHBORS

The purposes of which are to build a thriving community amongst West Ward neighbors by developing and educating new leaders through private education, job training and business development; and modeling and mentoring neighborliness and the love of Jesus Christ through the power of God and the efforts of its people.

Feb. 3

**CORPORATE FICTITIOUS NAME
REGISTRATION NOTICES**

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

SCHOOL OF CREATIVE ARTS

with its principal place of business at: 120 S. 12th St., Easton, Pennsylvania 18042.

The name and address of the entity owning or interested in said business is: West Ward Neighbors, Inc., 120 S. 12 St., Easton, Pennsylvania 18042.

The certificate has been filed on October 20, 2010.

Feb. 3

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

WEST WARD ACADEMY

with its principal place of business at: 120 S. 12th St., Easton, Pennsylvania 18042. The name and address of the entity owning or interested in said business is: West Ward Neighbors, Inc., 120 S. 12th St., Easton, Pennsylvania 18042. The certificate has been filed on September 17, 2010.

Feb. 3

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

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

ESTATE; Accountant

RALPH E. JAMES a/k/a R. E. JAMES; Ronald W. Shipman, Administrator C.T.A.

AUDIT NOTICE

All Parties interested are notified that an audit list will be made up of all Accounts and the said list will be called for audit at the Northampton County Government Center, Easton, PA on: FRIDAY, FEBRUARY 18, 2011 AT 9:00 A.M. IN COURTROOM #1

Dorothy L. Cole
Clerk of Orphans' Court

Feb. 3, 10

CHANGE OF NAME NOTICES

NOTICE IS HEREBY GIVEN of the filing of a Petition with the Court of Common Pleas of Northampton County, Pennsylvania, indexed to No. 2011-CV-343, to change the name of the minor child, JACK J. KOPP, to JACK J. KLOTZ. The Court has fixed February 11, 2011 at 9:00 a.m. as the time and Motions Court/Courtroom No. 4, Northampton County Government Center, as the place for the hearing on this Petition. At that time, all persons interested may appear and show cause, if any, why the Petition should not be granted.

HENRY R. NEWTON, JR., ESQUIRE
HERSTER, NEWTON & MURPHY
127 N. Fourth Street
Easton, PA 18042
(610) 258-6219

Jan. 20, 27; Feb. 3

In Re: NAME CHANGE OF
JANAE ERIYONNA SHUPP and
ISAIAH CARTER SHUPP

No.: C0048-CV-2011-912

NOTICE IS HEREBY GIVEN that on January 28, 2011, the Petition of Janae Eriyonna Shupp and Isaiah Carter Shupp was filed in the Court of Common Pleas of Northampton County, Pennsylvania, praying for a Decree to change her name to Janae Eriyonna Alicea and his name to Isaiah Carter Alicea.

The Court has fixed February 18, 2011, at 9:00 a.m. in Court Room No. 4 of the Northampton County Government Center, 669 Washington Street, Easton, PA 18042, as the time and place of the hearing of said Petition, when all interested persons may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

STEPHEN L. SHIELDS, ESQUIRE
Attorney for Petitioners
104 W. Fourth Street
Bethlehem, PA 18015-0456

Feb. 3

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

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
BANK OF AMERICA, N.A.

vs.

RICHARD BESCHEN, IN HIS
CAPACITY AS HEIR OF ELAINE M.
BESCHEN, DECEASED,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER

ELAINE M. BESCHEN, DECEASED
NO. C-48-CV-2010-11953

NOTICE

TO UNKNOWN HEIRS, SUCCESSIONS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELAINE M. BESCHEN, DECEASED:

You are hereby notified that on OCTOBER 20, 2010, Plaintiff, BANK OF AMERICA, N.A., 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-2010-11953. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 5430 TOWANDA DRIVE, BETHLEHEM, PA 18017 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 de-

fenses 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. 3

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

Northampton Area School District
vs.

Jacob Barbanel

NO. C-48-CV-2006-7704

NOTICE IS HEREBY GIVEN that the above was named as Defendant in a civil action instituted by plaintiff. This is an action to recover delinquent real estate taxes for the year 2005 for the property located at 4656 Park Lane, Lehigh Township, Pennsylvania, Tax Parcel J2SE4 1 1. A tax claim in the amount of \$4,169.84 was filed on or about September 22, 2006, for

this claim and a Writ of Scire Facias was filed.

You are hereby notified to plead to the writ in this case, on or before 20 days from the date of this publication or a Judgment will be entered.

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 without further notice for the relief requested by the plaintiff. You may lose property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

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Easton, PA 18042
(610) 258-6333

PORTNOFF LAW
ASSOCIATES, LTD.

P.O. Box 391
Norristown, PA 19404-0391
(866) 211-9466

Jan. 20, 27; Feb. 3

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

Northampton Area School District
vs.

Dorothy Hopkins

NO. C-48-CV-2007-8769

NOTICE IS HEREBY GIVEN that the above was named as Defendant in a civil action instituted by plaintiff. This is an action to recover delinquent real estate taxes for the year 2006 for the property located at 302 E. 21st Street, Northampton, Pennsylvania, Tax Parcel L4SW1C 19 7. A tax claim in the amount of \$3,148.98 was filed

on or about October 4, 2007, for this claim and a Writ of Scire Facias was filed.

You are hereby notified to plead to the writ in this case, on or before 20 days from the date of this publication or a Judgment will be entered.

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 without further notice for the relief requested by the plaintiff. You may lose property or other rights important to you.

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Jan. 20, 27; Feb. 3

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

Northampton Area School District
vs.

R.C.L. Investment Group, L.L.C.
NO. C-48-CV-2009-8039

NOTICE IS HEREBY GIVEN that the above was named as Defendant in a civil action instituted by plaintiff. This is an action to recover delinquent real estate taxes for the year 2008 for the property located at 107 N. Chestnut Street, Bath, Pennsylvania, Tax Parcel K6NW4B 6 11. A tax claim in

the amount of \$7,015.46 was filed on or about August 3, 2009, for this claim and a Writ of Scire Facias was filed.

You are hereby notified to plead to the writ in this case, on or before 20 days from the date of this publication or a Judgment will be entered.

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 without further notice for the relief requested by the plaintiff. You may lose property or other rights important to you.

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Jan. 20, 27; Feb. 3

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

Northampton Area School District
vs.

Camille Napier

NO. C-48-CV-2009-9581

NOTICE IS HEREBY GIVEN that the above was named as Defendant in a civil action instituted by plaintiff. This is an action to recover delinquent real estate taxes for the year 2008 for the property located at 1435 Washington Avenue, Northampton, Penn-

sylvania, Tax Parcel M4NW2A 3 2. A tax claim in the amount of \$1,947.01 was filed on or about September 2, 2009, for this claim and a Writ of Scire Facias was filed.

You are hereby notified to plead to the writ in this case, on or before 20 days from the date of this publication or a Judgment will be entered.

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 without further notice for the relief requested by the plaintiff. You may lose property or other rights important to you.

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Jan. 20, 27; Feb. 3

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

City of Easton

vs.

Janine D. Edwards

NO. C-48-CV-2010-4977

NOTICE IS HEREBY GIVEN that the above was named as Defendant in a civil action instituted by plaintiff. This is an action to recover delinquent water, sewer and trash fees for the years 2005-2009 for the property

located at 147 W. St. Joseph Street, Easton, Pennsylvania, Tax Parcel L9SE3A 13 8A. A municipal claim in the amount of \$4,231.70 was filed on or about May 19, 2010, for this claim and a Writ of Scire Facias was filed.

You are hereby notified to plead to the writ in this case, on or before 20 days from the date of this publication or a Judgment will be entered.

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 without further notice for the relief requested by the plaintiff. You may lose property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

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Jan. 20, 27; Feb. 3

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

City of Easton

vs.

Joseph P. Pierson

NO. C-48-CV-2010-3294

NOTICE IS HEREBY GIVEN that the above was named as Defendant in a civil action instituted by plaintiff. This is an action to recover delinquent water, sewer and trash fees for the

years 2006-2009 for the property located at 133 E. Wilkes Barre Street, Easton, Pennsylvania, Tax Parcel L9SE3C 7 8. A municipal claim in the amount of \$7,066.15 was filed on or about April 8, 2010, for this claim and a Writ of Scire Facias was filed.

You are hereby notified to plead to the writ in this case, on or before 20 days from the date of this publication or a Judgment will be entered.

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 without further notice for the relief requested by the plaintiff. You may lose property or other rights important to you.

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Jan. 20, 27; Feb. 3

PARALEGAL/LEGAL ASSISTANT

Position in Trusts and Estates practice for candidate with planning and drafting experience and familiarity with Lackner software.

Send resume to: Office Administrator, P. O. Box 1407, Bethlehem, PA 18018.

Jan. 20, 27; Feb. 3

SHERIFF'S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on FEBRUARY 11, 2011 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-2010-08780

ALL THAT CERTAIN lot or parcel of land situate along the easterly side of the Hellertown-Leithsville Road (Pennsylvania State Highway Rt. No. 530) in the Township of Lower Saucon, County of Northampton and Commonwealth of Pennsylvania bounded and described according to a survey thereof made the 26th day of January, 1959, by Leonard M. Fraivillig Co. Engineers, Bethlehem, Pennsylvania, as follows, to wit: Beginning at an iron pin on the easterly side of the Hellertown-Leithsville Road, said point of beginning being in line of land now or formerly of Mary Mazoris, thence extending South twenty-four degrees thirty minutes West (S 24° 30' W) along the easterly side of the aforesaid Hellertown-Leithsville Road, a distance of one hundred ten and seventy-five one-hundredths (110.75') feet to an iron pipe in line of land of Edwin T. Richards, thence extending South fifty-three degrees thirty-four minutes East (S 53° 34' E) along land of said

Edwin T. Richards, a distance of two hundred nine and seventy-two one-hundredth (209.72') feet to an iron pipe on the westerly side of the public road (Township Route No. 371); thence extending North forty-three degrees three minutes East (N 43° 03' E) along the westerly side of the aforesaid public road, a distance of sixty and zero one-hundredths (60.0') feet to an iron pipe in line of land now or formerly of Mary Mazoris; thence extending North forty-two degrees three minutes West (N 42° 03' W) along land of said Mary Mazoris, a distance of two hundred forty-four and fifty one-hundredths (244.50') feet to the iron pin on the easterly side of the Hellertown-Leithsville Road, the point the place of beginning.

BEING the same premises by deed from Harold C. Sauer and Mary S. Sauer, husband and wife, dated 02/17/59 and recorded in Book C102 Page 291 granted and conveyed unto Harold M. Keck and Nancy J. Keck, husband and wife.

Tax Parcel No: R7-11-3.

1893 Leithsville Road, Hellertown, PA 18055.

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

SEIZED AND TAKEN into execution of the writ as the property of Nancy J. Keck.

MICHAEL T. MCKEEVER, ESQUIRE

No. 2

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-03992

PROPERTY BEING KNOWN AS:

ALL THAT CERTAIN tract of land situate in the Township of Lower Saucon, County of Northampton and State of Pennsylvania, bounded and

described according to a survey and plan dated the first day of May, A. D., 1963, and revised the eleventh day of May, A. D. 1973, made by G. Marvin Hendricks, Professional Engineer-Surveyor, 711 Route 313, Perkaskie, Pennsylvania, as follows, to wit:

BEGINNING at a spike for a corner in Township Road 389 in line of land of now or formerly Frank Chaszar; thence in and along said Township Road 389 South sixty-two degrees twelve minutes East ninety-five and ninety-four one hundredths feet (S. 62 degrees 12' E. 95.94') to a spike for a corner; thence along land of now or formerly John Gall South forty-two degrees twenty-nine minutes thirty seconds West two hundred and no one-hundredths feet (S. 42 degrees 29' 30" W. 200.00") to an iron pin for a corner and South sixty-two degrees twelve minutes East one hundred fifty and no one-hundredths feet (S. 62 degrees 12' E. 150.00') to an iron pin for a corner in line of land of formerly Claude D. Peters; thence along said land South forty-two degrees twenty-nine minutes thirty seconds West six hundred ninety-three and seventeen one-hundredths feet (S. 42 degrees 29' 30" W. 693.17') to an iron pin for a corner in line of land of now or formerly Steve Waslow; thence along said land North forty-seven degrees thirty minutes West two hundred sixty-three and twenty-two one hundredths feet (N. 47 degrees 30' W. 263.22') to a concrete monument for a corner; thence along land of now or formerly Frank Chaszar North forty-four degrees fourteen minutes East eight hundred thirty-one and twenty-one hundredths feet (N. 44 degrees 14' E. 831.20') to the place of beginning.

CONTAINING four and two hundred eight-three one-thousandths Acres (4,283 A.) of land, more or less.

TAX PARCEL #Q8-1-13.

IMPROVEMENTS THEREON
CONSIST OF: Residential Dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Elizabeth A. Guidon and John D. Zettlemoyer.

TITLE TO SAID PREMISES IS VESTED IN Elizabeth A. Guidon and John D. Zettlemoyer, as joint tenants with the right of survivorship by Deed from Barbara A. Killar, dated 12/14/2004 and recorded 12/21/2004 in Volume 2004-1, Page 493587.

BEING KNOWN AS 2504 Alpine Drive, Hellertown, PA.

THEREON BEING ERECTED a two-story single split level style dwelling 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 Elizabeth A. Guidon and John D. Zettlemoyer.

MARTHA E. VON ROSENSTIEL,
ESQUIRE

No. 3
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-06444

ALL THAT CERTAIN lot or parcel of land situated in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, being Lot No. 41 as shown on a plan entitled, "Final Subdivision Plan of Campbell Estates", dated February 5, 2001 last revised June 17, 2002, prepared by the Pidcock Company, Allentown, Pa. and recorded November 8, 2002 in Plan Book 2002-5 page 318, more particularly described as follows:

Beginning at a common corner of Lots No. 41 and 42 on the southerly side of Rexford Drive (50' R.O.W.); thence

1. Along the southerly side, passing along an arc of a circle curving to the right, having a radius of 3,975.00 feet, an arc distance of 153.49 feet, a chord bearing of South 74 degrees 17 minutes 18 seconds East, a chord distance of 153.48 feet to a corner of Lot No. 40; thence

2. Along Lot No. 40, South 16 degrees 49 minutes 04 seconds West, a distance of 150.00 feet to a corner on line of Lot No. 39; thence

3. Along Lot No. 39 and Open Space, North 75 degrees 21 minutes 05 seconds West, a distance of 147.66 feet to a corner of Lot No. 42; thence

4. Along Lot No. 42, North 14 degrees 36 minutes 20 seconds East, a distance of 152.74 feet to the first mentioned point and place of beginning.

Containing 22,862 square feet or 0.525 acres of land.

Subject to a 10' Wide Drainage and Utility Easement around perimeter of property, as shown on said referenced Final Subdivision Plan.

Being Parcel No. M7-11-3C-41.

Being part of the same premises which The Estate of Doris M. Remaly by Indenture dated 11-28-01 and recorded in the Office of the Recorder of Deeds of Northampton County in Volume 2002-1 page 27366 granted and conveyed unto Toll Pa. IV, L.P.

Subject to all encumbrances and restrictions of record.

BEING KNOWN AS: 4348 Rexford Drive, Bethlehem, PA 18020.

PROPERTY ID NO.: M7-11-3C-41.

TITLE TO SAID PREMISES IS VESTED IN Lawrence A. Cecio and Bobbie J. Cecio, husband and wife by Deed from Toll Pa. IV, L.P. Dated 10/24/2003 recorded 10/30/2003 in Deed Book 2003-1 Page 455336.

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

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

SEIZED AND TAKEN into execution of the writ as the property of Lawrence A. Cecio and Bobbie J. Cecio a/k/a Bobbi J. Cecio.

ALAN M. MINATO, ESQUIRE

No. 4
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-05909

ALL THAT CERTAIN lot, tract of land, parcel, piece of ground with the buildings and improvements thereon erected, situate in the City of Easton, Northampton County, State of Pennsylvania, being the western one half of a double frame house and lot situate and known as 1352 Ferry Street, bounded and described as follows, to wit:

BEGINNING at a point on the South side of Ferry Street, forty-five (45) feet East of the East building line of Fourteenth Street; THENCE East along the South side of Ferry Street, nineteen (19) feet; THENCE the property extending Southwardly of the same width in depth one hundred and twenty (120) feet to a ten (10) foot wide alley.

BOUNDED on the North by said Ferry Street, East by property now or late of John H. Price and Elsie J. Price, his wife, South by said alley and West by property now or late of Joseph Compton.

PARCEL NO. L9SW2C-12-3-0310.

BEING the same premises which ArieH Sternberg and Miriam Sternberg, His wife, by Indenture dated 04-10-97 and recorded 05-02-97 in the Office of the Recorder of Deeds in and for the County of Northampton in Record Book 1997-1 Page 43505, granted and conveyed unto Barry L. Givens, Single Man.

BEING KNOWN AS: 1352 Ferry Street, Easton, PA 18042.

PROPERTY ID NO.: L9SW2C-12-3.

TITLE TO SAID PREMISES IS VESTED IN Barry L. Givens, Single Man by Deed from ArieH Sternberg and Miriam Sternberg, His Wife dated 04/10/1997 Recorded 05/02/1997 In Deed Book 1997-1 Page 043505.

THEREON BEING ERECTED a three-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 Barry L. Givins.

ALAN M. MINATO, ESQUIRE

No. 6
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-00429

All that certain lot or piece of land, together with the improvements thereon erected, known as 1223 Bushkill Drive situate in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

Beginning at a point on the north side of Bushkill Drive, 16.5 feet from a point in the center line of Bushkill Drive, which point is 968.53 feet east of the intersection of Thirteenth Street and Bushkill Drive; thence North 11 degrees West 161.25 feet to a corner; thence South 79 degrees West 58 feet to a corner; thence South 11 degrees East 159.7 feet to a corner, the same being 16 1/2 feet from the center line of Bushkill Drive; thence North 80 degrees 36 minutes East 57.98 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard Buskirk and Rosalie M. Buskirk from Lillian M. Chapman a/k/a Lillie Chapman deed recorded 8/4/00, book 2000-1, page 99565.

Premises being: 1223 BUSHKILL DRIVE, EASTON, PA 18042-1438.

Tax. Parcel No. L9NE1 17 14 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Richard A. Buskirk and Rosalie M. Buskirk.

DANIEL G. SCHMIEG, ESQUIRE

No. 7

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2008-05647**

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the North side of Washington Street in the City of Easton aforesaid, between Ninth and Tenth Street, BEGINNING at a point on the North side of said Washington Street at a distance of One Hundred Eighty-Four (184) feet six (6) inches East of the inner section of the building lines at the Northeast corner of Washington and Tenth Street; thence Northwardly One Hundred Ten (110) feet, more or less, to the South side of a fifteen (15) feet wide private alley (laid out by Traill Green, a former owner of the premises herein described for the use of all the lot owners in common whose lots border on said alley); thence East along the South side of said alley twenty-five (25) feet to a lot now or late of William C. Edelman; thence in a Southerly direction One Hundred Ten (110) feet more or less, to the building line on the North side of Washington thence Westwardly along the same twenty-five (25) feet, more, or less, to the place of beginning, BOUNDED on the South by Washington Street, on the West by the lot now or late of George Short, on the North by said alley and on the East by lots now or late of the said William C. Edelman.

Northampton County Tax Parcel No. L9SE1C 13 9.

BEING KNOWN AS 919 Washington Street, Easton, PA 18042.

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

SEIZED AND TAKEN into execution of the writ as the property of Antoinette Currey.

ROBERT P. DADAY, ESQUIRE

No. 8

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-11453**

ALL THAT CERTAIN piece, parcel or tract of land situate in the City of Easton, County of Northampton, and Commonwealth of Pennsylvania shown as Lot 2 on the Final Plan of Lands of Stephen Heiss, East Kleinhans Street as recorded in Map Book 2006-5, Page 609 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 East Kleinhans Street (50 feet wide) at the northeast corner of Lot 1 of Lands of Stephen Heiss;

THENCE, along said southerly right-of-way line of East Kleinhans Street (50 feet wide) North 87 degrees 30 minutes 00 second East 24.00 feet to a point at a corner of Lot 3 of Lands of Stephen Heiss;

THENCE, along said lands of Lot 3 of Lands of Stephen Heiss South 02 degrees 30 minutes 00 second East 125.00 feet to a point on the northerly right-of-way line of Terry Street;

THENCE, along said northerly right-of-way line of Terry Street South 87 degrees 30 minutes 00 second West 24.00 feet to a point at a corner of Lot 1 of Lands of Stephen Heiss;

THENCE along said lands of Lot 1 of Lands of Stephen Heiss North 02 degrees 30 minutes 00 second West 125.00 feet to a point, the place of the Beginning.

CONTAINING 3000 square feet or 0.0689 acre.

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

TITLE TO SAID PREMISES IS VESTED IN Kevin W. Smith and Tara F. Smith, his wife, by Deed from Genesis Builders, Inc., a Pennsylvania Business Corporation, dated 11/27/2006, recorded 12/07/2006 in Book 2006-1, Page 505438.

Premises being: 421 EAST KLEINHANS STREET, EASTON, PA 18042-6778.

Tax Parcel No. L10SW4D5 7 0310.

THEREON BEING ERECTED a three-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 Kevin W. Smith and Tara F. Smith.

DANIEL G. SCHMIEG, ESQUIRE

No. 9

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

CV-2007-04597

ALL THOSE TWO CERTAIN lots or pieces of ground, together with the brick dwelling house erected thereon, known as #314 Berwick Street, situated in the City of Easton, Northampton County, Pennsylvania, designated as Lots #5 and #6 in Block "E" on plan of lots of the Uhl Farm", as laid out by Charles and Frederick Seitz; situated on the South side of said Berwick Street, and

BEGINNING at a point 650 feet East of the center of Seitz Avenue; thence extending eastwardly along Berwick Street 50 feet to Lot #4 and

extending southwardly of the same width 140 feet to Wireback Alley.

Northampton County Tax Parcel No. L9SE3D 25 18.

BEING KNOWN AS 314 West Berwick Street, Easton, PA.

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

SEIZED AND TAKEN into execution of the writ as the property of John T. Dagon and Barbara A. Dagon.

ROBERT P. DADAY, ESQUIRE

No. 11

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

CV-2010-04909

ALL THAT CERTAIN UNIT, designated as 11 W. Second Street, Suite 367, being Unit #367, BEING Unit #367 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 .5405 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 Michael J. Rieker, by Deed from Denise L. Rieker, dated

08/31/2009, recorded 09/02/2009 in Book 2009-1, Page 228582.

Premises being: 11 WEST 2ND STREET, UNIT 367, BETHLEHEM, PA 18015-1386.

Tax Parcel No. P6 2 367 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Denise L. Rieker and Michael J. Rieker.

DANIEL G. SCHMIEG, ESQUIRE

No. 12
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-03154

ALL THAT CERTAIN brick dwelling and lot or piece of land, Hereditaments and Appurtenances, located on the South side of Jackson Street, between Seventh and Oak Streets, in the 4th Ward of the City of Easton, Northampton County, Pennsylvania, known as 712 Jackson Street, bounded and described as follows:

BEGINNING at a point in the South building line of Jackson Street said point being distant 118 1/2 feet from the Southwest corner of Seventh and Jackson Streets measured along the South building line of Jackson Street; thence extending Westwardly along the South building line of Jackson Street for a distance of 38 feet more or less, and extending of that width Southwardly between parallel lines for a depth of 100 feet to property now or late of Frank L. Fackenthall.

BOUNDED on the North by Jackson Street, on the East by property 710 Jackson Street, now or late of Marshall P. Kleinhans, on the South by property now or late of Frank L. Fackenthall, and on the West by Oak Street.

TITLE TO SAID PREMISES IS VESTED IN Maureen M. Rivera and Jemi Rivera, as tenants in common, by Deed from Janice Maria Gilliland and Brenda Brown Paulson, Executrices of the Estate of Theresa Laura Brown aka Teresa L. Brown, Deceased, dated 09/25/1995, recorded 10/12/1995 in Book 1995-1, Page 97014.

The said Jemi Rivera died on 12/30/2005.

Premises being: 712 JACKSON STREET, EASTON, PA 18042-3421.

Tax Parcel No. L9NE4C 9 1 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Maureen M. Rivera and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Jemi Rivera (Deceased).

DANIEL G. SCHMIEG, ESQUIRE

No. 13
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-02535

ALL THAT CERTAIN tract, parcel or piece of ground situate in the Township of Upper Mount Bethel, County of Northampton, and State of Pennsylvania, bounded and described as follows:

BEGINNING at the southwest corner of Center Road and Loral Road; both roads being 30 feet wide, and said corner being located South 54 degrees 38 minutes West 625 feet, approximately, from the Southerly side of the public road leading from Portland to Totts Gap, as measured along the Southerly side of Center

Road; thence along the Southerly side of said Center Road, South 64 degrees 38 minutes West 200 feet to a point in line of land of the Grantors; thence along other land of the Grantors herein, South 25 degrees 22 minutes East 325 feet more or less to a point on line of land now or late of Joseph and Anna Tvaroka; thence along said land, North 37 degrees 25 minutes East 5 feet, more or less, to a corner, thence still along the same, North 57 degrees 50 minutes East 208 feet, more or less, to a point on the West-erly side of Laurel Road, first above mentioned; thence along the same, North 25 degrees 22 minutes West 300 feet, more or less to the place of beginning.

SUBJECT to all rights of ways reserved held or otherwise possessed by Grantors in Deed Book Volume A99, Page 337 for access to from, through and over the tracts of land granted.

SUBJECT to a right of way granted to Metropolitan Edison Co. in Misc. Book 169, Page 172.

PARCEL #B11-15-15C-0131.

BEING the same premises which Craig Gearhart, unmarried, by Deed dated October 16, 2006 and recorded November 9, 2006 in Deed Book 2006-1 Page 465486, as Instrument No. 2006065612, granted and conveyed unto Robert Lewis and Ann Lewis, husband and wife, in fee.

BEING KNOWN AS 90 Gearhart Lane, Mt. Bethel, PA.

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

SEIZED AND TAKEN into execution of the writ as the property of Robert Lewis and Ann Lewis.

STEVEN K. EISENBERG, ESQUIRE

No. 14

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-02730

Exhibit A

Legal Description

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate on the Northerly side of Timberlane Drive, designated as No. 3741 Timberlane Drive, in the Township of Palmer, County of Northampton and State of Pennsylvania, being all of Lot No. 258 plus the Westernmost 5 feet portion of Lot No. 257, on Plan of Old Orchard, Section "D" Extension, Revision of Streets, Lots, Roads and Highways, prepared by Edgar T. Sales and Thomas D. Sales, Registered Professional Engineers, dated March, 1959, which plan has been duly recorded in the Office for the Recording of Deeds at Easton, Pennsylvania, in and for the County of Northampton, in Map Book No. 14, Page 36, bounded and described as follows, to-wit:

BEGINNING at a point on the North side of Timberlane Drive, said point being a concrete monument located at the point of curvature of a curve to the left with a radius of 175 feet, thence along Timberlane Drive around said curve to the left a distance of 43.12 feet to a point in the boundary line between Lot No. 258 and Lot No. 259, thence by the same line North 16 degrees 9.9 minutes West, a distance of 135.20 feet to a point in the Northern boundary line of Section "D", thence by the same line North 73 degrees 50.1 minutes East, a distance of 105 feet to a point, thence through Lot No. 257 South 16 degrees 9.9 minutes East, a distance of 130 feet to a point on the North side of Timberlane Drive, thence by the same South 73 degrees 50.1 minutes West, a distance of 62.3 feet to the

point or place of beginning; containing 13,862.11 square feet, more or less.

Parcel #M8SE3-8-16.

Title is vested in: Cynthia A. Wagner a single woman and Dean J. Wager a single man as tenants in common, by that Special Warranty Deed dated 10/21/2001 and recorded on 10/31/2001 in Book 2005-1 at Page 431452, of the Northampton County, PA records.

BEING KNOWN AS 3741 Timberlane Drive, Easton, PA.

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

SEIZED AND TAKEN into execution of the writ as the property of Cynthia A. Wagner and Dean J. Wagner.

STEVEN K. EISENBERG, ESQUIRE

No. 15

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-06220**

ALL THAT CERTAIN parcel or lot of land situate on West Saucon Street, Borough of Hellertown, County of Northampton and in the Commonwealth of Pennsylvania; bounded and described according to a survey thereof made the 20th day of September 1969 A.D. by W. E. Bleckley, a Registered Engineer Bethlehem, Penna., as follows, to wit:

BEGINNING at a point on the south property line of Saucon Street, thence along the west line of No. 50 Saucon Street, through the centerline of a mutual party wall South 03 degrees 17 minutes West 96.63 feet to an iron pin thence along land now or late of Clarence W. Templeton, North 80 degrees 01 minutes West 17.72 feet to an iron pin; thence along the

east line of No. 54 Saucon Street, North 03 degrees 17 minutes East 94.55 feet to a point on the south property line of Saucon Street; thence along the same property line South 86 degrees 43 minutes East 17.60 feet to the place of beginning, being know as No. 52 Saucon Street, Hellertown, Pennsylvania.

For informational purposes only: The ABN is shown by the County Assessor as Q7SW3A61B0715; sources of title is Book 577, Page 252 (recorded 01/30/78).

BEING KNOWN AS: 52 West Saucon Street, Hellertown, PA 18055.

PROPERTY ID NO.: Q7SW3A-6-1B.

TITLE TO SAID PREMISES IS VESTED IN John R. Arnold, Sr and Louise T. Arnold, husband and wife, and their daughter Jennifer Kozak and Brian Kozak, wife and husband by deed from John R. Arnold Sr., & Louise T. Arnold, husband and wife dated 01/15/2007 recorded 02/08/2007 in Deed Book 2007-1 Page 54187.

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 John R. Arnold, Sr., Jennifer Kozak and Brian Kozak.

ALAN M. MINATO, ESQUIRE

No. 16

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-06390**

ALL THAT CERTAIN messuage, tenement and lot or tract of ground situated in the City of Bethlehem (formerly South Bethlehem) County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the west side of Wyandotte Street, otherwise called Philadelphia Road, at the distance of two hundred (200) feet southward from the southwest corner of the said Wyandotte Street and Itaska Street; thence running westwardly on a line parallel with the said Itaska Street, one hundred forty (140) feet to the west line of Lackawanna Street (now Bradley Alley) thence southwardly along the same thirty (30) feet; thence eastwardly on a line parallel with the said Itaska Street one hundred forty (140) feet to the west line of Wyandotte Street; thence northwardly along the same thirty (30) feet to the place of BEGINNING.

EXCEPTION from the above description a certain small parcel of land granted and conveyed by the late Sarah Miller to Herman Herling and Mathilda Herling, his wife, by Deed dated on the 21st day of May, 1921 and recorded in the Office of the Recorder of Deeds in and for the County of Northampton in Deed Book Volume F 59, Page 285.

TITLE TO SAID PREMISES IS VESTED IN Jose L. Ramos, by Deed from Stephen J. Horvath, Jr. and Angela Horvath, his wife, dated 09/12/2002, recorded 10/07/2002 in Book 2002-1, Page 271036.

Premises being: 722 WYANDOTTE STREET, BETHLEHEM, PA 18015-2943.

Tax Parcel No. P6SW3B 8 7 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Jose L. Ramos.

DANIEL G. SCHMIEG, ESQUIRE

No. 17
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2008-05103

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania shown as Lot 5 on the Final Plan of Lafayette Estates as recorded in Map Book 1999-5, Pages 54 and 55 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 westerly right-of-way line of Clark Place (50 feet wide) at the southeast corner of Lot 4 of Lafayette Estates; thence, along said westerly right-of-way line of Clark Place (50 feet wide) South 07 degrees 01 minute 51 seconds East 114.30 feet to a point at a corner of Lot 6 of Lafayette Estates; thence, along said lands of Lot 6 of Lafayette Estates South 82 degrees 58 minutes 09 seconds West 106.28 feet to a point at a corner of Lot 1 of Lafayette Estates; thence, along said lands of Lot 1 of Lafayette Estates North 07 degrees 01 minute 51 seconds West 114.30 feet to a point at a corner of Lot 4 of Lafayette Estates; thence, along said lands of Lot 4 of Lafayette Estates North 82 degrees 58 minutes 09 seconds East 106.28 feet to a point, the place of the beginning.

UNDER AND SUBJECT to all restrictions, easements and covenants of record.

CONTAINING 12,147.29 square feet or 0.2789 acre.

TITLE TO SAID PREMISES IS VESTED IN Ronald J. Licari, Jr. and Joann Licari, h/w, by Deed from Scott T. Hunsicker and Kimberly D. Hun-

sicker, h/w, dated 05/23/2007, recorded 11/14/2007, in Deed Book 2007-1, page 413094.

Premises being: 2635 CLARK PLACE, EASTON, PA 18040.

Tax Parcel No. K9 6 9-5 0311.

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 Joann Licari and Ronald J. Licari, Jr. a/k/a Ronald Licari, Jr.

DANIEL G. SCHMIEG, ESQUIRE

No. 18

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-05228**

ALL THAT CERTAIN land or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Wilson, County of Northampton and State of Pennsylvania, described according to a survey and plan thereof made by John McNeal, 3rd, Registered Engineer, of Easton, Pennsylvania, on January 15, 1955, as follows, to wit:

BEGINNING at a point on the northwesterly side of Fourth Street (fifty feet wide) at the distance of seven feet and sixty-eight one-hundredths of a foot measured South 57 degrees 24' West along the same side of Fourth Street from a point of tangent in the same, which point of tangent is at the arc distance of sixty-nine feet and fifty one-hundredths of a foot measured on the arc of a circle curving to the left having a radius of one hundred seventy-seven feet and sixty-one one hundredths of a foot from another point tangent in the said side of Fourth Street which point is at the distance of 93 78/100 of a foot measured South 80 degrees 05' West

along the north side of Fourth Street from its intersection with the west side of 23rd Street (sixty feet wide).

CONTAINING in front or breadth on the said northwesterly side of Fourth Street twenty feet and extending of that width in length or depth northwardly between parallel lines at right angles to the said northwesterly side of Fourth Street passing through the center of party walls between these premises and premises to the northeast and southwest 96 50/100 of a foot on the southwest line thereof, to the line of land of Lehigh Valley Railroad; containing on the rear line thereof along said line of Lehigh Valley Railroad 20 3/100 of a foot. Being Lot No. 134 on said plan and House No., 2317 Forth Street.

For information purposes only—Property a/k/a: 2317 4th St, Williams Twp, PA, 18042-6005.

Tax ID No: M9NW1B-21-14.

BEING KNOWN AS: 2317 4th Street a/k/a 2317 Fourth Street, Wilson, PA 18042.

PROPERTY ID NO.: M9NW1B-21-14.

TITLE TO SAID PREMISES IS VESTED IN Floyd Repsher, Jr. by Deed from Melinda Rogers dated 12/27/2004 recorded 1/19/2005 in Deed Book 2005-1 Page 24519.

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 Floyd Repsher, Jr.

ALAN M. MINATO, ESQUIRE

No. 19

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-04831**

ALL THAT CERTAN lot or piece of ground situate and lying in the first

ward of the City of Bethlehem, (formerly the Borough of South Bethlehem) County of Northampton and State of Pennsylvania, and known as 800 BROADWAY, bounded and described as follows, to wit:

BEGINNING at a point in the southerly line of Broadway being the southwest corner of Broadway and Fiot Avenue, thence in a westerly direction along the south side of Broadway, twenty-six and forty-four hundredths feet (26.44 feet) to center of the brick partition wall of the house adjoining on the west; thence southwardly through said partition wall and land heretofore coming to Harry H. Hart, ninety-seven and five tenths feet (97.5 feet) more or less, to a point in line of lands now or late of Armrein, thence in an easterly direction along the same twenty-six and seventy-five hundredths feet (26.75 feet) more or less, to the western line of Fiot Avenue thence northwardly along said western line of Fiot Avenue one hundred feet (100 feet) more or less to the southward side of Broadway the point to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jose F. Vega and Gloria Vega, h/w, by Deed from Leonard G. Green and Mary D. Green, h/w, dated 12/04/1995, recorded 12/26/1995 in Book 1995-1, Page 123258.

Premises being: 800 BROADWAY, BETHLEHEM, PA 18015-2731.

Tax Parcel No. P6SW3A-2 31-0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Jose F. Vega and Gloria Vega.

DANIEL G. SCHMIEG, ESQUIRE

No. 21

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-05420

PARCEL 1:

ALL THAT CERTAIN parcel or tract of land situate in Lower Saucon Township, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe in the westerly property line of the road leading from Bethlehem to Center Valley and known as State Highway Route #12 and land conveyed to Irving Anderson; thence along the westerly property line of State Highway Route #12 on a curve to the right of radius 1886.08 feet a distance of 145.27 feet to an iron pin in the centerline of the Pennsylvania Power and Light Company's Transmission Line and property of Anna Hepp; thence along the centerline of the transmission line and property of Anna Hepp, North seventy-six degrees thirty-three minutes West (N. 76 degrees 33 minutes W.) one hundred seventy-eight and sixteen one-hundredths (178.16) feet to a pole in the line of other land of the grantor; thence along other land of the Grantor, North twenty degrees thirty minutes East (N. 20 degrees 30 minutes E.) one hundred forty-nine and eighty-seven one-hundredths (149.87) feet to an iron pipe in the line of land conveyed to Irving Anderson; thence along land conveyed to Irving Anderson, South seventy-three degrees eighteen minutes East (S. 73 degrees 18 minutes E.) one hundred twenty-six and eighty-five one-hundredths (126.85) feet to the point or place of Beginning.

PARCEL 2:

TRACT NO. 1: ALL THAT CERTAIN messuage, lot or tract of land situate in the Township of Lower Saucon,

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

BEGINNING at an iron pipe near the middle of Raeder's Lane; thence along said land North 57 1/2 degrees West 20 feet to an iron pipe; thence along lands of Charles Dubbs, the following courses and distances: South 31 degrees 28 minutes West, 147.12 feet to an iron pipe, South 67 degrees and 47 minutes East 33.91 feet to an iron pipe; thence along lot of Erving Anderson North 26 degrees East 142 feet to the place of Beginning. CONTAINING 14.25 perches.

TRACT NO. 2: ALL THAT CERTAIN lot or piece of land situate in the Township of Lower Saucon, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe, from which an iron pipe at or near the center of Raeder's Lane bears North 20 degrees 30 minutes East 142 feet; thence (1) along other lands of the grantee herein, South 20 degrees 30 minutes West 149.87 feet to a wooden pole at or near the center of the P.P. & L. transmission line right of way; thence (2) along other lands of the grantor herein, of which this tract was formerly a part, North 07 degrees 50 minutes East 154.85 feet, to an iron pipe; thence (3) along other lands of the grantee herein, North 67 degrees 47 minutes West 33.01 feet to the place of beginning. CONTAINING 2,540 square feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Jesus Picart, by Deed from Thomas W. Machemer, dated 11/29/1999, recorded 12/01/1999 in Book 1999-1, Page 177125.

Premises being: 1452 CLAUSER DRIVE, BETHLEHM, PA 18015-5411.

Tax Parcel No. Q6NW3 9 6 0719.

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

SEIZED AND TAKEN into execution of the writ as the property of Jesus Picart.

DANIEL G. SCHMIEG, ESQUIRE

No. 22

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2008-13414**

ALL THAT CERTAIN dwelling house and lots or pieces of land bounded and described as follows, to wit:

TRACT #1: ALL THAT CERTAIN lot of land situated in the City of Easton, formerly Borough of South Easton, Northampton County and Commonwealth of Pennsylvania, designated as Lot #14, in Block O on a plan of lots of "The Utt Farm" made originally by Chas. McIntyre for Chas. and Frederick Seitz and afterwards amended by Phillips and Wells, and recorded in the Office for the Recording of Deeds at Easton, the said Lot #14 is situated on the North side of Wilkes Barre Street, commencing at a point 350 feet West of the center of Seitz Avenue, thence continuing Westward from said point 25 feet. Bounded on the South by Wilkes Barre Street, East by Lot #13 in said Block O, West by Lot #15 in said Block O and on the North by Cooper Alley. Containing in front on said Wilkes Barre Street, 25 feet and extending Northward of that same width 172 feet, more or less to Cooper Alley.

TRACT #2: ALL THAT CERTAIN lot of land situated in the City of Easton aforesaid, designated as Lot #12, in Block O on a plan of lots of "The Utt Farm" aforesaid, the said Lot #12 is situate on the North side of

Wilkes Barre Street, commencing at a point 300 feet West of the center of Seitz Avenue, thence continuing Westward 25 feet from said point. Bounded on the South by Wilkes Barre Street, East by Lot #11 in said Block O, West by Lot #13 in said Block O and on the North by Cooper Alley. Containing in front on said Wilkes Barre Street, 25 feet and extending of that same width Northward 175 feet, more or less, to Cooper Alley aforesaid.

TRACT #3: ALL THAT CERTAIN lot of land situated in the City of Easton aforesaid, designated as Lot#13, in Block O on a plan of lots of "The Utt Farm" aforesaid, commencing at a point 325 feet West of the center of Seitz Avenue, thence continuing Westward 25 feet from said point. Bounded on the South by Wilkes Barre Street, East by Lot #12 in said Block O, West by Lot #14 in said Block O and on the North by Cooper Alley. Containing in front on said Wilkes Barre Street, 25 feet and extending Northward of that same width 175 feet, more or less, to Cooper Alley aforesaid.

SUBJECT to a right of way to Metropolitan Edison Company recorded in Miscellaneous Book 182, Page 459.

SUBJECT to public and private rights in streets and alleys, etc., as shown on Map Volume 1, Page 24.

BEING known as 445 WEST WILKES BARRE STREET, EASTON, PA 18042.

PARCEL #L9SE4C 18 14 0310.

BEING THE SAME PREMISES which Eva K. Brobst, by Deed dated August 27, 2004 and recorded September 8, 2004 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book

Volume 2004-1, Page 352022, granted and conveyed unto RICHARD L. VANVLIET and RICHANN VANVLIET, husband and wife.

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 Richard L. Vanvliet a/k/a Richard Lee Vanvliet and Richann Vanvliet a/k/a Richann Petchonka.

GREGORY JAVARDIAN, ESQUIRE

No. 23

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-01854

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

BEGINNING at a corner of Lot No. 7 in Block No. 1 designated on a Map made for Miller & Romig, on the west side of Broadway Street; thence along said Lot No. 7 in a Westerly direction, one hundred twenty-five (125) feet to a corner on the east side of a public alley sixteen (16) feet wide; thence along the east side of said public alley in a southerly direction, thirty (30) feet to a corner of Lot No. 8; thence along said Lot No. 8 in an easterly direction, one hundred twenty-five (125) feet to a corner on said Broadway Street; thence along the west side of Broadway Street in a northerly direction, thirty (30) feet to the place of BEGINNING.

Parcel# F8NW1A-1-3-0638.

Property address: 246 South Broad Way, Wind Gap, PA 18091.

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

SEIZED AND TAKEN into execution of the writ as the property of Elsie V. Fritz a/k/a Elsie V. Garren.
MICHAEL T. MCKEEVER, ESQUIRE

No. 24**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-03325**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, described according to a survey and plan of Chetwin thereof made by John McNeal, 3rd, Registered Engineer, of Easton Pennsylvania on the 12th day of April, A.D. 1955, as follows, to wit:

BEGINNING at a point on the northwesterly side of Winfield Terrace (fifty feet wide) the three following courses and distances along the said side of Winfield Terrace from its intersection with the southwesterly side of Center Street (fifty feet wide):

1. South seventy-three degrees thirteen minutes West two hundred eighty-nine feet and eighty-nine one-hundredths of a foot to a point;

2. South sixty-eight degrees forty-four minutes West fifty-four feet and four tenths of a foot to a point;

3. South fifty-nine degrees two minutes West sixty-three feet and twenty-five one-hundredths of a foot to a point, the place of beginning;

Thence from said beginning point extending along the said side of Winfield Terrace South forty-eight degrees thirty-six minutes West sixty-three feet and twenty-five one-hundredths of a foot to a point; thence extending North forty-five degrees seventeen minutes West one hundred five feet and sixty-seven one-hundredths of a foot to a point; thence extending North thirty-seven degrees forty-two

minutes East ten feet and two tenths of a foot to a point; thence extending North forty-five degrees twenty-three minutes East sixteen feet and three tenths of a foot to a point; thence extending South thirty-five degrees eighteen minutes East one hundred ten feet and five tenths of a foot to the northwesterly side of Winfield Terrace aforesaid, the first mentioned point and place of beginning.

BENG Lot No. 164 on said plan, House No. 4311 Winfield Terrace.

UNDER AND SUBJECT to certain conditions and building restrictions as now appear of record.

TITLE TO SAID PREMISES IS VESTED IN Linda Friedman, unmarried and Fred M. Harden, III, unmarried, by Deed from Joyce L. Bastian, widow, dated 11/02/2004, recorded 11/09/2004 in Book 2004-1, Page 436463.

The said Linda Friedman died on 10/15/2006.

Premises being: 4311 WINFIELD TERRACE, EASTON, PA 18045-4932.

Tax Parcel No. M8SE1-2-9.

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

SEIZED AND TAKEN into execution of the writ as the property of Fred M. Harden, III.

DANIEL G. SCHMIEG, ESQUIRE

No. 26**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-14416**

ALL THAT CERTAIN lot, tenement, or piece of ground situate on the northwesterly intersection of Fairview Avenue and Burdette Avenue, in the Borough of Wind Gap, County of Northampton, Commonwealth of Pennsylvania, and being shown on a

Plan prepared by Kenneth R. Hahn, PLS and entitled 'Property Survey for John Liero', Drawing Number 05-47, dated and last revised June 28, 2005, bounded and described as follows:

BEGINNING at a PK nail set, said PK nail being located in the northerly right of way line of Fairview Avenue, 107.50 feet southwesterly of Burdette Avenue; thence extending along the easterly property line of 244 Fairview Avenue, North 28 degrees 00 minutes 00 seconds West, 120.00 feet to a PK nail set in the southerly right of way line of Oak Alley; thence extending along the southerly right of way line of Oak Alley, North 62 degrees 00 minutes 00 seconds East 107.50 feet to a point; thence extending along the westerly right of way line of Burdette Avenue, South 28 degrees 00 minutes 00 seconds East 120.00 feet to a point; thence extending along the northerly right of way line of Fairview Avenue, South 62 degrees 00 minutes 00 seconds West 107.50 feet to the place of beginning.

CONTAINING 12,900.00 square feet.

BEING Lots 446, 447 and 20 feet of Lot 448 as shown on the Plan of Parkside, recorded in Northampton County Map Book 3, page 37.

SUBJECT to a 7.5 feet by 70.00 feet blacktop paved easement located on the southwesterly most corner of Lot #260 granted to (#244 Fairview Avenue).

TITLE TO SAID PREMISES IS VESTED IN Terry L. Sutton, Jr. and DeAnne Sutton, h/w; by Deed from Clara T. Liero, Trustee of the Clara T. Liero Trust, dated June 30, 2000, dated 07/18/2005, recorded 07/28/2005 in Book 2005-1, Page 284268.

Premises being: 260 FAIRVIEW AVENUE, WIND GAP, PA 18091-1228.

Tax Parcel No. E8SW4B 10 8 0638.

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

SEIZED AND TAKEN into execution of the writ as the property of Terry L. Sutton, Jr. and Deanne Sutton.

DANIEL G. SCHMIEG, ESQUIRE

No. 28

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

CV-2010-01261

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

BEGINNING at the iron pin in the public road leading from Cherry Hill to Jacobsburg; thence along the property of Charles Rice, South 57 degrees East 190 feet to a point; thence along the property of which this was a part now about to be conveyed to Arthur Schmidt, the following two courses: North 31 1/2 degrees East 135 feet and North 57 degrees West 190 feet to the middle of the aforesaid public road; thence along the public road South 31 1/2 degrees West 135.0 feet to the place of beginning. Also described in the chain of title as a parallelogram at the southwest corner of the tract as more fully set forth in Northampton County Deed Book Volume A56, page 91.

TITLE TO SAID PREMISES IS VESTED IN Robert C. Weber, single., by Deed from Emma C. Hughes, a/k/a Emma Hughes, widow, by Linwood A. Clewell and Alice M. Clewell, her Agents, specially constituted by power of Attorney dated August 8, 2002, and Recorded De-

cember 2, 2005, in the Northampton County Recorder of Deeds Office at Easton, Pennsylvania in Record book volume 2005-1, page 485056., dated 11/30/2005, recorded 12/02/2005 in Book 2005-1, Page 485064.

Premises being: 468 JA-COBSBURG ROAD, NAZARETH, PA 18064-9160.

Tax Parcel No. J7NE2-3-1.

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

SEIZED AND TAKEN into execution of the writ as the property of Robert C. Weber.

DANIEL G. SCHMIEG, ESQUIRE

No. 29

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2007-10349**

PROPERTY BEING KNOWN AS:

ALL THAT CERTAIN lot or parcel of land situated in the Township of Williams, County of Northampton and Commonwealth of Pennsylvania, being Lot No. 37 as shown on a plan entitled, "Preliminary/Final Subdivision Plan, Woodside-Phase 2", dated January 27, 2003 last revised August 18, 2003, prepared by Van Cleef Engineering Associates, Bethlehem, Pa. and recorded on November 04, 2003 in Book 2003-5, Pages 419-423, more particularly described as follows:

BEGINNING at a common corner of Lots No. 37 and No. 38 on the Southwesterly side of a cul-de-sac bulb, Woodrun Court (50' R. O. W.); thence

1. Along the cul-de-sac bulb, passing along an arc of a circle curving to the left, having a radius of 70.00 feet, an arc distance of 102.24 feet to a corner of Lot No. 36; thence

2. Along Lot No. 36 a non-radial line, South 21 degrees 44 minutes 59 seconds East, a distance of 305.12 feet to a corner; thence

3. South 65 degrees 04 minutes 13 seconds West, a distance of 272.05 feet to a corner; thence

4. North 24 degrees 55 minutes 03 seconds West, a distance of 312.96 feet to a corner of Lot No. 38; thence

5. Along Lot No. 38 a non-radial line, North 50 degrees 21 minutes 23 seconds East, a distance of 231.57 feet to the first mentioned point and place of beginning.

CONTAINING 94,934 square feet or 2.179 acres of land.

SUBJECT to 10' Wide Drainage and Utility Easement around perimeter of property, as shown on said referenced Preliminary/Final Subdivision Plan.

SUBJECT to 10' Wide Street Tree Easement as shown on said referenced Preliminary/Final Subdivision Plan.

SUBJECT to a 20' Wide Drainage and Utility Easement as shown on said referenced Preliminary/Final Subdivision Plan.

45 WOODRUN COURT, EASTON, PA 18042.

TAX PARCEL #N10-3-3-37.

TITLE TO SAID PREMISES IS VESTED IN Philip Hunte and Michelle Audain Hunte, his wife by Deed from Toll Pa, L.P. dated 1/22/2007 and recorded 2/8/2007 in Record Book 2007-1, Page 54799.

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

SEIZED AND TAKEN into execution of the writ as the property of Philip Hunte and Michelle Audain Hunte a/k/a Michelle Audaine Hunte.

MARTHA E. VON ROSENSTIEL,
ESQUIRE

No. 30
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-03996

Parcel #1

All that certain lot or piece, of land and dwelling thereon erected formerly in the Borough of South Easton, now City of Easton, County of Northampton and Commonwealth of Pennsylvania, comprising lot numbered One Hundred and forty-four (144) according to the map of Packer Farm situated on the North side of Lincoln Street and containing in front or breadth on said street Twenty (20 feet) feet and extending Northwardly of that breadth between parallel lines at right angles with said Lincoln Street a distance of One Hundred and forty (140 feet) feet,

Bounded as follows; On the North by Wirebach Street, on the East by Lot No. 143, on the South by said Lincoln Street, and on the West by Lot No. 145.

PARCEL NUMBER: M9NE1A-9-17-0310.

Parcel #2

All that certain lot or piece of land formerly situated in the Borough of South Easton, now City of Easton, County of Northampton and Commonwealth of Pennsylvania, comprising lots numbered 142 and 143 according to the Map of 'Packer Farm', situated on the North side of Lincoln Street and containing together in front or breadth on said street Forty Feet and extending Northward of that breadth between parallel lines at right angles with said Lincoln Street a distance of One Hundred Forty Feet, bounded as follows:

Bounded on the North by Wirebach Street, on the East by Lot No. 141, on the South by Lincoln Street, and on the West by Lot No. 144.

PARCEL NUMBER: M9NE1A-9-16-0310.

Being the same premises which Floyd James Thomas, Jr. by Deed dated March 2, 2004 and recorded March 2, 2004 in Northampton County in Deed Book Volume 2004-1 Page 77649 conveyed unto William R. Young and Bria M. Young, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Scott N. Clark, by Deed from William R. Young and Bria M. Young, dated 07/11/2007, recorded 07/31/2007 in Book 2007-1, Page 277444.

Premises being 1079 WEST LINCOLN STREET, EASTON, PA 18042-6320.

Tax Parcel No. M9NE1A 9 17 0310, M9NE1A 9 16 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Scott N. Clark.

DANIEL G. SCHMIEG, ESQUIRE

No. 32
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-07574

ALL THAT CERTAIN dwelling house, numbered 819 Lehigh Street, being the eastern half of a double dwelling house, and lot of land on which the said eastern half of the said double dwelling house is erected, situated on the north side of Lehigh Street, in the said City of Easton, beginning at a point, the southwest corner of land of S. Morton Zulick, thence extending along said Lehigh Street, westwardly 29 feet to a point in the dividing line of said double dwelling house, and of that width extending northwardly in depth between parallel lines 106 feet to land

about to be conveyed to John R. Chidsey.

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

Premises being: 819 LEHIGH STREET, EASTON, PA 18042-4327.

Tax Parcel No. L9SE1C 7 10 0310.

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

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

DANIEL G. SCHMIEG, ESQUIRE

No. 33

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-10436**

ALL THOSE CERTAIN two (2) lots or pieces of land situate on the south side of Grant Street in the City of Easton (South Side), County of Northampton and State of Pennsylvania, between Valley and Iron Streets, known as No. 812 Grant Street, bounded and described as follows, to wit:

BEGINNING at a point forty (40) feet east from the northeast corner of lot now or late of Thomas Harcastle and extending eastwardly along the south side of Grant Street eighty (80) feet to land now or late of J. S. Downs; thence along the same southwardly one hundred forty (140) feet to Rock Alley; thence along rock Alley west eighty (80) feet to land late of J. Alfred Schaffer; thence along land late of J. Alfred Schaffer northwardly one hundred forty (140) feet to the place of beginning.

IT BEING THE SAME PREMISES which Gene D. Bechtel and Marlene

K. Bechtel, his wife, by their Indenture bearing date the sixteenth day of March, A.D. 1976, for the consideration therein mentioned, granted and conveyed unto the said Charles W. Bechtel, Jr., and Nancy A. Bechtel, his wife (who died September 15, 2001), 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 Deed Book Volume 538, page 141, etc., relation begin thereunto had, more fully and at large appears.

BEING KNOWN AS 812 West Grant Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NE1D-2-8.

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 Charles W. Bechtel, Jr.

ALFRED S. PIERCE, ESQUIRE

No. 34

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-04031**

ALL THAT CERTAIN messuage and tract of land together with the dwelling now thereon erected, designed as Tract 1 and 2 situate in Williams Township, Northampton County, Pennsylvania bounded and described as follows:

TRACT NO. 1:

Beginning at a point in the north edge of an 18 feet concrete road from Riegelsville to Easton, PA, said point being 150 feet from eastern boundary line formerly of Frank O. Kichline property adjoining property of Lee Adams, along eastern property line and said 150 feet being measured along said northern edge of said 18

feet concrete road and being considered as running south 69 degrees west; thence from said beginning point continuing said northern edge of said concrete road, south 69 degrees west 200 feet to a point; thence along property now or late of Frank O. Kichline, of which this is a part, north 20 degrees west 200 feet to a point; thence along property now or late of Frank O. Kichline, north 69 degrees east 200 feet to a point in the western line of property now or late of said Lewis Walter, thence along said western property line now or late of Lewis C. Walter, south 20 degrees east 200 feet to a point of beginning.

BEING bounded on the east by property now or late of Lewis C. Walter, on the south by concrete road leading from Riegelsville to Easton; and on the west and north by other property now or late of Frank O. Kichline.

IT IS HEREBY AGREED AND UNDERSTOOD by the said parties hereto that the lot conveyed herein and above described is to be used strictly for residential purposes and whatever building are erected thereon must be set back at least 50 feet from the highway.

TRACT NO. 2:

Beginning at a point for a corner to other lands now or late of Richard Walters and on line of land now or late of George L. Kramer; (1) north 16 degrees 45 minutes west 298 feet to a point for a corner in the eastern Doylestown trolley line road bed now abandoned, same being the northwest corner to lands now or late of George L. Kramer; thence along the fourth course of the original farm description of which this survey is a part and in accord with the bearing given at that time, and continuing along the above mentioned trolley line

road bed (2) south 68 degrees west 50 feet to a point for a corner; thence being one and the same described as the fifth course in the original farm survey, continuing along the old trolley road bed (3) south 51 degrees west 100 feet to a point for a corner; thence along the sixth course of the original farm survey for a portion of its original farm survey length still along old trolley line road bed (4) south 46 degrees 15 minutes west 63.5 feet to a point for corner, same being corner to lands remaining now or late of Frank O. Kichline; thence following a line parallel to the first course of this survey and by lands remaining now or late of F.O. Kichline (5) south 16 degrees 45 minutes east 230.5 feet to a point for a corner same being the northwest corner of other lands now or late of Richard Walters; thence along the northern boundary of other lands now or late of Richard Walters (6) north 72 degrees 15 minutes east 200 feet to a point and place of beginning.

ALSO being described by a recent survey prepared by Donald C. Frederickson, P.E., L.S. dated 5-18-2000 as follows:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Williams, County of Northampton and Commonwealth of Pennsylvania, shown as 2780 South Delaware Drive and being further bounded and described as follows, to wit:

BEGINNING at a point in the right of way of U.S. Route 611 (South Delaware Drive—approximately 9 feet from centerline); said point also being on line of lands now or formerly of Michael Newman; thence in and along said right of way line in U.S. Route 611 (South Delaware Drive) south 72-15 minutes 00 seconds west 200.00 feet to a point on line of lands

now or formerly of Wilma and Elisworth Morris; thence along lands now or formerly of Wilma and Elisworth Morris north 46-45 minutes 00 seconds west 430.50 feet to a point on line of lands now or formerly of George and Ingrid Toth; thence along said lands now or formerly of George and Ingrid Toth north 45-42 minutes 16 seconds east 64.11 feet to a point; thence continuing along lands now or formerly of George and Ingrid Toth and also along lands now or formerly of Patrick Comiskey north 52-24 minutes 30 seconds east 100.00 feet to a point; thence continuing along said lands now or formerly of Patrick Comiskey north 66-37 minutes 57 seconds east 50.00 feet to a point at a corner of lands now or formerly of Michael Newman; thence along said lands now or formerly of Michael Newman south 16-45 minutes 00 seconds east 498.00 feet to a point, the place of beginning.

CONTAINING 94,396.9 square feet or 2.1671 acres more or less.

Said property being subject to a portion of right of way for U.S. Route 611 (South Delaware Drive).

TITLE TO SAID PREMISES IS VESTED IN Amy E. Chandler-Skerkis, by Deed from Craig Skerkis, dated 03/12/2010, recorded 03/19/2010 in Book 2010-1, Page 47923.

Premises being: 2780 SOUTH DELAWARE DRIVE, EASTON, PA 18042-9715.

Tax Parcel No. P10 1 18 0836.

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

SEIZED AND TAKEN into execution of the writ as the property of Amy E. Chandler-Skerkis.

DANIEL G. SCHMIEG, ESQUIRE

No. 37

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-03995

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the Second Ward of the Borough of Bangor, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the west side of South Main Street and land now or late of Charles O. Miers; thence along the west side of said South Main Street and in line therewith South three and three-fourth ($3\frac{3}{4}$) degrees East seventeen and seventy-five one-hundredths (17.75) feet to a point; thence westwardly along land to be conveyed to Wayne M. Avery, now or formerly, and through the center of a partition wall of a double dwelling of which this conveyance is the north side of House No. 678, a distance of one hundred twenty (120) feet to a sixteen (16) foot wide alley; thence along east side of said alley North three and three-fourth ($3\frac{3}{4}$) degrees West seventeen and five-tenths (17.5) feet to a point and land now or late of the aforesaid Charles O. Miers; thence along the same North eighty-six and one-fourth ($86\frac{1}{4}$) degrees East one hundred twenty (120) feet to the place of beginning. Containing the above described premises. It being a part of Lot No. 5 upon J. J. Scheffler's Map or plan of lots as surveyed on July 1907.

TITLE TO SAID PREMISES IS VESTED IN Joshua K. Guerrero, by Deed from Lawrence E. Hallett, Jr. and Linda Hallett, h/w, dated 08/19/2005, recorded 08/26/2005 in Book 2005-1, Page 327702.

Premises being: 678 SOUTH MAIN STREET, BANGOR, PA 18013-2828.

Tax Parcel No. E9NE3D 5 5 0102.
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 Joshua K. Guerrero.

DANIEL G. SCHMIEG, ESQUIRE

No. 38

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-07832**

ALL THAT CERTAIN parcel of land known as Lot No. 17, located in Bushkill Township, Northampton County, Commonwealth of Pennsylvania, as shown on a Plan entitled 'Country Chase' prepared by Harte Engineering, Inc. recorded September 30, 2005, in Northampton County Map Book Volume 2005-5, Page 578, bounded and described as follows:

BEGINNING at a point on the northerly right-of-way line of Country Chase Drive, 25.00 feet from the centerline, said point being in line with the lands known as Lot 26 of County Chase Major Subdivision; thence along said Lot 26, North 03 degrees 49 minutes 28 seconds West 155.97 feet to a point; thence along the same, North 19 degrees 20 minutes 07 seconds West 94.14 feet to a point; thence along the lands known as Lot 18 of Country Chase Major Subdivision, North 90 degrees 00 minute 00 second East 270.23 feet to a point; thence along the northerly right-of-way line of Country Chase Drive, on a curve to the right having a radius of 245.00 feet and an arc length of 368.49 feet to the POINT OF BEGINNING.

CONTAINING: 46,261 sq. ft. or 1.0620 acres.

SUBJECT TO any drainage easements as shown on the record plan.

SUBJECT to easements, restrictions, and covenants of record.

TITLE TO SAID PREMISES IS VESTED IN Gregory G. Grismore, by Deed from CMC Development Corporation, dated 01/31/2008, recorded 02/12/2008 in Book 2008-1, Page 39001.

Premises being: 125 COUNTRY CHASE DRIVE, UNIT 17, WIND GAP, PA 18091-9678.

Tax Parcel No. G7 4 8-17 0406.

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

SEIZED AND TAKEN into execution of the writ as the property of Gregory G. Grismore.

DANIEL G. SCHMIEG, ESQUIRE

No. 39

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-07658**

ALL THAT CERTAIN message, tenement and lot or piece of land, Situate, lying and being on the South side of Bushkill Street, in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point 23 feet East of the Southeast corner of Bushkill and Mulberry Streets; thence along the South side of Bushkill Street in an Eastwardly direction 23 feet 6 minutes to a point; thence South on a parallel line with Mulberry Street 141 feet to Sassafras Street; thence West along the North side of Sassafras Street 23 feet 6 inches to a corner of lot now or late of Jacob A. Frutchey; thence along the same North 141 feet to a point on Bushkill Street, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Allen Williams and

Chanda Jones-Williams, by Deed from Raymond V. Morrow and Bonnie A. Morrow, dated 3/31/2004, recorded 04/19/2004 in Book 2004-1, Page 143709.

Premises being: 818 BUSHKILL STREET, EASTON, PA 18042-3340.

Tax Parcel No. L9NE4C 15 2 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 Chanda Jones-Williams and Allen Williams.

DANIEL G. SCHMIEG, ESQUIRE

No. 40

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

CV-2007-09601

ALL THAT CERTAIN message, tenement, and lot or piece of ground situate on the northeast corner of Seventh and Church Streets, in the City of Easton aforesaid, bounded and described as follows, to wit:

BEGINNING at said corner of Seventh and Church Streets, thence extending along said Seventh Street northwardly ninety feet, more or less, to a private alley, thence along the same eastwardly twenty-seven feet to the line of land now or late of George Miller, thence along said Miller's land southwardly ninety feet, more or less, to Church Street aforesaid; thence along said Church Street westwardly, thirty-one feet, more or less, to the place of Beginning. The premises are presently known and designated as No. 21 North Seventh Street, Easton.

Northampton County Tax Parcel Number: L9SE1B 9 14.

BEING KNOWN AS 21 North Seventh Street, Easton, PA 18042.

THEREON BEING ERECTED a three-story single dwelling with alu-

minum siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Mark A. Holmes.

ROBERT P. DADAY, ESQUIRE

No. 41

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

CV-2009-10106

ALL THAT CERTAIN lot, tract of land, parcel, piece of ground with the buildings and improvements thereon erected, situate in the City of Easton, Northampton County, State of Pennsylvania, being the western one-half of a double frame house and lot situate and known as 1352 Ferry Street, bounded and described as follows, to wit:

BEGINNING at a point on the south side of Ferry Street forty-five (45) feet East of the East building line of Fourteenth Street, thence East along the South side of Ferry Street nineteen (19) feet; thence the property extending Southwardly of the same width in depth one hundred and twenty (120) feet to a ten (10) foot wide alley.

BOUNDED on the North by said Ferry Street, East by property now or late of John H. Price and Elsie J. Price, his wife, South by said alley and West by property now or late of Joseph Compton.

BEING THE SAME PREMISES which Samuel R. Pierce, Jr. Secretary of Housing and Urban Development, by Deed dated June 30, 1988 and recorded on July 1, 1988, in the Office of the Recorder of Deeds of Northampton County, Pennsylvania, in Deed Book 750, Page 955, granted and conveyed unto Arieh Sternberg and Miriam Sternberg, His Wife.

Northampton County Tax Parcel No. L9SW2C 12 3.

BEING KNOWN AS 1352 Ferry Street, Easton, PA 18042.

THEREON BEING ERECTED a three-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 Barry L. Givens.

ROBERT P. DADAY, ESQUIRE

No. 43
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-07479

TRACT I (consisting of Premises A and B)

PREMISES A (Tax Parcels 14, 15 and 16):

ALL THAT CERTAIN tract or parcel of land situate an the northerly side of Main Street in the Borough of Bath, County of Northampton and Commonwealth of Pennsylvania bounded and described according to a survey dated November 13, 1996 and last revised December 12, 1996 prepared by Alfred O. Werner, Professional Land Surveyor of East Greenville, Pennsylvania, as follows, to wit:

BEGINNING at a point in the centerline of Main Street and the easterly side of an eleven feet wide public alley; thence along the easterly side of said alley North 23° 46' 35" East 293.29 feet to a railroad spike in the southerly side of a sixteen feet wide public alley; thence along the southerly side of said alley South 67° 00' 00" East 62.50 feet to a point in line of lands now or formerly of the First Bath Corporation; thence along said lands now or formerly of the First Bath Corporation South 23° 41' 40" West 293.29 feet to a point in the aforementioned centerline of Main Street; thence along said centerline of Main Street North 67° 00' 00" West 62.92 feet to the place of beginning.

Containing 18,391 square feet of land.

County Tax Parcels—K6NW4C-12-14, 15 & 16.

PREMISES B (Tax Parcels 17 and 19):

ALL THAT CERTAIN tract or parcel of land with buildings and improvements thereon erected situate at the northeast corner of Main and Walnut Streets in the Borough of Bath, County of Northampton and Commonwealth of Pennsylvania bounded and described according to a survey dated November 13, 1996 and last revised December 12, 1996 prepared by Alfred O. Werner, Professional Land Surveyor of East Greenville, Pennsylvania, as follows, to wit:

BEGINNING at the intersection of the easterly side of Walnut Street and the northerly side of Main Street; thence along the easterly side of said Walnut Street North 00° 27' 15" West 164.86 feet to a point in the southerly side of a fifteen feet wide private alley; thence along the southerly side of said alley North 89° 32' 45" East 143.67 feet; thence partly along the terminus of said private alley and partly along lands now or formerly of the Bath Chemical Engine & Hose Company No. 1 North 20° 12' 55" East 116.69 feet to a point in the southerly side of Center Street; thence along the southerly side of said Center Street the following two courses:

1) South 88° 46' 10" East 3.35 feet; and

2) South 84° 34' 10" East 73.09 feet to a point in line of lands now or formerly of Roger G. Rehrig;

thence along said lands now or formerly of Roger G. Rehrig South 21° 34' 40" West 67.02 feet to a point in the northerly side of a sixteen feet wide public alley; thence along the northerly side of said alley North 67°

00' 00" West 12.20 feet to a point in the westerly side of an eleven feet wide public alley; thence along the westerly side of said alley South 23° 46' 35" West 309.29 feet to a point in the centerline of the aforementioned Main Street; thence along said centerline of Main Street North 67° 00' 00" West 45.71 feet; thence crossing the bed of said Main Street North 22° 13' 15" East 28.00 feet to a point in the aforementioned northerly side of said Main Street; thence along the northerly side of said Main Street North 67° 00' 00" West 72.49 feet to the place of beginning.

Containing 39,586 square feet of land.

County Tax Parcels K6NW4C-12-17 & 19.

TRACT II

ALL THAT CERTAIN tract or parcel of land situate on the northerly side of Main Street in the Borough of Bath, County of Northampton and Commonwealth of Pennsylvania bounded and described according to a survey dated November 13, 1996 and last revised December 12, 1996 prepared by Alfred O. Werner, Professional Land Surveyor of East Greenville, Pennsylvania, as follows, to wit:

BEGINNING at a point in the centerline of Main Street and the westerly side of a fourteen feet wide alley; thence along said centerline of Main Street North 67° 00' 00" West 34.00 feet to a point in line of lands now or formerly of the First National Bank of Bath; thence along said lands now or formerly of the First National Bank of Bath North 23° 41' 40" East 293.29 feet to a point in the southerly side of a sixteen feet wide public alley; thence along the southerly side of said alley South 67° 00' 00" East 34.00 feet to a point in the aforementioned westerly side of a fourteen feet wide public

alley; thence along the westerly side of said alley South 23° 41' 40" West 293.29 feet to the place of beginning.

Containing 9,971 square feet of land.

County Tax Parcels—K6NW4C-12-13.

Northampton County Tax Parcel No. K6NW4C 12 17.

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

SEIZED AND TAKEN into execution of the writ as the property of Arcangelo DiOdoardo and Wendy DiOdoardo.

ROBERT P. DADAY, ESQUIRE

No. 44

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2009-07195

ALL THAT certain lots, tracts and parcels of land with building and improvements thereon commonly known as 1328 Lehigh St., Easton, Pennsylvania, more particularly described as follows:

CONTAINING in front on the south side of Lehigh Street twenty-one (21') feet and extending southwardly of equal width one hundred (100') feet to a ten (10') feet wide private alley. Bounded on the north by Lehigh Street, on the east by land now or late of William Arnold, on the south by the said ten (10') feet wide private alley, and on the west by Peach Street.

BEING THE SAME PREMISES which YONG HUI MULLIN, single, by Deed dated August 26, 1982 and recorded in the Office for the Recorder of Deeds of Northampton County, Pennsylvania, in Deed Book Volume 641, Page 102, did grant and convey unto VIOLET H. STARNER and LORETTA F. STARNER, their heirs and assigns.

ALSO BEING THE SAME PREMISES which the Estate of VIOLET H. STARNER, by Deed dated May 22, 2001 and recorded in the Office for the Recorder of Deeds of Northampton County, Pennsylvania, in Deed Book Volume 2001-1, Page 105583, did grant and convey unto the Estate of LORETTA FAYE STARNER, her heirs and assigns.

Northampton County Tax Parcel No. L9SW2C 24 1.

BEING KNOWN AS 1328 Lehigh Street, Easton, PA 18042.

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 Bonnie B. Starner.

ROBERT P. DADAY, ESQUIRE

No. 46

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2008-08455**

ALL THAT CERTAIN lot, parcel or place of land shown as LOT NO. 3 on a Plan of Lots entitled "Major Subdivision Land of Charles Stachnik" situate in the city of Easton, Northampton County, Pennsylvania, drawn by T&T Associates, C.E. dated November 30, 1983 and recorded in the Office for the Recording of Deeds for Northampton County in Plan Book 84, Page 169, and being more particularly described as follows:

BEGINNING at a point in the southerly right of way line of Milton Street, said point being the same common corner of Lots 3 and 4 as shown on said Plan, thence, along the westerly boundary line of said Lot No. 4, South 0° 00' West 150.00 feet to a point on other land of granter, thence, along said other lands of granter, North 89° 60' West 80.00 feet to a

point being the common corner of LOTS 2 and 3, thence, along the easterly boundary line of said Lot No. 2, North 0° 0' East 150.00 feet to a point in the southerly right of way line of Milton Street, thence, along said southerly right of way line of Milton Street, North 89° 60' East 80.00 feet to the place of beginning.

Northampton County Tax Parcel No. M9NE2A 13 1C.

BEING KNOWN AS 352 Milton Street, Easton, PA 18042.

THEREON BEING ERECTED a two-story single bi-level 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 Joseph C. Stachnik.

ROBERT P. DADAY, ESQUIRE

No. 47

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-04160**

All That Certain lot or tract of land known as 705 Overlook Drive, Bethlehem, and shown as Lot No. 54 on a Subdivision Plan of Stones Crossing Phase Two, recorded in Map Book Volume 87, Page 98, prepared by the Martin H. Schuler Company, Engineers and Surveyors of Allentown, situated in Hanover Township, Northampton County, Pennsylvania, more particularly described as follows:

BEGINNING at a point on the southern property line of Overlook Drive said point being located the following three (3) courses and distances east of the point formed by the intersection of the southern property line of Overlook Drive extended with the eastern property line of land now or late of Clinton and Lilly Koehler: (1) North 85 degrees—37 minutes—03

seconds East 179.19 feet to a point of curvature; (2) along an arc having a central angle of 23 degrees—51 minutes—54 seconds, radius of 175 feet, tangent 36.98 feet, a distance of 72.89 feet to a point of tangency; (3) North 61 degrees—45 minutes—09 seconds East 25.81 feet to a point; thence extending along Lot No. 79 of the aforementioned subdivision South 28 degrees—14 minutes—51 seconds East 187.65 feet to a point; thence extending along land designated as a noise barrier to be dedicated to Hanover Township North 63 degrees—46 minutes—00 second East 25.02 feet to a point; thence extending along Lot No. 55 of the aforementioned subdivision North 28 degrees—14 minutes—51 seconds West 188.53 feet to a point; thence extending along the southern property line of Overlook Drive South 61 degrees—45 minutes—09 seconds West 25.00 feet to the place of beginning.

CONTAINING 4,703.1 square feet.

SUBJECT, however, to a 20.00 foot wide drainage easement through the southern portion of the above described property.

SUBJECT, however, to a 10.00 foot wide T.V., electric, and telephone easement along Overlook Drive.

SUBJECT, however, to a 35.00 foot building restriction set back lines along the northern boundary.

SUBJECT, however, to a 10.00 foot wide Township Access right of way easement along the aforesaid drainage easement through the southern portion of the above described property.

SUBJECT, however, to a 10.00 foot wide mutual utility easement for maintenance of utility laterals and those of adjacent owners.

TITLE TO SAID PREMISES IS VESTED IN Johanna L. Schildt, a single individual and Angel L. Torres, a single individual, by Deed from Jeffrey L. Williams, dated 06/01/2007, recorded 06/05/2007 in Book 2007-1, Page 205489.

Premises being: 705 OVERLOOK DRIVE, BETHLEHEM, PA 18017-2314.

Tax Parcel No. M6SW4 10 29 0214.

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 Johanna L. Schildt and Angel L. Torres.

DANIEL G. SCHMIEG, ESQUIRE

No. 48
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-06928

ALL THOSE CERTAIN tracts or pieces of land, together with the buildings and improvements thereon erected, situate in the Borough of Pen Argyl, County of Northampton and State of Pennsylvania, singly and particularly described as follows:

TRACT NUMBER 1:

BEGINNING at the northeastern intersection of C Street and Pennsylvania Avenue; thence north along the east side of C Street, 100 feet to a point in line with other lands of E.A. Speer described in Tract No. 2 of this document; thence east along said southern boundary of Tract No. 2, 50 feet to a point in line with the western boundary of other lands E.A. Speer; herein described as Tract No. 3; thence south along said western boundary of Tract No. 3, 100 feet to a point of intersection with the north side of Pennsylvania Avenue; thence

west along the said north side of Pennsylvania Avenue, 50 feet to the place of beginning.

TRACT NUMBER 2:

BEGINNING at a point on the east side of C Street, 100 feet north of the northeastern intersection of C Street and Pennsylvania Avenue and in line with the northern boundary of Tract No. 1; thence east along said northern boundary of Tract No. 1 and Tract No. 3, hereinafter described 95 feet, more or less, to a point in line with the western boundary of the property of Frank Williams; thence north along said western boundary of property of said Frank Williams, 69 1/2 feet to a point in line with the right of way of said L. & N.E.R.R. Company, 95 feet, more or less, to a point of intersection with the east side of C Street; thence south along said east side of C Street, 82 feet to the point of beginning.

TRACT NUMBER 3:

BEGINNING at a point on the north side of Pennsylvania Avenue, 50 feet east of the northeastern intersection of C Street and Pennsylvania Avenue; thence north along the eastern boundary of Tract No. 1, 100 feet to a point in line with the southern boundary of Tract No. 2; thence east along said southern boundary of Tract No. 2, 45 feet to a point in line with the western boundary of property of Frank Williams; thence south along said western boundary of said Frank Williams, 100 feet to a point in line with the north side of Pennsylvania Avenue; thence along said north side of Pennsylvania Avenue in a westerly direction, 45 feet to the point of beginning.

BEING KNOWN AS: 439 West Pennsylvania Avenue, Pen Argyl, PA 18072.

PROPERTY ID NO.: E8NE1C-5A-1.

TITLE TO SAID PREMISES IS VESTED IN Dennis L. Riker and Denise M. Riker, husband and wife by Deed from James F. Wilson and Elizabeth B. Wilson, husband and wife dated 06/30/2003 recorded 07/13/2004 in Deed Book 2004-1 Page 269426.

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 Dennis L. Riker and Denise M. Riker.

ALAN M. MINATO, ESQUIRE

No. 49

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-03723**

ALL THAT CERTAIN land or tract of ground known as H4/13/20 that is a reminder tract of 1.0750 acres gross of the Boundary Line Adjustment for Barry C. & Mary Alice Beil, located in the Township of Lehigh, County of Northampton and Commonwealth of Pennsylvania, as shown on a Plan entitled Boundary Line Adjustment for Barry C. & Mary Alice Beil, by Hop-pes Professional Engineering & Surveying, bounded as follows, to wit:

BEGINNING at a point that is approximate centerline of Mountain View Drive (Pa Route 946), being the northeastern corner of the tract of the now or former Stephen P. & Shirl A. Tomsic, and also being the northwestern corner H4/13/20 of the same said Boundary Line Adjustment for Barry C. & Mary Alice Beil, herein described; thence extending a line in and along the Mountain View Drive (Pa Route 946) into the southern right-of-way, a bearing of North eighty-two (82) degrees twenty-six (26) minutes (17) seconds East and a

distance of one hundred fifty-six and eighty-eight one-hundredths (156.88) feet to a point; thence extending a line in and through the southern right-of-way of Mountain View Drive (Pa Route 946) and also dividing the tract of the now or former Donna L. Filchner from H4/13/20 of the same said Boundary Line Adjustment for Barry C. & Mary Alice Beil, herein described, a bearing of South three (03) degrees fifty-seven (57) minutes fifty-five (55) seconds West and distance of one hundred twenty and forty-five one-hundredths (120.45) feet to an iron pin (found), this last line passes through an iron pin (found) at five and sixty one-hundredths (5.60) feet; thence extending a line dividing Boundary Adjustment Area 'A' of the same said Boundary Line Adjustment for Barry C. & Mary Alice Beil from H4/13/20 of the same said Boundary Line Adjustment for Barry C. & Mary Alice Beil, herein described, the two following courses and distances:

1. A bearing of South seven (07) degrees four (04) minutes seventeen (17) seconds East and a distance of two hundred eleven and fifty-one one-hundredths (211.51) feet to an iron pin (set);

2. A bearing of South seventy-three (73) degrees forty-five (45) minutes nineteen (19) seconds West and a distance of one hundred thirty-five and fifty-five one-hundredths (135.55) feet to a pin (found);

Thence extending a line dividing the tract of the same said, now or former Stephen P. & Shirl A., Tomsic from H4/13/20 of the same Boundary Line Adjustment for Barry C. & Mary Alice Beil, herein described, a bearing of North seven (07) degrees four (04) minutes seventeen (17) seconds West and a distance of three hundred fifty and no one-hundredths (350.00) feet to a point, the Place of

Beginning; this last line passes through an iron pin (found) at three hundred thirty-three and fifty-seven one-hundredths (333.57) feet.

CONTAINING one and seven hundred fifty ten thousandths (1.0750) acres of gross land more or less.

BEING SUBJECT TO any and all easements, building restrictions lines, installation of curbing, and site development that is shown and indicated on the same said Boundary Line Adjustment For Barry C. & Mary Alice Beil.

TITLE TO SAID PREMISES IS VESTED IN Yudelkis Lugo, unmarried, by Deed from Barry Beil, married, dated 03/30/2007, recorded 04/04/2007 in Book 2007-1, Page 123308.

Premises being: 3525 MOUNTAIN VIEW DRIVE, DANILESVILLE, PA 18038-9767.

Tax Parcel No. H4 13 20 0516.

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

SEIZED AND TAKEN into execution of the writ as the property of Yudelkis Lugo.

DANIEL G. SCHMIEG, ESQUIRE

No. 50

BY VIRTUE OF A CERTAIN

WRIT OF EXECUTION

CV-2008-09001

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

BEGINNING at a point one hundred feet northwest from the northwest corner of Seminole and Cherokee Streets said point being the exact middle of a brick partition wall dividing houses No. 704 and No. 706 Seminole Street; thence through the

middle of said partition wall in a northerly direction a distance of eighty (80) feet to a point in a line of land late of W.F. Danzer; thence along the same in a northwestern direction a distance of twenty (20) feet to a point in a line of other land late of W.F. Danzer; thence along the same in a southerly direction a distance of eighty (80) feet to a point in the northern line of said Seminole Street; thence along the same an easterly direction a distance of twenty (20) feet to the point, the place of beginning.

TOGETHER with all and singular improvements, ways, waters-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also all the estate, right title, interest, use, trust property, possession, claim and demand whatsoever, of them, the Grantors, as well at law as in equity, of, in, and to the same.

TITLE TO SAID PREMISES IS VESTED IN Dolores Fernandez, single and Louisa Maldonado, single, as joint tenants with right of survivorship and not as tenants in common, by Deed from Dolores Fernandez, executrix of the estate of Antonio M. Fernandez, aka Antonio Fernandez, deceased, dated 10/16/2006, recorded 10/25/2006 in Book 2006-1, Page 443828.

WHEREAS The said Antonio M. Fernandez also known as Antonio Fernandez died on 10/12/2005 Testate. Letters were granted to his daughter Dolores Fernandez on November 3rd 2005.

The said Delia Fernandez died on July 13, 2005, leaving her husband, the said Antonio Fernandez, as the

surviving tenant by the entirety and sole owner in fee.

Premises being: 706 SEMINOLE STREET, BETHLEHEM, PA 18015-1436.

Tax Parcel No. P6SW2C 1 8 0204.

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 Louisa Maldonado and Dolores Fernandez.

DANIEL G. SCHMIEG, ESQUIRE

No. 51**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-05064**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania shown as Lot 50 on the Lot Line Adjustment Plan—Lots 49 & 50 of The Vineyard at Wagner Farms, Phase 1 as recorded in Map Book 1998-5, Page 18 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 westerly right-of-way line of Chianti Place (50 feet wide) at the southeast corner of Lot 49 of The Vineyard at Wagner Farms;

thence along said westerly right-of-way line of Chianti Place (50 feet wide) the following two courses and distances:

1. along the arc of a curve deflecting to the left having a radius of 175.00 feet and central angle of 01° -38' -14' for an arc length of 5.00 feet (chord: South 08°-07'-31" East 5.00 feet) to a point; thence

2. South 08° -01'-41" East 65.00 feet to a point at a corner of lands now or formerly of Richard E. and Sherry B. Cornell;

thence along said lands now or formerly of Richard E. and Sherry B. Cornell South 81° 57' -11" West 110.00 feet to a point on line of lands of Lot 59 of The Vineyard at Wagner Farms;

thence along said lands of Lot 59 and also along lands of Lot 60, both of The Vineyard at Wagner Farms, North 08° -02' -49" West 70.00 feet to a point at a corner of Lot 49 of The Vineyard at Wagner Farms;

thence along said lands of Lot 49 of The Vineyard at Wagner Farms North 81° 57' 11" East 110.01 feet to a point, the place of the Beginning.

Containing 7700.65 square feet or 0.1767 acre.

Being known as: 1817 Chianti Place, Easton, Pennsylvania 18045.

Title to said premises is vested in Elizabeth Attinello by deed from Elizabeth Attinello, single, and James Attinello, single, dated March 12, 2004 and recorded March 15, 2004 in Deed Book 2004-1, Page 96854, Instrument #2004018259.

TAX I.D. #: N8-23-10-0205.

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 Elizabeth Attinello.

MARGARET GAIRO, ESQUIRE

No. 52

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2009-02326

ALL THAT CERTAIN messuage, tenement, and tract of land located on the east side of Canal Street, be-

tween W. 14th and W. 16th Streets in the borough of Northampton, Northampton County, Commonwealth of Pennsylvania, known as 1453 Canal Street, being bounded and described, in accordance with a survey (#5253) by Bascom and Sieger, as follows, to wit:

BEGINNING at an iron pipe on the easterly property line of Canal Street, 242 feet south of the southerly property line of W. 16th Street.

Thence, along the southerly property line of land now or late of Borough of Northampton and partly along the southerly property line of Spruce Street, N 55° 16' 30" E, 162.78 feet to an iron pin,

Thence, along the westerly property line of land now or late of Joseph Banko, et al. S 38° 54' 15" E, 36.00 feet to an iron pipe,

Thence, along the northerly property line of land now or late of Stephen E. Sedora, S 53° 12' 25" W, 164.70 feet to an iron pipe,

Thence, along the easterly property line of Canal Street, N 35° SO W 41.85 feet to the place of beginning.

Being known as: 1453 Canal Street, Northampton, Pennsylvania 18067.

Title to said premises is vested in Bret A. Bruch and Mary L. Bruch a/k/a Mary L. Abraham a/k/a Mary L. Wood a/k/a Mary L. Haskins, husband and wife, as tenants by the entireties, by deed from JEFFREY F. KREMPASKY, MARRIED AND SUSAN L. KREMPASKY, HIS WIFE dated December 29, 1999 and recorded January 4, 2000 in Deed Book 2000-1, Page 868. Instrument #2000000270.

TAX I.D. #: M4NW1B-9-10.

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

tached one-car garage with aluminum siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Bret A. Bruch and Mary L. Bruch a/k/a Mary L. Abraham a/k/a Mary L. Wood a/k/a Mary L. Haskins.

MARGARET GAIRO, ESQUIRE

No. 54
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-04404

ALL those certain lots or pieces of ground situated in the Township of Lower Saucon, in the County of Northampton and State of Pennsylvania, being Lots No. 27, 28, and 29, In Block No. 2 of the first Subdivision of Bethlehem Steel City, as surveyed and laid out by A.M. Cawley, C.E., for Herman and Jones, on November 8, 1915, and recorded in the Office for the Recording of Deeds at Easton, Pennsylvania, in Map Book 6, Page 28, bounded and described as follows, to wit:

BEGINNING at a point in the South line of Riverside Drive distant four hundred fifty feet east of the southeast corner of Grace Avenue and Riverside Drive, thence in and along the south line of Riverside Drive eastwardly a distance of seventy-five feet to a point in the west line of Lot No. 26, In block No. 2 of said tract, and extending in depth of that width southwardly one hundred and twenty feet to a twenty foot wide alley. BOUNDED on the north by Riverside Drive, on the west by lot No. 30, on the south by said twenty feet wide alley, and on the east by lot No. 26 in block No. 2 of said above mentioned tract.

Being known as: 2088 Riverside Drive, Bethlehem, Pennsylvania 18015.

Title to said premises is vested in Joseph Nagy by deed from JOSEPH A. NAGY AS ATTORNEY IN FACT FOR JOSEPH NAGY dated August 25, 2008 and recorded September 3, 2008 in Deed Book 2008-1, Page 249455, Instrument #2008034825.

Joseph Nagy departed this life on 2/23/2009. Title to said premises is now vested in Joseph. A. Nagy Jr., Administrator of the Estate of Joseph Nagy, Deceased Mortgagor and Real Owner by operations of law.

TAX I.D. #: N7SE4-10-10.

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

SEIZED AND TAKEN into execution of the writ as the property of Joseph A. Nagy, Jr., Administrator of the Estate of Joseph Nagy, Deceased Mortgagor and Real Owner.

MARGARET GAIRO, ESQUIRE

No. 55
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-05015

ALL THAT CERTAIN message, tenement and lot or piece of land known as No. 824 South 24th Street, Wilson Borough, Pennsylvania together with an additional message, lot or piece of land adjacent thereto all situate in the Borough of Wilson, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Eastern building line of South 24th Street in the said Borough of Wilson, County and State aforesaid, said point being 115.73 feet distant from the intersection of said building line of South 24th Street with the Northern building line of Freemansburg Road; thence Northwardly along the Eastern building line of said South

24th Street 45 feet to a point and extending Eastwardly of that same width in depth 65 feet to land now or late of Arthur W. Trach and/or Raymond Trach.

BOUNDED on the North by premises, now or late of Herman Kliban-sky, on the East by land or lands now or late of Arthur W. Trach and/or Raymond Trach on the South by land now or late of Mabel R. Myers Burwell, and on the West by South 24th Street aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Lateef P. McGill, by Deed from Richard C. Arlotto and Lisa M. Arlotto, h/w, dated 03/30/2006, recorded 04/27/2006 in Book 2006-1, Page 166507.

Premises being: 824 SOUTH 24TH STREET, EASTON, PA 18042-5334.

Tax Parcel No. L9SW4C-19-4.

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

SEIZED AND TAKEN into execution of the writ as the property of Lateef P. McGill.

DANIEL G. SCHMIEG, ESQUIRE

No. 56

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-06697**

ALL THAT CERTAIN tract of land situated along the northern right-of-way of Angela Drive in the city of Bethlehem, Northampton County, Pennsylvania, designated as Lot No. 28, as shown on the Final Plan of Slatepost Village—P.U.D. dated March 11, 1980 and last revised August 20, 1985, more specifically described as follows:

BEGINNING at a point on the northern right-of-way of Angela Drive, said point being inline with Lot No. 29 of Slatepost Village—P.U.D. and

being 25.00 feet distant from the centerline of Angela Drive;

THENCE, along said northern right-of-way of Angela Drive North 87 degrees—59'—42" East, 24.00 feet to a point; said point being in line with Lot No. 27 of Slatepost Village—P.U.D.;

THENCE along said Lot No. 27, North 2 degrees—00'—18" West, 107.73 feet to a point, said point being in line with the Drainage and Utility Easement of Slatepost Village—P.U.D.;

THENCE along said Drainage and Utility Easement, south 87 degrees—59'—42" West, 24.00 feet to a point, said point being in line with Lot No. 29 of Slatepost Village—P.U.D.;

THENCE, along said Lot No. 29, South 2 degrees—00'—18" East, 107.73 feet to a point, said point being the PLACE OF BEGINNING.

CONTAINING approximately 2,585.52 square feet.

SUBJECT to easements, covenants and restrictions which appear in the chain of title, as shown on recorded plans of Slatepost Village—P.U.D. and which presently exist.

TAX PARCEL IDENTIFIER: M7SW4-1-7-1.

BEING KNOWN AS 1653 Angela Drive, Bethlehem, PA 18017.

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

SEIZED AND TAKEN into execution of the writ as the property of Swarnjit Kaur Mundi and Surjit Singh Mundi.

MICHAEL T. MCKEEVER, ESQUIRE

No. 57

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-05625**

All that certain messuage, tenement and lot or piece of ground situate on the West side of Washington Avenue (formerly Washington Street)

in the Fourth Ward of the Borough of Northampton, County of Northampton and State of Pennsylvania,

Bounded on the North side by Lot No. 6, now or late of Thomas Hower; on the East by the aforesaid Washington Avenue; on the South by Lot No. 8, now or late of Sarah L. Rehrig; and on the West by an eighteen (18) foot wide alley.

Containing in front on said Washington Avenue fifty (50) feet and extending westward of that width at right angles to said Washington Avenue a distance of one hundred twenty-five (125) feet to the aforesaid eighteen (18) foot wide alley; being Lot No. 7 on a plan of town lots laid out of the land of Edward H. Laubach and Peter J. Laubach, by L. J. Grossart, C. E.

TITLE TO SAID PREMISES IS VESTED IN Sarah W. Bryan, by Deed from Steven Nalevanko, married and Melissa Ann Nalevanko, his wife, dated 07/05/2001, recorded 07/13/2001 in Book 2001-1, Page 134925.

Mortgagor Sarah W. Bryan died on 10/09/2009 and upon information and belief; her surviving heir(s) are Anne Asarian Cummins and Richard Webb Bryan.

By executed waivers, Anne Asarian Cummins and Richard Webb Bryan waived their right to be named as a defendant in the foreclosure action.

Premises being: 1326 WASHINGTON AVENUE, NORTHAMPTON, PA 18067-1632.

Tax Parcel No. M4NW2A-9-12.

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 Unknown Heirs, Successors, Assigns

and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Sarah W. Bryan, Deceased.

DANIEL G. SCHMIEG, ESQUIRE

No. 58
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-03746

ALL THAT CERTAIN lot of land situate in the Township of Palmer, County of Northampton, and Commonwealth of Pennsylvania, and being designated as Lot No. 91 as shown on a plan of lots entitled 'Final Plan—Hillcrest, Phase 2, Section 5—Palmer Township, Northampton Co., Penna.', prepared by Environmental Design and Engineering, dated April 5, 2002, as revised, and recorded in the Office of the Recorder of Deeds of Northampton County, Pennsylvania on October 3, 2002, in Record Book Volume 2002-5, Pages 263 to 264, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the northerly right-of-way line of Morningside Drive (50 feet wide) at the southwest corner of Lot No. 92 of Hillcrest, Phase 2—Section 5; thence along said northerly right-of-way line of Morningside Drive (50 feet wide) the following two courses and distances:

1. along an arc of a curve deflecting to the left having a radius of 175.00 feet and central angle of 15 degrees—37 minutes—46 seconds for an arc length of 47.74 feet (Chord: South 68 degrees—25 minutes—51 seconds West 47.59 feet) to a point, thence;

2. South 60 degrees—36 minutes—58 seconds West 30.00 feet to a point on the easterly right-of-way line of Eastview Terrace (50 feet wide);

thence, along said easterly right of way line of Eastview Terrace (50 feet wide) the following three courses and distances:

1. along an arc of a curve deflecting to the right having a radius of 25.00 feet and central angle of 90 degrees—00 minute—00 second for an arc length of 39.27 feet (chord: North 74 degrees—23 minutes—02 seconds West 35.36 feet) to a point; thence,

2. North 29 degrees—23 minutes—02 seconds West 62.07 feet to a point; thence,

3. along an arc of a curve deflecting to the right having a radius of 125.00 feet and central angle of 12 degrees 22 minutes 09 seconds for an arc length of 26.99 feet (chord: North 23 degrees 11 minutes 57 seconds West 26.93 feet) to a point at a corner of Lot No. 90 of Hillcrest, Phase 2—Section 5;

thence along said lands of Lot No. 90 of Hillcrest, Phase 2—Section 5 North 72 degrees—59 minutes—07 seconds East 128.20 feet to a point on a line of lands of Lot No. 92 of Hillcrest, Phase 2—Section 5; thence along said lands of Lot No. 92 of Hillcrest Acres, Phase 2, Section 5 South 13 degrees—45 minutes—16 seconds East 96.42 feet to a point, the PLACE OF THE BEGINNING.

CONTAINING 11,770.30 square feet or 0.2702 acre.

TITLE TO SAID PREMISES IS VESTED IN Jose Andres De Los Angeles and Berqui Angeles, h/w, by Deed from Nauman Construction, Inc., dated 02/16/2004, recorded 03/01/2004 in Book 2004-1, Page 75381.

Premises being: 1 EASTVIEW TERRACE, EASTON, PA 18045-3160.

Tax Parcel No. L8-6-19-91.

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

SEIZED AND TAKEN into execution of the writ as the property of Jose A. Los De Angeles a/k/a Jose Andres De Los Angeles and Berqui Angeles.

DANIEL G. SCHMIEG, ESQUIRE

No. 59

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-05432

ALL THAT CERTAIN messuage or tenement and lot of land situate in the Township of Plainfield, County of Northampton and State of Pennsylvania, bounded and described is follows, to wit:

BEGINNING at a point in a public road leading from Belfast to Wind Gap, thence by land now or late of Richard Bath North eighty-four (84) degrees East, twenty-three and three-tenths (23.3) perches to a stone, thence by other land now or late of Eugene F. Mohn, prior grantor, North eighteen (18) degrees West, eight (8) perches to a stone, by the same South eighty-four (84) degrees West, twenty-three and four-tenths (23.4) perches to a stone in the middle of the aforesaid public road, thence in said road and lands of the same South eighteen (18) degrees East, eight (8) perches to the place of beginning; containing one (1) acre and twenty-four (24) perches, strict measure.

TITLE TO SAID PREMISES IS VESTED IN Ronald C. Keiper, Sr. and Beverly A. Keiper, his wife, by Deed from Joseph R. Gostony, Executor of the last Will and Testament of Anna Gostony, dated 05/31/2003, recorded 06/28/2002 in Book 2002-1, Page 167703.

Premises being: 5966 SULLIVAN TRAIL, NAZARETH, PA 18064-9302.

Tax Parcel No. H8NW2 5 9 0626.

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 Ronald C. Keiper, Sr. and Beverly A. Keiper.

DANIEL G. SCHMIEG, ESQUIRE

No. 60
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2008-13294

ALL THAT CERTAIN piece of ground within the improvements thereon erected situated on the South side of and known as No. 754 Washington Street, in said City of Easton, containing in front on said Washington Street twenty-four feet, more or less, and extending of that same width in depth Southwardly eighty-nine feet and three inches, more or less, to land late of Harry Stausberg, the middle of the partition wall between this property and the property adjoining on the west being deemed the dividing line.

BOUNDED on the North by said Washington Street; East by property now or late of Allen Albright; South by property late of Harry Stausberg; and on the West by property late of H. W. Kern.

Northampton County Tax Parcel No. L9SE1C 23 6.

BEING KNOWN AS 754 Washington Street, Easton, PA 18042.

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

SEIZED AND TAKEN into execution of the writ as the property of Patricia R. Pierson.

ROBERT P. DADAY, ESQUIRE

No. 61
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-08842

All that certain lot or parcel of land situated in the Township of Bushkill, County of Northampton, and Commonwealth of Pennsylvania, being Lot No. 3 as shown on a plan entitled, "Final Plan, Major Subdivision of Land, Record Plan, Scenic View Estates Section II", dated February 22, 2002, last revised March 8, 2004 prepared by George J. Collura, Roseto, Pa. 18013 and recorded in the Northampton County Recorder of Deeds Office on February 21, 2005 in Plan Book 2005-5, Pages 83-85, more particularly described as follows:

Beginning at a common corner of Lots No. 2 and No. 3 on the northerly side of Clearview Avenue (T-756) (50' R.O.W.); thence

1. Along Lot No. 2, North 06 degrees 02 minutes 45 seconds East, a distance of 317.00 feet to a corner; thence

2. Continuing along Lot No. 2 and along Lot No. 1, North 83 degrees 57 minutes 15 seconds West, a distance of 408.04 feet to a corner; thence

3. North 02 degrees 39 minutes 59 seconds East, a distance of 253.82 feet to a corner, an iron pin; thence

4. South 62 degrees 29 minutes 40 seconds East, a distance of 370.00 feet to a corner of Lot No. 4; thence

5. Along Lot No. 4 the following three (3) courses and distances, South 07 degrees 30 minutes 20 seconds West, a distance of 130.00 feet to a corner; thence

6. South 55 degrees 22 minutes 24 seconds East, a distance of 96.15 feet to a corner; thence

7. South 06 degrees 02 minutes 45 seconds West, a distance of 385.00 feet to a corner on the aforesaid side of Clearview Avenue; thence

8. Along the northerly side, North 83 degrees 57 minutes 15 seconds West, a distance of 30.00 feet to the first mentioned point and place of beginning.

Containing 106,683 square feet or 2.4491 acres of land.

Property Code No. J8-2-8G-3.

Subject to Drainage and Utility Easements stated on the above referenced Final Plan as: All lots are subject to a 10 feet wide Drainage and Utility Easement adjacent to all lot lines except 15 feet along all exterior subdivision property lines unless otherwise shown. Being the same premises conveyed to Toll PA XI, L.P., a Pennsylvania Limited Partnership by deed from James K. Carty and Sharon L. Carty, husband and wife, dated May 31, 2006 in Deed Book 2006-1, Page 214316, Bushkill Township, Northampton County.

Subject to restrictions and easements of record which may be amended from time to time.

BEING KNOWN AS: 337 Clearview Avenue, Nazareth, PA 18064.

PROPERTY ID NO.: J8-2-8G-3.

TITLE TO SAID PREMISES IS VESTED IN WILLIAM HYNES AND CESARIA HYNES, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY BY DEED FROM TOLL PA XI, L.P. DATED 02/14/2008 RECORDED 03/17/2008 IN DEED BOOK 2008-1 PAGE 72938.

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

SEIZED AND TAKEN into execution of the writ as the property of William T. Hynes a/k/a William Hynes and Cesaria Hynes.

ALAN M. MINATO, ESQUIRE

No. 62

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2007-04021

ALL THAT CERTAIN lot or tract of land, with the building improvements erected thereon, known as premises 358 West St. Joseph Street, situated in the City of Easton, County of Northampton, and State of Pennsylvania, more particularly described as follows:

BEGINNING at a point along the southerly property line of West St. Joseph Street in line with property of premises 360 West St. Joseph Street, property now or late of Thomas Riley; thence along the southerly property line of West St. Joseph South 82 degrees 30 minutes 00 seconds East 20 feet to a point; thence along property of premises 356 West St. Joseph Street, property now or late of Joseph Hoffman South 7 degrees 30 minutes 00 seconds West 125 feet to a point; thence along Church Alley, North 82 degrees 30 minutes 00 seconds West (inadvertently omitted in prior deed) 20 feet to a point; thence along property of premises 360 West St. Joseph Street, property now or late of Thomas Riley, passing through the party wall segregating premises 360 West St. Joseph Street from premises 358 West St. Joseph Street, North 7 degrees 30 minutes 00 seconds East 125 feet to the place of beginning.

Being known as: 358 West Saint Joseph Street, Easton, Pennsylvania 18042.

Title to said premises is vested in Domenic A. DeSei and Judith A. DeSei, husband and wife, as joint tenants with the right of survivorship and not as tenants in common, by deed from LOMAS MORTGAGE USA,

INC. dated September 1, 1994 and recorded September 13, 2004 in Deed Book 1994-6, Page 076601, Instrument #1994039124.

TAX I.D. #: L9SE3A-14-2.

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

SEIZED AND TAKEN into execution of the writ as the property of Domenic A. DeSei and Judith A. DeSei.

MARGARET GAIRO, ESQUIRE

No. 63
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-06648

ALL THAT CERTAIN lot or piece of ground with the 2 1/2 story hollow tile message or tenement thereon erected.

SITUATED in the City of Easton, County of Northampton, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point, the northwest corner of Valley Avenue and Grant Street; thence extending west along the north side of Grant Street a distance of 20 feet; thence in a northwardly direction at right angles to the said Grant Street a distance of 140 feet to an alley; thence along the said south side of an alley, a distance of 20 feet to Valley Avenue; thence along west side of said Valley Avenue in a southwardly direction a distance of 240 feet to the place of beginning.

BOUNDED as follows: southerly by Grant Street; westerly by one half-double hollow tile house known as No. 803 Grant Street; northerly by the above mentioned alley; and easterly by Valley Avenue.

BEING THE SAME PREMISES BY DEED FROM GREGORY RAMP-

ERTAB DATED 11/27/07 AND RECORDD 11/30/07 IN BOOK 2007-1 PAGE 430088 GRANTED AND CONVEYED UNTO MOHAMED KHAN AND BIBI KHAN, HUSBAND AND WIFE.

TAX PARCEL NO: M9NE1A19-1-03-10.

BEING KNOWN AS 801 WEST GRANT STREET, EASTON, PA 18042.

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

SEIZED AND TAKEN into execution of the writ as the property of Bibi Khan and Mohamed Khan.

MICHAEL T. MCKEEVER, ESQUIRE

No. 64
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-04561

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

BEGINNING at a concrete monument in the southerly right-of-way line of Township Road Number 663, known as Ott's Corner Road, said monument being South 80 degrees 13 minutes 09 seconds East 338.22 feet from the southwest corner of land belonging to Millard Rice; thence along the southerly right-of-way line of said Route 662, running parallel to and 30.00 feet southerly of the centerline thereof, South 89 degrees 30 minutes 40 seconds East 226.31 feet to a concrete monument; thence along land of Barry F. Ott and Lois C. Ott, South 0 degrees 29 minutes 20 seconds West 235.46 feet to a concrete monument; thence along same North 89 degrees 30 minutes 40 seconds West 143.69 feet to a concrete monument; thence along said

North 18 degrees 50 minutes 40 seconds West 249.53 feet to the place of BEGINNING.

CONTAINING 1.00 acre.

BEING THE SAME PREMISES WHICH Marvin L. Brodt and Beth M. Brodt by their deed dated October 14, 2009 and recorded October 29, 2009 at the Office of the Recorder of Deeds, etc., in and for the County of Northampton at Easton, Pennsylvania in Record Book Volume 2009-1 Page 273072, granted and conveyed unto Beth M. Brodt.

UNDER AND SUBEJECT to the reservations set forth in the chain of title.

BEING NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: F11-7-3A.

PROPERTY BEING KNOWN AS: 4897 A OTT DRIVE, BANGOR, PENNSYLVANIA 18013.

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

SEIZED AND TAKEN into execution of the writ as the property of Marvin L. Brodt and Beth M. Brodt.

RICHARD BRENT SOMACH,
ESQUIRE

No. 65

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2005-03898**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Williams, County of Northampton and Commonwealth of Pennsylvania shown as Lot 2 (Remaining Lands) on the Minor Subdivision Plan "Lands of Robert E. Shultz, Sharon L. Shultz, h/w" as recorded in Map Book 1995-5, Page 416 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 on the existing westerly right-of-way line of Pennsylvania Route 611 (16.5 feet from centerline) at the southeast corner of lands now or formerly of Benny and Mary Ann Weidemoyer; thence along said existing westerly right-of-way line of Pennsylvania Route 611 (16.5 feet from centerline) South 00°-44'-26" East 30.00 feet to an iron pin at a corner of lands now or formerly of Elwood and Florence Bryfogle; thence along said lands now or formerly of Elwood and Florence Bryfogle and also along other lands now or formerly of Elwood and Florence Bryfogle South 89°-27'-30" West 427.74 feet to an iron pin at a corner of Lot 1 of the Lands of Robert E. Shultz, Sharon L. Shultz, h/w; thence along said lands of Lot 1 of the Lands of Robert E. Shultz, Sharon L. Shultz, h/w the following two courses and distances: 1) South 62°-04'-08" West 600.00 feet to a point; thence 2) South 79°-56'-11" West 445.23 feet to a point on line of lands now or formerly of John and Shirley Cuvalo; thence along said lands now or formerly of John and Shirley Cuvalo North 14°-50'-41" West 883.04 feet to an iron pin at a corner of lands of the I-78 right-of-way; thence along said lands of the I-78 right-of-way North 80°-20'-25" East 410.24 feet to an iron pin on line of lands now or formerly of Thomas and Marilyn Wharen; thence along said lands now or formerly of Thomas and Marilyn Wharen and also along lands now or formerly of Benny and Mary Ann Weidemoyer South 13°-41'-44" East 415.32 feet to an iron pin; thence continuing along said lands now or formerly of Benny and Mary Ann Weidemoyer North 84°-41'-52" East 727.54 feet to an iron pin at a corner of lands now or formerly of George

and Frances Karch; thence along said lands now or formerly of George and Frances Karch the following three courses and distances: 1) South 24°-19'-24" West 233.46 feet to a point; thence 2) North 89°-29'-03" East 14.84 feet to a point; thence 3) North 04°-05'-03" East 14.91 feet to an iron pin; thence continuing along said lands now or formerly of George and Frances Karch and also along lands now or formerly of Benny and Mary Ann Weidemoyer North 89°-27'-30" East 475.15 feet to an iron pin, the place of the beginning.

CONTAINING 591,408.39 square feet or 13.577 acres.

BEING KNOWN AS: 394 South Delaware Drive, Easton, PA 18042.

PROPERTY ID NO.: M10-3-9J.

TITLE TO SAID PREMISES IS VESTED IN THOMAS B. MATTIS BY DEED FROM ROBERT E. SHULTZ AND SHARON L. SHULTZ, HUSBAND AND WIFE DATED 01/05/99 RECORDED 01/07/99 IN DEED BOOK 1999-1 PAGE 2528.

THEREON BEING ERECTED a three-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 Thomas B. Mattis.

ALAN M. MINATO, ESQUIRE

No. 66

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2007-04971**

ALL that parcel of land in City of Easton, Northampton County, State of Pennsylvania, as more fully described in Deed Book 728, Page 803, ID# L9SE3D-20-6, being known and designated as all that certain lot or piece of land with the eastern half of a double brick dwelling erected thereon, situate on the north side of

Berwick Street, between Davis Street and Seitz Avenue known as No. 369 Berwick Street in the City of Easton, County and State aforesaid, bounded and described as follows, to wit:

BEGINNING 225 feet east from the northeast corner of the intersection of Berwick Street and Seitz Avenue and extending eastwardly along the north side of said Berwick Street 16 1/2 feet more or less to lands formerly of S.R. Bush;

THENCE northwardly along lands formerly of S.R. Bush 125 feet to a 20 feet wide alley;

THENCE westwardly along the south side of said alley 16 1/2 feet, more or less to other lands formerly of Aaron W. Hackman;

THENCE southwardly along said lands 125 feet to Berwick Street, the place of beginning.

The western line of the above-described premises shall be the center of a partition wall dividing a double brick dwelling house.

Deed from Napolian Johnson and Edna D. Casey, both unmarried as set forth in Deed Book 728, Page 803 dated 05/10/1985 and recorded 06/26/1987, Northampton County Records, Commonwealth of Pennsylvania.

BEING KNOWN AS: 369 West Berwick Street, Easton, PA 18042.

PROPERTY ID NO.: L9SE3D-20-6.

TITLE TO SAID PREMISES IS VESTED IN Edna D. Casey, unmarried by Deed from Napolian Johnson and Edna D. Casey, both unmarried dated 05/10/85 recorded 06/26/87 in Deed Book 728 Page 803.

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

SEIZED AND TAKEN into execution of the writ as the property of Edna D. Casey.

ALAN M. MINATO, ESQUIRE

No. 67
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2008-12135

ALL THAT CERTAIN messuage and tenement, tract, piece or parcel of land, situated in the Second Ward of Bangor, in the County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in South Main Street, corner of land now conveyed to Florence R. Hartzell and Abraham Hartzell, thence along said South Main Street North five and one-half degrees West Thirty feet, more or less, to a corner of land now or late of Judson Labar; thence along said Labar's land, South eighty-four and one-half degrees West one hundred and twenty feet, to a stone in an alley or street; thence along said alley or street, South five and one-half degrees East thirty feet, more or less, in line of land now or late of Florence R. Hartzell and Abraham Hartzell; thence in and along said Hartzell's land, North eighty-four and one-half degrees East one hundred twenty feet to a point in said South Main Street, the place of beginning.

CONTAINING thirty feet, more or less, in front on South Main Street and being one hundred twenty feet in depth.

UNDER AND SUBJECT to coal, oil gas, mineral and mining rights as heretofore conveyed or reserved as shown in prior instruments of record.

UNDER AND SUBJECT to rights of way, easements, restrictions, reservations and exceptions as set forth in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Randolph Gerringier, single man, by Deed from Timothy Beams, dated 10/03/2000, recorded

10/13/2000 in Book 2000-1, Page 135398.

Premises being: 652 S. MAIN ST., BANGOR, PA 18013-2828.

Tax Parcel No.: E9NE3D-3-9.

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

SEIZED AND TAKEN into execution of the writ as the property of Randolph Gerringier.

DANIEL G. SCHMIEG, ESQUIRE

No. 68
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-11168

ALL THAT CERTAIN lot or piece of land with a dwelling house erected thereon known as 204 Vista Drive situate in the City of Easton, County of Northampton and Commonwealth of Pennsylvania being known as Lot No. 50, as shown on a Plat of a Subdivision entitled 'The Highlands, Final Subdivision Plat, Section 1, Alvin and Rose Benjamin' by C. Douglas Cherry and Associates, recorded in the Office for the Recording of Deeds in and for Northampton County, Pennsylvania, in Map Book 30, Page 23A.

TITLE TO SAID PREMISES IS VESTED IN Irene Sprecher, by Deed from Robert Kashuba, h/w and Agatha Kashuba, h/w, dated 11/14/1997, recorded 11/26/1997 in Book 1997-1, Page 132283.

Premises being: 204 VISTA DRIVE, EASTON, PA 18042-7204.

Tax Parcel No. L10SW4C1 23 0310.

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 Irene Sprecher.

DANIEL G. SCHMIEG, ESQUIRE

No. 69
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-04027

ALL THAT CERTAIN parcel of land located in Lower Saucon Township, Northampton County, Commonwealth of Pennsylvania, known as LOT 1 on a plan titled Oakview Hollow recorded in Northampton County in Record Book Volume 1999-5, Page 284 on August 27, 1999, also known as tax parcel R8-2-2, bounded and described as follows:

BEGINNING at a point on the westerly right-of-way line of Lower Saucon Road T-567, 30 feet from the centerline, said point being in common with Lot #4 of Oakview Hollow; thence,

ALONG the Lot #4 of Oakview Hollow, S 78 degrees 00 minute 31 seconds W, 426.67 feet to a point; thence,

ALONG Lot 2 of Oakview Hollow, S 11 degrees 12 minutes 02 seconds E, 267.12 feet to a point; thence,

ALONG the same, S 14 degrees 41 minutes 35 seconds W, 213.50 feet to a point; thence,

ALONG the Northerly right-of-way line of Polk Valley Road T-566 on a curve to the right having a radius of 816.50 feet and an arc length of 188.99 feet to a point; thence,

ALONG the same, S 62 degrees 02 minutes 42 seconds E, 238.62 feet to a point; thence,

ALONG the lands now or formerly of Edward J. Seifert, N 80 degrees 18 minutes 12 seconds E, 79.06 feet to a point; thence,

ALONG the aforementioned right-of-way line of Lower Saucon Road T-567 on a curve to the left having a radius of 1,670.00 feet and an arc length of 202.92 feet to a point; thence,

ALONG the same, N 90 degrees 00 minute 00 second E, 13.50 feet to a point; thence,

ALONG the same on a curve to the left having a radius of 1,683.50 feet and an arc length of 92.90 feet to a point; thence,

ALONG the same, N 03 degrees 09 minutes 42 seconds W, 105.44 feet to a point; thence,

ALONG the same, S 86 degrees 50 minutes 18 seconds W, 13.50 feet to a point; thence,

ALONG the same on a curve to the left having a radius of 1670.00 feet and an arc length of 257.36 feet to a point; thence,

ALONG the same, N 11 degrees 59 minutes 29 seconds W, 71.20 feet to the point of BEGINNING.

CONTAINING: 273,230 square feet or 6.2725 acres.

UNDER AND SUBJECT TO ANY AND ALL EASEMENTS SHOWN ON THE RECORD PLAN.

UNDER AND SUBJECT to certain covenants, conditions, easements and restrictions as appear of record, as appear on the recorded plan and as appear in the Declaration of Restrictions and Covenants as recorded in Northampton County Record Book Volume 1999-1, Page 146706, on September 27, 1999.

KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP R8 BLOCK 2 LOT 2.

Premises being: 3370 LOWER SAUCON ROAD, AKA 3370 POLK VALLEY ROAD, HELLERTOWN, PA 18055.

Tax Parcel No. R8 2 2 0719.

THEREON BEING ERRECTED a two-and-a-half story single dwelling with attached three-car garage with vinyl siding and brick and stucco exterior and shingle roof; detached five-car garage; two outbuildings.

SEIZED AND TAKEN into execution of the writ as the property of David J. Harte and Kim A. Harte.

DANIEL G. SCHMIEG, ESQUIRE

No. 70
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-08562

ALL THAT CERTAIN lot or parcel of land situate on the north side of Blair Road between Jacksonville Road (TR 575) and Kenwick Circle, known as Lot 3, Macada North 2, 970 Blair Road, in the Township of Hanover, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING a point in the north right of way line of Blair road (a 60 feet wide street), said point beging a common corner of lands herein described and Lot 4, Macada North 2; thence, along the north right of way line of Blair Road, South 88 degrees 14 minutes 24 seconds West, 93.50 feet to a point a corner in common with Lot 2, Macada North 2; thence, along Lot 2, North 01 degrees 45 minutes 36 seconds West (incorrectly indicated at North 01 degrees 45 minutes 36 seconds East in Map Book 87, Page 374) 452.38 feet to a point, a corner in the south right of way line of US Route 22—LR 772 (a 120 feet wide street); thence, along the south right of way line of US Route 22, North 63 degrees 46 minutes 00 seconds East, 102.73 feet to a point, a corner in common with Lot 4, Macada North 2; thence, along Lot 4, South 01 degrees 45 minutes 36 seconds East, (incorrectly indicated as South 01 degrees 45 minutes 36 seconds West in Map Book 87, page 374) 494.94 feet to a point being the point and place of beginning.

CONTAINING 44,287 square feet or 1.0167 acres of land, more or less.

SUBJECT to the easements, building restriction lines and covenants indicated on the plan of record.

TITLE TO SAID PREMISES IS VESTED IN David C. Laughery and Sharon J. Laughery, h/w, as tenants by the entireties, by Deed from Herman H. Winter, Sr. and Rose P. Winter, h/w, dated 02/28/1994, recorded 03/01/1994 in Book 1994-1, Page 7252.

Premises being: 970 BLAIR ROAD, BETHLEHEM, PA 18017-3044.

Tax Parcel No. M6 19 19 0214.

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 Sharon J. Laughery and David C. Laughery.

DANIEL G. SCHMIEG, ESQUIRE

No. 71
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-07188

ALL THAT CERTAIN messuage and lot of land being the brick hotel and land thereunto belonging and hereinafter described, located on the southeast corner of Northampton and Sixth Streets, in the City of Easton, known and designated as the Mount Vernon Hotel and bounded and described as follows:

BEGINNING at a point on the east side of Sixth Street and the intersection of Walnut Street therewith; thence along the south side of Walnut Street in a northeasterly direction seventeen (17) feet to the intersection of Northampton Street; thence along the south side of said Northampton Street eastwardly eleven (11) feet to property now or late of Kate Jacobi; thence along the western line of said property now or late of Kate Jacobi,

south one hundred and twenty (120) feet to a ten feet wide private alley; thence along said private alley west twenty five (25) feet to the said Sixth Street; thence along the said Sixth Street on the east side thereof north one hundred and ten (110) feet and six (6) inches to the point of beginning.

Northampton County Tax Parcel No. L9SE2A 14 1.

BEING KNOWN AS 542 Northampton Street, Easton, PA 18042.

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

SEIZED AND TAKEN into execution of the writ as the property of Lavery-Tarsi, LLC.

ROBERT P. DADAY, ESQUIRE

No. 72

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-08890**

ALL THAT CERTAIN lot or piece of land with improvements thereon erected, known as No. 1251 Ferry Street, situated at the Northeast corner of 13th and Ferry Streets in the City of Easton, County of Northampton and State of Pennsylvania, containing on said Ferry Street twenty-two (22') feet and extending Northwardly of that same width in depth sixty-five (65') feet four (4") inches more or less to land now or late of William Woodring.

BOUNDED on the North by land now or late of Lillian E. Woodring, on the East by land now or late of Mrs. A. Darrohn, on the South by Ferry Street, and on the West by Thirteenth Street.

Northampton County Tax Parcel No. L9SW2C 7 6.

BEING KNOWN AS 1251 Ferry Street, Easton, PA 18042.

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 Gail J. Johnson.

ROBERT P. DADAY, ESQUIRE

No. 73

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2007-02991**

ALL THAT CERTAIN house and lot of land situate on the West side of North Warren Street, in the City of Easton, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the middle of a partition wall separating this house from the one immediately adjoining on the South side and extending North 15 feet 8 inches, more or less, on the West side of North Warren Street; to the middle of a 2 feet 7 1/2 inches, more or less wide alley, (which said alley is for the joint use for ingress and egress of the owners or occupiers of this house, as well as those of the house and lot adjoining immediately on the North) and extending of that width Westwardly 97 feet in depth to a 10-foot wide private alley in the rear, intended for the joint use for ingress and egress of the owners and occupiers of the land immediately adjoining it on the East and West sides.

BOUNDED on the North by property now or late of Edwin Sunderland; on the East by North Warren Street; on the South by property now or late of William R. Warner; and on the West by the aforesaid 10-foot wide private alley, and known as 33 North Warren Street, Easton, Pennsylvania.

Northampton County Tax Parcel No. L9SE1A 10 12.

BEING KNOWN AS 33 N. Warren Street, Easton, PA 18042.

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

SEIZED AND TAKEN into execution of the writ as the property of Robert L. Smith.

ROBERT P. DADAY, ESQUIRE

No. 74

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2007-03011**

ALL THAT CERTAIN message, tenement, or saloon property and lot or piece of land situate in the City of Easton, County of Northampton, Commonwealth of Pennsylvania, formerly the Borough of South Easton, on the south side of Berwick Street, between Coal and Reynolds (formerly Delaware) Streets, and described as follows, to wit:

BEGINNING six (6) inches west from the west brick wall of the residence lately occupied by William Kolb, thence extending Westwardly thirty-nine (39) feet five (5) inches, more or less, along the south side of Berwick Street to a lot now or late of Henry Griffith, and extending of that width southwardly in depth one hundred forty (140) feet to a twenty feet wide alley.

BOUNDED on the North by Berwick Street, on the East by lands now or late of William Kolb, deceased, on the South by said twenty feet wide alley, and on the West by land now or late of Henry Griffith.

ASSESMENT DESIGNATION NO: M9NE1B 3 11.

Northampton County Tax Parcel No. M9NE1B 3 11.

BEING KNOWN AS 506-08 W. Berwick Street, Easton, PA 18042.

THEREON BEING ERECTED a two-and-a-half story commercial building.

SEIZED AND TAKEN into execution of the writ as the property of Iglesia Cristiana Jesucristo Carmono Verdad y Vida, Inc.

ROBERT P. DADAY, ESQUIRE

No. 76

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-06913**

ALL THAT CERTAIN lot or piece of land with brick dwelling thereon erected, known as no. 1404 Washington Street, City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the party wall dividing said brick dwelling and dwelling on the East known as No. 1402 Washington Street, said point being thirty-six feet, more or less, from the West building line of Fourteenth Street; thence extending Westwardly along the South side of said Washington Street eighteen feet more or less, to a point, the middle of the party wall dividing said brick dwelling and dwelling on the West known as No. 1406 Washington Street; thence extending Southwardly through the middle of said party wall and continuing a distance of ninety-six feet to a five feet wide private alley, which alley is to be used jointly by the adjoining owners of property; thence Eastwardly along said private alley eighteen feet, more or less, to a point; thence Northwardly ninety-six feet on a line dividing the party wall of dwelling No. 1402 Washington Street, to the point, the place of Beginning.

BEING THE SAME PREMISES which Angelo R. Ferraro and Joanne Ferraro his wife, by Deed dated April 30, 1993, and recorded May 1, 1993 at the Northampton County Recorder of Deeds, Deed Book Volume 896

Page 349 granted and conveyed unto Patrick M. Lipyanic and Lina M. Lipyanic, husband and wife, Grantors herein.

This Deed is intended to be a conveyance by husband of his undivided one-half interest in the aforementioned property and is further intended to extinguish all his right, title and interest in said property including any Statutory interest in lieu of curtesy, so that from and after the date of entry of this Deed of record the party of the second part shall be free to dispose of the property without the joinder of husband.

Northampton County Tax Parcel No. L9SW 2C 26 9.

BEING KNOWN AS 1404 Washington Street, Easton, PA 18042.

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

SEIZED AND TAKEN into execution of the writ as the property of Lina M. Lipyanic.

ROBERT P. DADAY, ESQUIRE

No. 77
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-01987

ALL THAT CERTAIN tract of land situated in the City of Easton, County of Northampton and Stat of Pennsylvania, being Lot No. 2 of the map of Property of Edwin D. Brinker, dated May 23, 1980, prepared by Estate Developers & Engineers, and entered of record in the Northampton County Recorder's Office in Map Book 61, Page 44, bounded and described as follows, to wit:

BEGINNING at an iron pipe, said point being n 75 degrees 11' E 40.10 feet from the intersection of the east-erly side of Hamilton Street, extended, and the northern side of Chestnut Terrace, both 60 feet right-of-ways.

(1) thence along the lands formerly of Edwin D. Brinker, of which this was a part and through the center of a partition wall, N 14 degrees 49' W, a distance of 124.91 feet to an iron pipe. (2) thence along lands, now or formerly, of Paul Stefan, N 49 degrees 17' E, a distance of 38.96 feet to an iron pipe. (3) thence along lands, now or formerly of Francis and Joan McNally, S. 14 degrees 49' E., a distance of 141.93 feet to an iron pipe. (4) Thence Along the northern side of Chestnut Terrace, S 75 degrees 11' W, a distance of 35.05 feet to the point of beginning.

CONTAINING 4,676 square feet.

Bounded on the West by property formerly of Edwin D. Brinker, the North by property of Paul Stefan, the East by Property of Francis and Joan McNally, and the South by Chestnut Street.

Northampton County Tax Parcel No. L9NE2A 7 10.

BEING KNOWN AS 639 Chestnut Terrace, Easton, PA 18042.

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

SEIZED AND TAKEN into execution of the writ as the property of Matthew A. Nixon.

ROBERT P. DADAY, ESQUIRE

No. 78
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-09167

ALL THOSE CERTAIN messuages, tenements, tracts or pieces of land being and lying in the Township of Plainfield, Northampton County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING AT A CORNER OF Pennsylvania Avenue and running in a northerly direction

along lands, now or late of W. T. Allen, sixty three feet (63 feet) more, or less, to a corner of lands of Central Railroad of New Jersey; thence running in a westerly direction along lands of said Railroad fifty feet (50 feet) more or less to corner of lands of Fitzgerald Speer Company; thence along lands of Fitzgerald Speer Company running in a southerly direction eighty two (82 feet) more or less, to a corner in said Pennsylvania Avenue; thence along said Pennsylvania Avenue running in an easterly direction fifty feet (50 feet) more or less, to the place of beginning.

TRACT NO. 2: BEGINNING AT A CORNER of Pennsylvania Avenue and other lands of said Harry Burnard; thence by lands of Harry Burnard north thirty degrees forty six minutes, west sixty three and seventy nine hundredths feet to a corner of lands of the Lehigh & New England Railroad; thence in a southerly direction along other lands of William T. Allen, fifty eight feet (58 feet) more or less, to the aforesaid Pennsylvania Avenue; thence along Pennsylvania Avenue running in a westerly direction twenty six feet (26 feet) more or less, to the place of beginning.

BEING KNOWN AS Northampton County Uniform Parcel Identifier No. E8NE1-33-2.

TITLE TO SAID PREMISES IS VESTED IN Edward J. Wilgus, by Deed from Joseph Lobb and Lillie M. Chapman, dated 09/21/2004, recorded 09/29/2004 in Book 2004-1, Page 378205.

Premises being: 749 WEST PENNSYLVANIA AVENUE, PEN ARGYL, PA 18072-2014.

Tax Parcel No. E8NE1 33 2 0626.

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

SEIZED AND TAKEN into execution of the writ as the property of Edward J. Wilgus.

DANIEL G. SCHMIEG, ESQUIRE

No. 79

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-04308**

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

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

TITLE TO SAID PREMISES IS VESTED IN David A. Bechtold, single, given by Joseph L. Todaro and Josephine B. Todaro, husband and wife recorded July 1, 1999 In Volume 1999-1 Page 98344.

Premises being: 1705 NORTHAMPTON STREET, EASTON, PA 18042-3133.

Tax Parcel No. L9SW2A.21-3.

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

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

DANIEL G. SCHMIEG, ESQUIRE

No. 80

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-06882**

ALL THAT CERTAIN condominium unit known as Unit #4B of Turnberry Mews Condominiums, a Luxury Townhome Community, located in the City of Bethlehem, Northampton County, Pennsylvania, as designated in a certain Declaration of Covenants, Conditions and Restrictions for Turnberry Mews, dated November 30, 2005 and recorded in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, in Record-Book 2005-1, page 530841, as amended by a First Amendment to Declaration of Covenants, Conditions and Restrictions for Turnberry Mews, dated May 30, 2006 and recorded in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, in Record Book 2006-1, page 223266, and amended by a Second Amendment to Declaration of Covenants, Conditions and Restrictions for Turnberry Mews Condominiums, a Luxury Townhome Community dated August 17, 2006 and recorded in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, in Record Book 2006-1, page 343477, and amended by a Third Amendment to Declaration of Covenants, Conditions and Restrictions for Turnberry Mews Condominiums, a Luxury Townhome Community, dated January 3, 2007

and recorded in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, in Record Book 2007-1, page 34688, and amended by a Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Turnberry Mews Condominiums, a Luxury Townhome Community, recorded in the Office of the Recorder of Deeds in Northampton County, Pennsylvania, in Record Book 2008-1, page 86147, as identified on the plan entitled Turnberry Mews, a Luxury Townhome Community' dated May 20, 2005, last revised October 24, 2005, prepared by Keystone Consulting Engineers, Inc., being recorded on November 2, 2005 in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, in Record. Book 2005-5, pages 646-648 ('Plan').

TOGETHER with a 2.94% undivided interest of, in and to the Common Areas as set forth in the aforesaid Declaration of Covenants, Conditions and Restrictions, as amended, and as shown on the Plan.

UNDERAND SUBJECT, nevertheless, to the final plan of subdivision 'Turnberry Mews A Luxury Townhome Community' recorded in the Office of the Recorder of Deeds, Northampton County, at Northampton County Record Book 2005-5, Pages 646-648, and the notes, conditions, and restrictions set forth or depicted therein, and any amendments thereto, and to all building restrictions, zoning restrictions, easements, rights-of-way, conditions, restrictions and reservations of record or visible on or about the premises or as depicted on the Final Plan, and any amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Mary Mayer, an adult individual, by Deed from Turnberry

Mews, LLC, a Pennsylvania Limited Liability Company, dated 04/07/2008, recorded 04/11/2008 in Book 2008-1, Page 102852.

Premises being: 932 GREEN-HOUSE DRIVE, AKA 932 GREEN-HOUSE DRIVE UNIT 4B, BETHLEHEM, PA 18017-1117.

Tax Parcel No. N6NE2 2 3-4B 0204.

THEREON BEING ERECTED a three-story townhouse style 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 Mary Mayer.

DANIEL G. SCHMIEG, ESQUIRE

No. 81
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-00009

ALL THAT CERTAIN lot or piece of ground together with the improvements thereon erected, known as No. 922 Wilkes-Barre Street, situate on the South side of Wilkes-Barre Street, in the City of Easton, formerly Borough of South Easton, in the County and Commonwealth aforesaid; being the Eastern 1/2 of Lot No. 5 on Plan of Lots of said James McKeen in said Borough, bounded on the East by Lot Number 4, on the South by a 20 feet wide public ally, on the West by No. 524 Wilkes Barre Street and on the North by Wilkes Barre Street, aforesaid.

CONTAINING in front on the South side of Wilkes Barre Street, aforesaid 20 feet and extending in

length or depth Southwardly of the same width 140 feet to said 20 foot wide alley.

Being known as: 922 West Wilkes Barre Street, Easton, Pennsylvania 18042.

Title to said premises is vested in Joseph DeJesus a/k/a Joseph W. DeJesus and Silvia DeJesus a/k/a Sylvia J. DeJesus, husband and wife, by deed from THOMAS W. FOX AND CAROL A. FOX, HUSBAND AND WIFE dated December 19, 1997 and recorded January 2, 1998 in Deed Book 1998-1, Page 277, Instrument #1998000061.

TAX I.D. #: L9SE4D-17-9.

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

SEIZED AND TAKEN into execution of the writ as the property of Joseph DeJesus a/k/a Joseph W. DeJesus and Silvia DeJesus a/k/a Sylvia J. DeJesus.

MARGARET GAIRO, ESQUIRE

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

RANDALL P. MILLER

Sheriff

Northampton County,
Pennsylvania

CHRISTOPHER T. SPADONI

ESQUIRE

Solicitor to the Sheriff

Jan. 20, 27; Feb. 3



Gross McGinley is pleased to announce that Andrew H. Ralston, Jr. has been named a partner in the firm. Attorney Ralston specializes in commercial litigation and medical malpractice defense. He also practices in the fields of intellectual property enforcement and public utility law.

Attorney Ralston serves as president of the Board of Directors of the Allentown Chamber of Commerce. He also is a member of the Board of Governors of The Greater Lehigh Valley Chamber of Commerce. Attorney Ralston also serves on the Board of Directors of the Redevelopment Authority of the City of Allentown.

Feb. 3



Gross McGinley is pleased to announce that Graig M. Schultz has joined the firm, effective January 3, 2011. Attorney Schultz is a member of the Litigation Practice Group at Gross McGinley, LLP. His practice focuses on all aspects of civil litigation, including commercial litigation, medical malpractice defense and personal injury.

Attorney Schultz was born in Bethlehem, Pennsylvania, and is a life-long resident of the Lehigh Valley. He is a graduate of The Pennsylvania State University and Widener University School of Law.

Feb. 3

PART-TIME PARALEGAL NEEDED

For our Bankruptcy Department

Minimum 2 years recent Pa. law firm experience
required. E-mail resume and cover letter to:

rgasdaska@luther-veno.com

**LAW OFFICES OF
LINDA LUTHER-VENO**
1605 N. Cedar Crest Blvd.
Suite 106
Allentown, PA 18104

Feb. 3, 10

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**SCOT and ANN GORDON, JONATHAN and MARIA PRANITIS,
and DENNIS and PATRICIA MUTHARD, Plaintiffs v.
METROPOLITAN EDISON a/k/a MetEd a/k/a GPU ENERGY
a/k/a FIRST ENERGY COMPANIES, CHARLES TUSKES
& SON, INC. t/a TUSKES HOMES, and MOHN ELECTRIC, LLC,
Defendants v. CHARLES TUSKES & SON, INC. t/a TUSKES
HOMES, MOHN ELECTRIC, LLC, METROPOLITAN
EDISON a/k/a MetEd a/k/a GPU ENERGY a/k/a FIRST ENERGY
COMPANIES, and DENNIS and PATRICIA MUTHARD,
Additional Defendants**

Partial Summary Judgment—Exculpatory Clause—Law of the Case Doctrine.

In a subrogation matter arising from three simultaneous house fires, in a development built by Defendant Tuskes, with electrical service provided by Defendant MetEd, Plaintiffs filed a “Second Motion for Partial Summary Judgment,” seeking a ruling as to the invalidity of Metropolitan Edison’s utility tariff as an invalid exculpatory clause. Noting that another judge of this Court had already ruled on the validity of the tariff, and the undersigned had relied on that ruling, the Court declined to revisit yet another clause of the tariff, which, in its’ entirety, had already been deemed valid. Motion denied.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division, No. C-0048-CV-2007-0614.

RAYMOND E. MACK, ESQUIRE, for Plaintiffs.

JESSE L. PLEET, ESQUIRE, for Defendant Metropolitan Edison.

MAHLON J. BOYER, ESQUIRE, for Defendant Charles Tuskes & Son,
Inc.

Order of the Court entered on October 1, 2010 by DALLY, J.

ORDER

AND NOW, this 1st day of October 2010, Plaintiff’s Second Motion for Partial Summary Judgment is hereby DENIED, as set forth more fully in the attached Statement of Reasons.

STATEMENT OF REASONS

Presently before the Court is Plaintiffs’ Second Motion for Partial Summary Judgment, filed August 20, 2010. Subsequent to receipt of the same, the Court set a briefing schedule and gave the parties the opportunity to request oral argument. Argument was heard on September 28, 2010 and the matter is now ready for disposition.

STATEMENT OF FACTS

The essential facts of the case are these: On August 27, 2005 the homes of Scot and Ann Gordon, Jonathan and Maria Pranitits and Dennis

and Patricia Muthard (collectively “Plaintiffs”), all of which are situate along Spy Glass Hill Road in the Park Ridge Development in Bath, Northampton County, were damaged in simultaneous house fires. The Park Ridge Development was built by Defendant Charles Tuskes & Son, Inc., t/a Tuskes Homes. Defendant Mohn Electric, LLC performed as an electrical subcontractor on the construction project, and MetEd provided the electricity to the homes.

The instant matter is a subrogation action instituted by named Plaintiffs’ insurers, State Farm Fire & Casualty Company, Erie Insurance Company and Allstate Insurance Company for the purpose of recovering first-party insurance benefits paid out to the named Plaintiffs. On January 25, 2007 the underlying Complaint was filed alleging claims of negligence and breach of express and implied warranties against all Defendants, breach of contract as to MetEd and Tuskes, and claims of strict liability against MetEd and Mohn. On March 27, 2007, Tuskes filed an Answer and New Matter bringing cross-claims against MetEd and Mohn as to liability. On April 10, 2007, MetEd filed an Answer and New Matter asserting cross-claims against Tuskes and Mohn. On April 13, 2007 MetEd filed an Amended Answer and New Matter joining Dennis and Patricia Muthard as Additional Defendants and raising a spoliation of evidence defense.

On August 9, 2010, the Court issued an Order, which in part granted summary judgment to Mohn and excused them from the case. Subsequently, the Court disposed of several other pretrial motions, one of which excused Defendant Mohn from the case. With the matter set for trial on October 25, 2010, the parties were given a deadline of August 20, 2010 for the submission of all pretrial motions. The instant motion was filed on that date, and the parties requested oral argument. Argument was held on September 28, 2010 and the matter is now ready for disposition.

LEGAL STANDARD

Pennsylvania Rule of Civil Procedure 1035.2 provides for the filing of a motion for summary judgment, and states that:

After the relevant pleadings are closed, but within such time as not to unreasonably delay trial, any party may move for summary judgment in whole or in part as a matter of law (1) whenever there is no genuine issue of any material fact as to a necessary element of the cause of action or defense which could be established by additional discovery or expert report, or (2) if, after the completion of discovery relevant to the motion, including the production of expert reports, an adverse party who will bear the burden of proof at trial has failed to produce evidence of facts essential to the cause of action or defense

which in a jury trial would require the issues to be submitted to the jury.

Pa. R.C.P. 1035.2. Summary judgment may be granted only in the clearest of cases, where the record shows that there are no genuine issues of material fact, and the moving party is entitled to judgment as a matter of law. *Trowbridge v. Scranton Artificial Limb Co.*, 560 Pa. 640, 747 A.2d 862 (2000); *P.J.S. v. Pennsylvania State Ethics Commission*, 555 Pa. 149, 723 A.2d 174, 176 (1999). Summary judgment is only appropriate in the clearest of cases because an order favorable to the moving party will prematurely end an action. *Scopel v. Donegal Mutual Insurance Co.*, 698 A.2d 602, 605 (Pa. Super. 1997). In ruling on a motion for summary judgment, the court shall view the record in the light most favorable to the non-moving party, and all doubts as to the existence of a genuine issue of material fact must be resolved against the moving party. *Ertel v. Patriot-News Co.*, 544 Pa. 93, 98-99, 674 A.2d 1038, 1041 (1996).

DISCUSSION

As the basis for the present motion, Plaintiffs ask the Court to interpret a portion of the tariff that Defendant MetEd had on file with the Pennsylvania Public Utilities Commission at the time of the underlying incident. A tariff is a state-imposed, Pennsylvania Public Utility Commission approved contract setting forth the rights and responsibilities of consumers and public utilities alike, and carrying the binding force of law. *See* 66 Pa. C.S.A. §102; *Stiteler v. Bell Telephone Co.*, 32 Pa. Commonwealth Ct. 319, 379 A.2d 339 (1977). Tariffs are drafted by utilities to comport with their company rules and regulations, and submitted to the PUC for review and approval. *Kossmann v. Pennsylvania Public Utility Commission*, 694 A.2d 1147, 1151 (Pa. Commw. 1997), citing *Brockway Glass Co. v. Public Utility Commission*, 63 Pa. Commonwealth Ct. 238, 242, 437 A.2d 1067, 1070 (1981). A PUC-approved tariff shall be considered *prima facie* reasonable, and the burden of proving otherwise rests with the party making such assertion. *Id.* citing *Shenango Township Board of Supervisors v. Public Utility Commission*, 686 A.2d 910, 914 (Pa. Commw. 1996).

The subject of the present motion for partial summary judgment is Rule 26 of MetEd's tariff, governing liability. As an initial matter, the Court notes that Plaintiffs' first Motion for Summary Judgment filed October 14, 2009, asserted the invalidity of MetEd's affirmative defense rooted in Rule 26 of the tariff, on the basis that the tariff was unenforceable as an invalid exculpatory clause. On February 5, 2010, the Honorable Steven G. Baratta denied the Motion for Partial Summary Judgment upon a finding that Rule 26 of the Tariff did not provide an absolute shield from liability, and therefore did not constitute an invalid exculpatory clause. By the present motion, Plaintiffs ask the Court to revisit an isolated clause found in the same Rule examined by Judge Baratta in his earlier decision and make a ruling in contravention to his Order entered February 5, 2010.

Rule 26 of the Tariff states in pertinent part that:

[t]he Customer, by accepting service from the Company, assumes responsibility for the safety and adequacy of the wiring and equipment installed by the Customer. The Customer agrees to indemnify and save harmless the Company from any liability which may arise a [sic] result of the presence or use of the Company's electric service or property or defects in wiring or devices upon the Customer's premises. The Company shall use reasonable diligence to maintain uninterrupted service, but does not guarantee a constant or regular supply of electrical energy and shall not be liable for any damages, including loss of business or loss of production due to variations or cessations in electric supply. Further, the Company shall not be liable for any damages due to accident, strike, storm, riot, fire, flood, legal process, state or municipal interference, or any other cause beyond the Company's control. The Company shall not be responsible for any damage or injury arising from the presence or the use of electric service supplied to the Customer by the Company after it passes from the Company's facilities to the point of delivery, unless such damages or injury is caused by the sole negligence or willful misconduct of the Company. Any damage or injury arising from occurrences or circumstances beyond the Company's reasonable control or from its conformance with electric system design, or operation practices shall be conclusively deemed not to result from the negligence of the Company... .

At issue in the present motion is the indemnification clause set forth therein which states that:

[t]he Customer agrees to indemnify and save harmless the Company from any liability which may arise a [sic] result of the presence or use of the Company's electric service or property or defects in wiring or devices upon the Customer's premises.

As an initial matter, the Court must determine whether the inquiry raised by the instant motion is properly before us. Acknowledging that Rule 26 of the Tariff was the subject of the summary judgment motion denied by Judge Baratta in his February 5, 2010 opinion, Plaintiffs contend that the focus of that opinion was solely the liability aspect of Rule 26 of the Tariff, and that what is now at issue is the hold harmless language contained therein. Accordingly, Plaintiffs contend that this Court is not barred by the law of the case doctrine¹ from making an independent ruling on the portion

¹The "law of the case" doctrine encompasses several rules standing for the proposition that a judge of the same or lower court should not reopen questions already decided by another judge in an earlier proceeding in the same matter. *Commonwealth v. Starr*, 541 Pa. 564, 574, 664 A.2d 1326, 1331 (1995).

of Rule 26 subject to the present motion. Whereas, MetEd argues that because Judge Baratta's opinion addressed the validity of Rule 26, and not just a narrow portion of the language contained therein, his ruling on the tariff is the law of the case, precluding the undersigned from revisiting the Rule in ruling on the present motion for summary judgment. We agree with MetEd.

In his February 5, 2010 opinion, Judge Baratta framed the threshold matter before him as "whether Tariff Rule 26 is void as it constitutes an exculpatory clause, which may not be enforceable as a matter of public policy." Opinion 2/5/10 at 6. After consideration, the Court determined that "Rule 26 is a valid limitation of liability." *Id.* at 8. While the focus of the motion at the heart of that ruling may have sought the invalidation of Rule 26 pursuant to a specific clause highlighted by Plaintiffs, Judge Baratta's ruling very clearly determined the validity of Rule 26 in its' entirety.² Rule 26 governs liability, and Judge Baratta found it a "valid limitation" on MetEd's liability. Accordingly, the Court rejects the argument posited by Plaintiffs, that Judge Baratta's ruling was limited to a certain liability clause contained within Rule 26, and that we may now issue a separate ruling as to the validity of yet another clause in the same Tariff. In light of the foregoing, Plaintiffs' present Motion for Partial Summary Judgment is hereby DENIED.

² The Court comes to this conclusion based on the fact that the "hold harmless" language contained in Rule 26 and serving as the basis for Plaintiffs' present motion was part of what was presented to Judge Baratta for purposes of ruling on the first motion for summary judgment. Accordingly, we must assume that Judge Baratta considered the same in making his determination that Rule 26 was a "valid limitation of liability." While Plaintiffs attempt to limit the scope of that ruling to specific language within Rule 26, and not the entire Rule itself, the Court, upon review of the record, disagrees. The "hold harmless" language cited by Plaintiffs in the present motion is part and parcel of Rule 26, and cannot be parsed out for separate review when a judge of this Court has already determined the validity, not of a particular liability phrase in Rule 26, but in the Rule itself.

COUNTRYWIDE HOME LOANS, INC., Plaintiff v. GARY L. COOK, SHAWN M. COOK, AND TAMARA M. COOK, Defendants

Motion for Summary Judgment—Mortgage Foreclosure—Fraud—Unfair Trade Practices and Consumer Protection Law—Agency.

Plaintiff initiated a foreclosure action. Defendants filed a counterclaim, asserting causes of action for fraud and for violations of the Unfair Trade Practices and Consumer Protection Law (“UTPCPL”).

Defendants alleged that Plaintiff misrepresented the property’s value through its appraiser. Defendants also alleged that Plaintiff misrepresented Gary Cook’s income on the loan application. In regards to the first misrepresentation, the Court determined that Defendants agreed to purchase the property before an appraisal was even ordered. Therefore, Defendants did not rely upon the appraisal in deciding to purchase the home. In regards to the second misrepresentation, the Court noted that Gary Cook was not responsible for the mortgage. Therefore, Defendants could not have relied upon any representation concerning Cook’s income in deciding whether to purchase the home. The Court concluded that the representations complained of did not constitute fraud and granted summary judgment to Plaintiff. Defendants relied upon the same representations in their UTPCPL counterclaim. Thus, the Court granted summary judgment to Plaintiff.

The Court granted Plaintiff’s motion for summary judgment because there was no genuine issue of material fact as to whether Defendants were in default, as Defendant had admitted that they could no longer afford to make payments.

In the Court of Common Pleas of Northampton County, Pennsylvania, Civil Division, No. C-48-CV-2008-9347.

ALEXANDRE N. TURNER, ESQUIRE, for Plaintiffs.

JOHN P. O’BOYLE, ESQUIRE, for Defendants.

Order of the Court entered on October 19, 2010 by BELTRAMI, J.

OPINION

This matter is before the Court on Plaintiff’s Motion for Summary Judgment, filed on May 6, 2010. Argument was heard on September 7, 2010, briefs have been submitted, and the matter is now ready for disposition.

Factual Background and Procedural History

Defendant Tamara Cook operated her own mortgage brokerage, named Inheritance Mortgage, from 2001 until the fall of 2006. Mot. for Summ. J. ¶5; Defs.’ Answer to Mot. for Summ. J. ¶5. During this time, Tamara Cook retained Dominic Farole, Esquire as her brokerage’s attorney. *Id.* In the fall of 2006, Dominic Farole offered Tamara Cook employment at America United Mortgage Corporation (“America United”), a brokerage that he ran with his sister, Angela, and his father, Anthony. Mot. for Summ. J. ¶6; Defs.’ Answer to Mot. for Summ. J. ¶6. Tamara Cook accepted the offer and worked for America United for three months. *Id.*

While working at America United, Tamara Cook entered into an oral agreement with Dominic Farole to rent a home located at 938 Accent Court in Walnutport, Pennsylvania (“the Property”). Mot. for Summ. J. ¶7; Defs.’ Answer to Mot. for Summ. J. ¶7. After Tamara and her then-husband, Shawn Cook, moved into the home on October 7, 2006, Dominic Farole increased the rent and suggested that it would be less expensive for the Cooks to purchase the home. Mot. for Summ. J. ¶¶7-8; Defs.’ Answer to Mot. for Summ. J. ¶¶7-8. Dominic Farole told the Cooks that although the home was worth \$525,000, he would sell it to them for \$480,000. Mot. for Summ. J. ¶8; Defs.’ Answer to Mot. for Summ. J. ¶8.

After the Cooks agreed to purchase the home for \$480,000, Angela Farole selected an appraiser to appraise the Property. Mot. for Summ. J. ¶9; Defs.’ Answer to Mot. for Summ. J. ¶9. Angela Farole told Tamara Cook, who never saw the actual appraisal, that the Property was appraised at \$525,000. *Id.* In addition, Angela Farole suggested that Gary Cook, Shawn Cook’s father, be the borrower on a “stated income loan” because he had an excellent credit rating. Mot. for Summ. J. ¶10; Defs.’ Answer to Mot. for Summ. J. ¶10.

On November 1, 2006, Gary Cook signed a Uniform Residential Loan Application. *Id.* Gary Cook’s gross monthly income was stated as \$9,550 on the application. Mot. for Summ. J., Ex. 4. Gary Cook signed the application, acknowledging that “the information provided in [the] application [was] true and correct.” *Id.* On behalf of Defendants, Angela Farole submitted the application to Plaintiff with a request for a loan to finance the purchase of the home. Mot. for Summ. J. ¶11; Defs.’ Answer to Mot. for Summ. J. ¶11. All Defendants understood that Shawn and Tamara Cook would make all mortgage payments on the loan and that Gary Cook would not be responsible for any of the mortgage payments. Mot. for Summ. J. ¶12; Defs.’ Answer to Mot. for Summ. J. ¶12.

Defendants closed on the Property on November 21, 2006. Mot. for Summ. J. ¶14; Defs.’ Answer to Mot. for Summ. J. ¶14. Dominic Farole provided Tamara Cook with several closing documents that needed signatures. Mot. for Summ. J. ¶15; Defs.’ Answer to Mot. for Summ. J. ¶15. That evening, Defendants signed the closing documents at Gary Cook’s home. Mot. for Summ. J. ¶16; Defs.’ Answer to Mot. for Summ. J. ¶16. Defendants did not read any of the loan documents prior to signing them. Mot. for Summ. J. ¶18; Defs.’ Answer to Mot. for Summ. J. ¶18. Maria Cook, Gary Cook’s wife, was present when Defendants signed the documents. Mot. for Summ. J. ¶17; Defs.’ Answer to Mot. for Summ. J. ¶17. No other individual was present during the signing of the closing documents. *Id.* In connection with the closing, Gary Cook executed two notes, one for \$383,920 and one for \$95,980. Mot. for Summ. J. ¶¶21-22; Defs.’ Answer to Mot. for Summ. J. ¶¶21-22. Both notes are secured by mortgages on the Property, which all of the defendants executed. *Id.*

Pursuant to the terms of the notes, Gary Cook was required to make monthly principal and interest payments to Plaintiff in the amount of \$3,026.11. Mot. for Summ. J., Exs. 5 and 7. The notes state that if Gary Cook does not “pay the full amount of each monthly payment on the date it is due, [he] will be in default.” *Id.*; Mot. for Summ. J. ¶25; Defs.’ Answer to Mot. for Summ. J. ¶25. The Cooks made the first few mortgage payments. Mot. for Summ. J., Ex. 2, at 43. However, shortly after the closing, Tamara Cook lost her job at America United. Mot. for Summ. J. ¶27; Defs.’ Answer to Mot. for Summ. J. ¶27. As a result, Plaintiff filed a mortgage foreclosure complaint on July 6, 2007, which resulted in a default judgment against Defendants. Mot. for Summ. J. ¶28; Defs.’ Answer to Mot. for Summ. J. ¶28. On March 6, 2008, Defendants reinstated both mortgages prior to a sheriff’s sale. *Id.* The Cooks have made no additional payments on the mortgages since the reinstatement. Mot. for Summ. J., Ex. 3, at 115.

Plaintiff initiated the present foreclosure action against Defendants on September 9, 2008. Defendants responded by filing a counterclaim on October 22, 2008. Defendants set forth three counts in their counterclaim, asserting causes of action for fraud, violations of the Unfair Trade Practices and Consumer Protection Law (“UTPCPL”), and unjust enrichment.¹ Specifically, Defendants allege that Plaintiff induced them to purchase the Property by inflating the value of the Property through its appraiser. Defendants also allege that Plaintiff misrepresented that they could afford the loan that they applied for with Plaintiff. Defendants seek compensatory damages, punitive damages, and attorney’s fees.

At a status conference held on February 16, 2010, the Honorable Michael V. Franciosa set June 1, 2010, as the deadline for written discovery and depositions. Plaintiff filed the instant motion for summary judgment on May 6, 2010.

Legal Standard for Summary Judgment

Pennsylvania Rule of Civil Procedure 1035.2 establishes the standard of review for a motion for summary judgment as follows:

After the relevant pleadings are closed, but within such time as not to unreasonably delay trial, any party may move for summary judgment in whole or in part as a matter of law (1) whenever there is no genuine issue of any material fact as to a necessary element of the cause of action or defense which could be established by additional discovery or expert report, or
(2) if, after the completion of discovery relevant to the motion, including the production of expert reports, an adverse party

¹ Plaintiff subsequently filed preliminary objections to Defendants’ counterclaim. On March 24, 2009, the Honorable Paula A. Roscioli granted Plaintiff’s demurrer to Defendants’ unjust enrichment claim.

who will bear the burden of proof at trial has failed to produce evidence of facts essential to the cause of action or defense which in a jury trial would require the issues to be submitted to a jury.

Pa. R.C.P. No. 1035.2. Summary judgment may only be granted when the record clearly shows that no genuine issue of material fact exists and the moving party is entitled to judgment as a matter of law. *Summers v. Certainteed Corp.*, 997 A.2d 1152, 1159 (Pa. 2010). The moving party bears the burden of proving that no genuine issue of material fact exists. *Barnish v. KWI Building Company*, 916 A.2d 642, 645 (Pa. Super. 2007). In deciding a motion for summary judgment, the record must be viewed in the light most favorable to the non-moving party, and any doubt as to the existence of a genuine issue of material fact must be resolved against the moving party. *Ario v. Ingram Micro, Inc.*, 600 Pa. 305, 965 A.2d 1194, 1200 (2009).

*Plaintiff's Motion for Summary Judgment as to
Defendants' Fraud Counterclaim*

A party alleging fraud must prove, with clear and convincing evidence: (1) a representation; (2) which was material to the transaction at hand; (3) made falsely, with knowledge of its falsity or recklessness as to whether it was true or false; (4) with the intent of misleading another into relying on it; (5) justifiable reliance on the misrepresentation; and (6) resulting injury proximately caused by the reliance. *Porreco v. Porreco*, 571 Pa. 61, 811 A.2d 566, 570 (2002). The Supreme Court of Pennsylvania has explained that “[a]ll of these elements must be present to warrant the extreme sanction of voiding [a] contract.” *Id.*, 811 A.2d at 570-571.

In Count I of their counterclaim, Defendants allege that Plaintiff made two representations. First, Defendants allege that Plaintiff “misrepresented the market value of the Property in order to entice [them] to purchase the Property.” Defs.’ Countercl. ¶45. Second, Defendants allege that Plaintiff misrepresented Gary Cook’s income on the loan application, allegedly reporting “his income at \$9,550 per month.” *Id.* ¶52. Defendants argue that they relied upon the representations of Plaintiff to believe that “they could afford a first and second mortgage in the total amount of approximately \$478,000.00.” *Id.* ¶54.

While not binding on this Court, we are strongly persuaded by the salient reasoning of the Honorable Robert B. Kugler, who stated the following in dismissing identical allegations of fraud in a New Jersey federal action:

Reduced to its simplest form, [Defendants’] claim is this: We found a house, which we wanted to buy. We signed a contract to purchase the house contingent on financing. We went to [Plaintiff] to get that financing. They gave us exactly what we wanted. They should not have done so.

In effect, [Defendants] ask the Court to save them from themselves. They ask the Court to impose a duty on banks to act not as self-interested, adversarial business partners, but to act as paternalistic friends, who will tell borrowers when they risk peril. ...

But as could rightly be pointed out, this case is not about duties of care, but about intentional fraud. [Defendants'] claim fails not because [Plaintiff] lacked a duty; it fails because even if [it] misrepresented ... the debt-to-income, or the home appraisal, or even if [it] sidestepped [its] own internal controls to approve this loan, the *only* representation [it] made was that [Defendants] could have the money they requested. ... And this was not a misrepresentation. [Defendants] were indeed permitted by the [Plaintiff] to receive the funds, which they accepted. [Defendants] are not now complaining about misrepresented terms (*e.g.*, the percentage rate or the period of payment), but about the mere process by which they were approved for what they asked for. Importantly, [Plaintiff] did not come to [Defendants] suggesting [Plaintiff] had a home that was worth a certain amount and that [Defendants] were qualified to buy it-[Defendants] came to [Plaintiff] making those representations. [Plaintiff] merely told them they were right, which was at [Plaintiff's] peril (not the [Defendants']³). Cf. *Phillips v. MERS Mortg. Elec. Registration Sys.*, No. 09-1028, 2009 WL 3233865, at *4 (E.D. Cal. Oct. 2, 2009) (holding lender's determination of creditworthiness and ability to repay are for the protection of the lender).

Furthermore, the claim fails because [Defendants] did not reasonably rely on whatever misrepresentations [Plaintiff] may have made. As [Plaintiff] astutely point[s] out, 'it strains credulity to argue ... that [Defendants]' own income or expenses could be misrepresented to them.' ... This information was equally in [Defendants] control, if not more so. See *Int'l Minerals & Mining Corp. v. Citicorp N. Am., Inc.*, 736 F.Supp. 587, 598 (D.N.J. 1990) (finding reliance unreasonable where parties knew that representation could not be true); cf. *Johnson v. Washington*, 559 F.3d 238, 245 (4th Cir. 2009) (holding no fraud claim in home sale where the documents plaintiffs received 'plainly stated the terms of the transaction'). [Defendants] do not allege that they were hoodwinked into not looking at the loan documents or otherwise prevented from reading and understanding their own financial information. Moreover, to the extent the appraisal was wrong or manipulated, [Defendants] did not rely on it because they came to [Plaintiff] claim-

ing the house was worth what they requested, not the other way around. The appraisal facilitated giving [Defendants] exactly what they asked for; it did not induce them to ask. Therefore, [Defendants]' fraud claim fails as a matter of law. ...

Jatras v. Bank of America Corp., No. 09-3107, 2010 WL 1644407, at *4 (D.N.J. Apr. 22, 2010).

In the instant case, the first representation complained of is an allegedly inflated appraisal. However, as in *Jatras*, we must point out that Defendants agreed to purchase the Property for \$480,000 *before* any appraisal was even ordered. In other words, Defendants requested a loan based upon the price they agreed to pay for the home, not based upon any appraisal. Thus, even if the appraisal constituted a misrepresentation, Defendants did not rely upon it in deciding to purchase the home and to finance the purchase.

With regard to the second representation complained of, Gary Cook's income, we note that Defendants agreed among themselves that Shawn and Tamara Cook would be solely responsible for making the mortgage payments and that Gary Cook would have no responsibility in this regard. Mot. for Summ. J. ¶12; Defs.' Answer to Mot. for Summ. J. ¶12. Thus, Defendants *could not* have relied upon any representation concerning Gary Cook's income in determining whether Shawn and Tamara Cook could afford to make the mortgage payments. This is especially so where, as here, Tamara Cook was a mortgage broker more than capable of determining whether she and Shawn were able to afford the loans for which Defendants applied.

For these reasons, we do not believe we could describe, any better than Judge Kugler, the inherent flaws in Defendants' fraud counterclaim, which fails as a matter of law.

Even if we were to assume, for the sake of argument, that the representations complained of could form the basis of a fraud claim, Defendants would be unable to attribute those representations to Plaintiff. Defendants contend that Plaintiff misrepresented the value of the Property and Gary Cook's income through its alleged agents, Angela Farole and America United. The elements of an agency relationship are "the manifestation by the principal that the agent shall act for him, the agent's acceptance of the undertaking and the understanding of the parties that the principal is to be in control of the undertaking." *Scott v. Purcell*, 490 Pa. 109, 117, 415 A.2d 56, 60 (1980) (quoting Restatement (Second) of Agency §1, Comment b (1958)). Although it is unnecessary to plead every detail of the alleged agency relationship, "a complainant must allege, as a minimum, facts which: (1) identify the agent by name or appropriate description; and (2) set forth the agent's authority, and how the tortious acts of the agent either fall within the scope of that authority, or, if unauthorized, were ratified by the principal." *Alumni Association, Delta Zeta Zeta of Lambda Chi Alpha Fraternity v. Sullivan*, 369 Pa. Super. 596, 605 n.2, 535 A.2d 1095, 1100

n.2 (1987), *aff'd*, 524 Pa. 356, 572 A.2d 1209 (1990); *see also*, *Rachlin v. Edmison*, 813 A.2d 862 (Pa. Super. 2002). The party alleging an agency relationship must prove its existence “by a fair preponderance of the evidence.” *Volunteer Fire Co. of New Buffalo v. Hilltop Oil Co.*, 412 Pa. Super. 140, 146, 602 A.2d 1348, 1351 (1992). In addition, an agency exists “only if there is an agreement for the creation of a fiduciary relationship with control by the beneficiary.” *Basile v. H & R Block, Inc.*, 563 Pa. 359, 761 A.2d 1115, 1120 (2000).

While Pennsylvania law recognizes various theories of agency, express agency and apparent agency are the ones applicable here. An express agency exists “where the principal directly states that an agent has the authority to perform a particular act on the principal’s behalf.” *Jones v. Van Norman*, 513 Pa. 572, 587, 522 A.2d 503, 511 (1987). An apparent agency “flows from the conduct of the principal, but focuses on the reasonable expectations of the party with whom the agent deals.” *Id.* at 588, 522 A.2d at 511. An apparent agency may exist when the principal’s acts or omissions lead a reasonably prudent person to believe that authority has been given to the agent to act for the principal. *Id.*

Defendants have not produced any evidence to establish that Plaintiff had an express or apparent agency relationship with Angela Farole and America United. Defendants explain that they “believe there exists a contract between Angela Farole and America United and [Plaintiff]. ... [Defendants] also believe that there exists a re-purchase agreement between [Plaintiff] and Angela and America United, but [Plaintiff] refuses to pursue its rights under that agreement.” Defs.’ Br. in Opp’n. to Pl.’s Mot. for Summ. J., at 11. In an attempt to further support their argument that Angela Farole and America United were Plaintiff’s agents, Defendants contend that America United worked on behalf of Countrywide to finalize loans, while Angela Farole issued the mortgage loans. *Id.* at 14. Defendants explain that “Angela Farole and America United would bring customers to Countrywide for fees. Angela Farole and America United would evaluate customers based on parameters issued by Countrywide.” *Id.* at 14-15. In addition, Defendants argue that “Countrywide will not accept an appraisal report unless it is prepared by one of its approved appraisers. Countrywide authorized [Randy] Hughes and Tri-County to perform appraisals for its mortgagees.” *Id.* at 15. Defendants have presented no evidence to establish the above contentions, and Defendants’ conclusory statements and bald assertions about what they “believe” are insufficient to establish an express or apparent agency relationship between Plaintiff and Angela Farole or America United. In this regard, we note that because Defendants have the burden of proof with regard to their counterclaim, they “may not rest upon the mere allegations ... of the pleadings but must file a response ... identifying ... evidence in the record establishing the facts essential to the cause of action.” Pa. R.C.P. No. 1035.3(a).

Even if Defendant had presented evidence to establish the above contentions, they would be insufficient to demonstrate that Plaintiff had an agreement with Angela Farole and America United to create an express agency. *See Morilus v. Countrywide Home Loans, Inc.*, 651 F. Supp. 292 (E.D. Pa. 2008) (mortgage broker not express agent of mortgage lender unless evidence establishes that lender exercised control such that broker had almost no independence). Additionally, even if proven, the above contentions of Defendants would be insufficient to establish that an apparent agency existed because the purported evidence does not establish any acts or omissions by Plaintiff that would lead a reasonably prudent person to believe that Plaintiff's authority had been given to Angela Farole and America United. *Id.* (no apparent agency where loan application submitted to lender by mortgage broker and application had to be submitted to lender's underwriting department for independent approval and where broker free to submit borrower's loan application to any number of lenders for approval). In sum, even if the representations complained of could constitute fraud, they cannot be attributed to Plaintiff.

For all of the above reasons, the representations complained of cannot constitute fraud as a matter of law. Even if they could constitute fraud, Defendants have not provided proof of any representations—let alone misrepresentations—that *Plaintiff* made to them before or during the loan application process. Because Defendants have not produced evidence establishing the facts essential to their cause of action, we will grant summary judgment to Plaintiff with regard to Defendants' counterclaim alleging fraud.

*Plaintiff's Motion for Summary Judgment as to
Defendants' UTPCPL Counterclaim*

In Count II of their counterclaim, Defendants allege that Plaintiff violated Pennsylvania's UTPCPL. Defendants' UTPCPL counterclaim, like their fraud counterclaim, is premised on the same alleged misrepresentations. According to Defendants, they are entitled to relief, pursuant to the UTPCPL, because they "relied to their detriment on [Plaintiff]'s misrepresentation as to the market value and condition of the Property." Defs.' Br. in Opp'n. to Pl.'s Mot., at 10. Defendants' UTPCPL counterclaim fails because Plaintiff did not make a representation to them. Instead, Defendants interactions were solely with Angela Farole and America United. For the reasons stated above, Angela Farole and America United's representations and acts cannot be attributed to Plaintiff. Therefore, Plaintiff cannot be held to have engaged in any fraudulent or deceptive conduct. Because Defendants have not produced evidence establishing the facts essential to their cause of action, we will grant summary judgment to Plaintiff with regard to Defendants' counterclaim alleging violations of the UTPCPL.

Plaintiff's Motion for Summary Judgment on Foreclosure

Plaintiff requests summary judgment with regard to its foreclosure action because Defendants do not deny that they have failed to make any mortgage payments since the March 6, 2008, reinstatement of their mortgages. In response, Defendants argue that Plaintiff's motion is premature because discovery is incomplete. Defendants request leave to depose Plaintiff's representative. At a status conference held on February 16, 2010, Judge Franciosa set June 1, 2010, as the deadline for written discovery and depositions.

The Court is unsympathetic to Defendants' request because all parties were aware that discovery was to be completed by June 1, 2010. Defendants did not petition the Court to extend the discovery deadline prior to its expiration. Furthermore, Defendants filed their answer to Plaintiff's complaint on October 23, 2008, almost two years ago. Thus, Defendants have had more than adequate time to depose Plaintiff's representative. *See First Wisconsin Trust Co. v. Strausser*, 439 Pa. Super. 192, 205-206, 653 A.2d 688, 695 (1995) (borrower's contention that no discovery had been conducted did not preclude summary judgment in mortgage foreclosure action where almost two years had passed between filing of borrower's answer to complaint and lender's filing of motion for summary judgment without any effort on part of borrower to conduct discovery).

In the alternative, Defendants claim that Plaintiff hindered their ability to conduct the deposition of Plaintiff's representative. Defendants argue that Plaintiff's counsel "never provided any dates" when Plaintiff's representative was available for the deposition. Defs.' Br. in Opp'n. to Pl.'s Mot., at 17. However, the issue of whether Plaintiff provided Defendants with dates is immaterial because the Pennsylvania Rules of Civil Procedure provide that "[a] party desiring to take the deposition of any person upon oral examination shall give reasonable notice in writing to every other party to the action. ..." Pa. R.C.P. No. 4007.1(a). Defendants sent no written request until June 16, 2010, more than two weeks after the discovery deadline had passed. Therefore, the Court finds that Plaintiff's Motion for Summary Judgment is timely.

Plaintiff argues that its motion should be granted because Defendants have admitted that their mortgages are in default.

In an action for mortgage foreclosure, the entry of summary judgment is proper if the mortgagors admit that the mortgage is in default, that they have failed to pay interest on the obligation, and that the recorded mortgage is in the specified amount. *Landau v. Western Pennsylvania National Bank*, 445 Pa. 217, 225-26, 282 A.2d 335, 340 (1971). This is so even if the mortgagors have not admitted the total amount of the indebtedness in their pleadings. *Id.*

Cunningham v. McWilliams, 714 A.2d 1054, 1057 (Pa. Super. 1998). Plaintiff argues that it is entitled to summary judgment based upon Defendants'

admissions. Viewing the record in the light most favorable to Defendants, we agree.

Defendants have admitted that they executed the mortgages at issue. Mot. for Summ. J. ¶16; Defs.' Answer to Mot. for Summ. J. ¶16. In addition, Defendants have admitted that the mortgages were recorded. Mot. for Summ. J. ¶34; Defs.' Answer to Mot. for Summ. J. ¶34. After reinstating their mortgages on March 6, 2008, Defendants could no longer make payments on their mortgages because "[a]ll of [their] money was gone again." Mot. for Summ. J., Ex. 3, at 114-15. The notes provide that the mortgages will be in default if the full amount of each monthly payment is not paid on the due date. Mot. for Summ. J. ¶25; Defs.' Answer to Mot. for Summ. J. ¶25.

In response to Plaintiff's motion, Defendants argue that although they have not paid the mortgages since March 6, 2008, they could have made payments had Balboa, Plaintiff's affiliate that insured the Property while Defendants were in default, paid Defendants' insurance proceeds. Defs.' Answer to Mot. for Summ. J. ¶29. However, in an order dated March 24, 2009, this Court dismissed Defendants' claim that Plaintiff was unjustly enriched by Balboa's failure to pay the insurance claim because Plaintiff failed to plead sufficient facts to support all of the elements of a claim for unjust enrichment.

More importantly, the issue of whether Defendants are entitled to insurance proceeds from Balboa is immaterial to the issue of whether Defendants defaulted on their mortgages. When homeowners default on their mortgage, "the holder of a mortgage can legally proceed to enforce the terms of the mortgage either by foreclosure ... or by obtaining a judgment on the bond accompanying the mortgage and issuing a writ of execution." *Cunningham, supra*, 714 A.2d at 1056-57. Because there is no genuine issue of material fact as to whether Defendants are in default, we will grant Plaintiff's Motion for Summary Judgment.

WHEREFORE, we enter the following:

ORDER

AND NOW, this 19th day of October, 2010, Plaintiff's Motion for Summary Judgment is hereby GRANTED. Judgment is hereby entered in favor of Plaintiff and against Defendants on Counts I and II of Defendants' Counterclaim. Judgment is hereby entered in favor of Plaintiff and against Defendants on Plaintiff's complaint.

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