

# Northampton County Reporter

(USPS 395-280)

VOL. LVI

EASTON, PA March 3, 2011

NO. 61

**Commonwealth of Pennsylvania v. Jose Wilmer Vasquez-Sarmiento, Defendant**

**Law Offices of Alan R. Mège, Plaintiff v. Mark A. Brandstetter, Defendant**

**Western Union Financial Services, Inc., Plaintiff v. Bhanu Markets, LLC a/k/a Bahanu Markets, LLC and Sailesh Patel and Anita Patel, Defendants**

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**INSERT:** Goldenrod: 1. 2011 Calendar  
2. Quarterly Association Meeting  
3. NCBA/BALC Joint Event  
4. "How to Succeed in Business Without Really Trying"

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

**Notice From Court Administration—Debra C. French, Deputy Court Administrator**

The Magisterial District Courts in Northampton County will be closed to the public from noon on Friday, April 8, 2011 until 10:00 a.m. Monday, April 11, 2011 due to the installation of a new computer system.

Should you have any questions please contact me at (610) 559-6704.

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*Northampton County Reporter*

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

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Edward P. Shaughnessy, Esquire

Editor

**NOTICE TO NCBA MEMBERS – BAR NEWS**

**Mark Your Calendars**

Quarterly Association Meeting—Thursday, March 10, 2011

Registration form inside.

Reception for the Court—Friday, March 25, 2011

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

Registration form inside.

**NCBA Photo Directory**

We are publishing a new photo directory this year. Information on where and when the photo sessions will be scheduled should be out within the next few weeks. Please make every effort to have your photo taken for the directory. Members want to know who you are!

About the time we think we can make ends meet, somebody moves the ends.  
~ Herbert Hoover

**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**

**ALBERTSON, MARGARET J.**,  
dec'd.

Late of Northampton, Northampton County, PA

Executor: John B. Mesics, Jr. c/o Donald S. Young, Esquire, Rebecca M. Young, Esquire, Young & Young, 119 E. Main Street, Macungie, PA 18062

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

**BENNETT, MICHAEL**, dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Sandra J. Bennett, 333 E. Broad St., Bethlehem, PA 18018

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

**BILHEIMER, KENNETH H.**, dec'd.

Late of Walnutport, Northampton County, PA

Executrices: Barbara J. DeLong, 3706 Highland Road, P.O. Box 207, Neffs, PA 18065 and Carol A. Overholt, 4308 Butter Street, Walnutport, PA 18080

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

**BILHEIMER, RUTH A.**, dec'd.

Late of Walnutport, Northampton County, PA

Executrices: Barbara J. DeLong, 3706 Highland Road, P.O. Box 207, Neffs, PA 18065 and Carol A. Overholt, 4308 Butter Street, Walnutport, PA 18080

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

**BOOTH, ELLEN C.**, dec'd.

Late of Bethlehem Township, Northampton County, PA

Executrix: Beverly E. B. Butz, 380 E. Dannersville Rd., Bath, PA 18014

Attorney: Steven B. Molder, Esquire, 904 Lehigh Street, Easton, PA 18042

**BUKICS, ALICE R.**, dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executrix: Jean D. Wagner c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

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

**COLE, RUTH A.**, dec'd.

Late of Northampton County, PA  
Executor: Bruce G. Cole, 1302 Clearfield Road, Nazareth, PA 18064

Attorneys: Kevin A. Hardy, Attorney At Law, P.C., P.O. Box 818, Stroudsburg, PA 18360

**CORRELL, WILLIAM C.**, dec'd.

Late of the Township of Bushkill, Northampton County, PA

Personal Representatives: Katherine M. (Correll) Beam, 606 Farm Hill Road, Northampton, PA 18067 and Judy A. (Correll) Bobeck, 823 South 24th Street, Easton, PA 18042  
Attorney: Antonia M. Grifo, Esquire, 318 Spring Garden Street, Easton, PA 18042-3552

**FAUST, TERRY A.,** dec'd.

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

Administratrix: Frances M. Faust 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

**FEEHAN, JOHN D.,** dec'd.

Late of the Township of Hanover, Northampton County, PA  
Executrix: Margaret F. Hansen a/k/a Marbo F. Hansen c/o Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018

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

**FRITZO, CONNIE B.,** dec'd.

Late of the Township of Palmer, Northampton County, PA  
Executor: Jeffrey L. Fritz 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

**FRY, JAMES, SR. a/k/a JAMES FRY,** dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: James Fry, Jr. 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

**GIBBONS, ROBERT,** dec'd.

Late of the Township of Palmer, Northampton County, PA  
Executrix: Mrs. Annette Gibbons c/o Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 West Lafayette Street, Suite 100, Easton, PA 18042-1412

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

**HOCHWARTER, JOHN W.,** dec'd.

Late of the Township of Palmer, Northampton County, PA  
Executrix: Sheryl A. Montoro-Creazzo 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

**KORVES, JEROME B.,** dec'd.

Late of Bethlehem, Northampton County, PA  
Executrix: Anne Korves, 86 Oak Lane, Northampton, PA 18067  
Attorney: Robert P. Daday, Esquire, 1042 W. Walnut Street, Allentown, PA 18102

**KRAUTER, RUTH,** dec'd.

Late of Upper Mt. Bethel, Northampton County, PA  
Executor: C. George Kemmerer c/o Timothy J. Duckworth, Esquire, Mosebach, Funt, Dayton

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

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

**LAUDENSLAGER, KATHRYN R.,** dec'd.

Late of the Borough of Hellertown, Northampton County, PA  
Executor: Robert J. Laudenslager c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726  
Attorney: Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

**LONCAR, MARGILLIA B.,** dec'd.

Late of 8 Longwood Circle, Bath, Northampton County, PA  
Executor: Lee A. Conrad, Esquire, Thomas, Conrad & Conrad, 3 North Main Street, Tipton, PA 19562  
Attorneys: Lee A. Conrad, Esquire, Thomas, Conrad & Conrad, 3 North Main Street, Tipton, PA 19562

**MACKES, CHARLES E.,** dec'd.

Late of the Township of Bushkill, Northampton County, PA  
Executor: Eugene D. Mackes c/o David M. Backenstoe, Esquire, 514 Main Street, Hellertown, PA 18055  
Attorney: David M. Backenstoe, Esquire, 514 Main Street, Hellertown, PA 18055

**NONEMAKER, LEON L. a/k/a LEON NONEMAKER,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Executrix: Jean F. Nonemaker c/o Littner, Deschler & Littner,

512 North New Street, Bethlehem, PA 18018

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

**SANDT, RUTH N.,** dec'd.

Late of Palmer Township, Northampton County, PA  
Executrix: Sharon L. Gackebach c/o Joel M. Scheer, Esquire, Fishbone & Scheer, 940 W. Lafayette Street, Easton, PA 18042

Attorneys: Joel M. Scheer, Esquire, Fishbone & Scheer, 940 W. Lafayette Street, Easton, PA 18042

**SHATSKY, GERALDINE I.,** dec'd.

Late of Nazareth Borough, Northampton County, PA  
Executrix: Jane L. Kline, 6140 Pond View Terrace, Bath, PA 18014

Attorneys: Christopher M. McLean, Esquire, Zator Law Offices, LLC, 4400 Walbert Avenue, Allentown, PA 18104

**VALO, LARRY F. a/k/a LARRY VALO,** dec'd.

Late of the Borough of Bath, Northampton County, PA  
Executrix: Doreen Zdonowski c/o Leo P. Jackson, Esquire, JacksonLaw, LLC, 607 Monroe Street, P.O. Box 698, Stroudsburg, PA 18360  
Attorneys: Leo P. Jackson, Esquire, JacksonLaw, LLC, 607 Monroe Street, P.O. Box 698, Stroudsburg, PA 18360

**WRIGHT, MALCOLM R.,** dec'd.

Late of the Township of Palmer, Northampton County, PA  
Administratrix: Pamela D. Kistler c/o Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018

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

**WUCHTER, CHARLES C.,** dec'd.

Late of the Borough of Bath, Northampton County, PA  
Executor: Charles C. Wuchter, Jr. c/o Gregory R. Reed, Esquire, Attorney-at-Law, 141 South Broad Street, P.O. Box 299, Nazareth, PA 18064-0299  
Attorney: Gregory R. Reed, Esquire, Attorney-at-Law, 141 South Broad Street, P.O. Box 299, Nazareth, PA 18064-0299

**SECOND PUBLICATION**

**BORDA, SUE A.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Executors: Brian L. Borda, 158 Hamilton Avenue, Bethlehem, PA 18017-4647 and Stephen C. Borda, 1562H Catasaqua Road, Bethlehem, PA 18017-7410  
Attorney: Daniel G. Spengler, Esquire, 110 East Main Street, Bath, PA 18014

**BREITENSTEIN, ADELE E.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Administrator: John R. Breitenstein, 6210 Regina Lane, Beaumont, TX 77706  
Attorney: Charlene D. Rauscher, Esquire, P.O. Box 78, New Tripoli, PA 18066

**CERINO, ANGELINE,** dec'd.

Late of the Borough of Bangor, Northampton County, PA  
Executrix: Judith DePaulo, 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

**CLARKE, HAROLD B.,** dec'd.

Late of the Borough of Hellertown, Northampton County, PA  
Executrix: Dawn L. Vresics c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726  
Attorney: Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

**DEEMER, GRACE V. a/k/a GRACE DEEMER a/k/a GRACE V. RICE,** dec'd.

Late of Hellertown Borough, Northampton County, PA  
Executrix: Grace J. Kramer c/o Gregory E. Grim, Esquire, Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkaspie, PA 18944  
Attorneys: Gregory E. Grim, Esquire, Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkaspie, PA 18944

**DICKISSON, MARIAN G.,** dec'd.

Late of the Borough of Hellertown, Northampton County, PA  
Executor: Richard A. Charman c/o Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018  
Attorneys: Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018

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

Late of Northampton, Northampton County, PA  
Executors: William J. Grannetino, Jr. and Peggy E. Schellhamer c/o Michael A. Henry, Esquire, Gross McGinley, LLP, P.O. Box 4060, Allentown, PA 18105-4060  
Attorneys: Michael A. Henry, Esquire, Gross McGinley, LLP, P.O. Box 4060, Allentown, PA 18105-4060



**HEFFELFINGER, SALLY A. a/k/a SALLY ANN HEFFELFINGER,** dec'd.

Late of Northampton, Northampton County, PA

Executor: Arthur T. Heffelfinger c/o Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052

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

**HOGAN, VIRGINIA,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executors: Scott and David Akus c/o Chrystyna M. Fenchel, Esquire, 1022 Main Street, P.O. Box 1006, Bethlehem, PA 18016  
Attorney: Chrystyna M. Fenchel, Esquire, 1022 Main Street, P.O. Box 1006, Bethlehem, PA 18016

**KRUEGER, EMILY V. a/k/a EMILY KRUEGER,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA  
Executrix: Shirley Ann Kochenberger c/o Richard J. Haber, Esquire, 150 W. Macada Road, Bethlehem, PA 18017-2409

Attorney: Richard J. Haber, Esquire, 150 W. Macada Road, Bethlehem, PA 18017-2409

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

Late of Bethlehem, Northampton County, PA

Personal Representative: Raymond A. Lemmon c/o Peter P. Perry, Esquire, 1600 Lehigh Parkway East, 1E, Allentown, PA 18103-3097

Attorney: Peter P. Perry, Esquire, 1600 Lehigh Parkway East, 1E, Allentown, PA 18103-3097

**MAHONEY, ANNA M. a/k/a ANNA MAHONEY,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Jennifer J. Hero 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

**MANSELL, ETHEL H.,** dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Edward Mansell c/o William J. Fries, Esquire, The Atrium—Suite 106, 2895 Hamilton Boulevard, Allentown, PA 18104

Attorney: William J. Fries, Esquire, The Atrium—Suite 106, 2895 Hamilton Boulevard, Allentown, PA 18104

**SACARAKIS, JOHN,** dec'd.

Late of the Borough of Hellertown, Northampton County, PA  
Executrix: Deborah J. Sacarakis c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

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

**THIRD PUBLICATION****BEERS, JACOB J. a/k/a JACOB BEERS,** dec'd.

Late of Bangor, Northampton County, PA

Executor: John J. Beers, 1880 Valley View Drive, Bangor, PA 18013

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



**BEHN, WILLIAM L.,** dec'd.

Late of the Borough of Wilson, Northampton County, PA  
Executor: Mr. Thomas Behn c/o Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 West Lafayette Street, Suite 100, Easton, PA 18042-1412  
Attorneys: Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 West Lafayette Street, Suite 100, Easton, PA 18042-1412

**BUTTILLO, GLORIA R.,** dec'd.

Late of Bethlehem, Northampton County, PA  
Executor: Raymond Buttillo c/o Christopher T. Spadoni, Esquire, 1413 Easton Avenue, P.O. Box 522, Bethlehem, PA 18018  
Attorney: Christopher T. Spadoni, Esquire, 1413 Easton Avenue, P.O. Box 522, Bethlehem, PA 18018

**DAVIS, ROSALIE JOAN a/k/a ROSALIE J. DAVIS a/k/a ROSALIE DAVIS,** dec'd.

Late of Lehigh Township, Northampton County, PA  
Executor: Jason Richard Davis, 97 W. Levering Mill Rd., Bala Cynwyd, PA 19004-2521  
Attorneys: Francis J. Murphy, Esquire, Murphy and Murphy, 801 Old Lancaster Rd., Bryn Mawr, PA 19010.

**FIGORETTI, MARGARET P.,** dec'd.

Late of the Township of Palmer, Northampton County, PA  
Executor: Joseph Pulcini, Jr. c/o Christopher T. Spadoni, Esquire, 1413 Easton Avenue, P.O. Box 522, Bethlehem, PA 18018  
Attorney: Christopher T. Spadoni, Esquire, 1413 Easton Avenue, P.O. Box 522, Bethlehem, PA 18018

**LENHARDT, PAULINE B.,** dec'd.

Late of the Township of Upper Mt. Bethel, Northampton County, PA  
Executrix: Gladys E. Halfpenny 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

**LESTER, MARTHA C. a/k/a MARTHA LESTER,** dec'd.

Late of the Borough of Nazareth, Northampton County, PA  
Executor: Nazareth National Bank and Trust Co. a/k/a National Penn Investors Trust Company, 1620 Pond Road, Allentown, PA 18104-2266  
Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064-2083

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

Late of the City of Bethlehem, Northampton County, PA  
Executor: Phillip H. Deatter c/o Christopher T. Spadoni, Esquire, 1413 Easton Avenue, P.O. Box 522, Bethlehem, PA 18018  
Attorney: Christopher T. Spadoni, Esquire, 1413 Easton Avenue, P.O. Box 522, Bethlehem, PA 18018

**MINCHAK, MARGARET,** dec'd.

Late of Bethlehem, Northampton County, PA  
Co-Executors: Jeffrey Gross and Frank Kovacs c/o Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219  
Attorneys: Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219

**OTT, KENNETH A. a/k/a KENNETH ALVIN OTT**, dec'd.

Late of Williams Township, Northampton County, PA

Co-Executors: Kerry K. Ott, 150 Mill Street, Easton, PA 18042 and Murray M. Ott, 60 Springfield Road, Easton, PA 18042

Attorneys: Christopher M. McLean, Esquire, Zator Law Offices, LLC, 4400 Walbert Avenue, Allentown, PA 18104

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

Late of the Borough of Hellertown, Northampton County, PA  
Executrix: Eileen Kondash Boligitz a/k/a Eileen M. Boligitz 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.

**ROTH, DOROTHY I.**, dec'd.

Late of North Catasauqua, Northampton County, PA

Executors: Glenn M. Roth and Joan D. Roth c/o James C. Walker, Esquire, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773

Attorneys: James C. Walker, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C., 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773

**SCHUCH, JASON M.**, dec'd.

Late of the Borough of Wilson, Northampton County, PA

Executrix: Shirley M. Schuch c/o Christopher T. Spadoni, Esquire, 1413 Easton Avenue, P.O. Box 522, Bethlehem, PA 18018

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

**SHUEY, CANDICE M.**, dec'd.

Late of Lehigh Township, Northampton County, PA

Administrators: Darlette B. Shuey and Edwin M. Shuey, 1131 N. Cottonwood Road, Danielsville, PA 18038

Attorney: Gary Neil Asteak, Esquire, 726 Walnut Street, Easton, PA 18042

**SMITH, CANICE R.**, dec'd.

Late of Bethlehem, Northampton County, PA

Administrators: Brendan K. Smith and Edith Jane Lunt c/o William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

Attorney: William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

**STACKHOUSE, ROBERT J.**, dec'd.

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

Administrator: Robert J. Stackhouse, Jr. 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

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

Late of the Township of Bethlehem, Northampton County, PA  
Executrix: Stephanie Ann Bauer c/o John J. Bartos, Esquire, 100 Brodhead Road, Suite 130, Bethlehem, PA 18017

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

**NOTICE OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, approved December 21, 1988, P.L. 1444, as amended, by the following corporation:

The name of the corporation is:

**ASSOCIATION OF SAFE  
PATIENT HANDLING  
PROFESSIONALS, INC.**

The purpose of the corporation is, among other things, to further public health and safety through furthering the science and practice of safe patient handling by providing access to education, information and networking related to the procedures, operation and methodology comprising the science of safe patient handling.

The Articles of Incorporation were filed on February 9, 2011.

FITZPATRICK LENTZ  
& BUBBA, P.C.

4001 Schoolhouse Lane  
P.O. Box 219  
Center Valley, PA 18034-0219

Mar. 3

**NOTICE OF NONPROFIT  
INCORPORATION**

NOTICE IS HEREBY GIVEN, that on February 8, 2011, Non-Profit Incorporation documents were filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, with the designation of:

**SHANTHI PROJECT**

21 Sutton Place, Easton, PA 18045.

The name of the person owning or interested in said business is: Denise Veres.

Mar. 3

**FICTITIOUS NAME****REGISTRATION NOTICES**

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on September 17, 2010 for:

**EUPHORIC REBEL RECORDS**

located at: 2745 Grapevine Ct., Bath PA 18014. The name of the individual interested in the business is Dana Gaynor. This was filed in accordance with 54 Pa.C.S. 311.

Mar. 3

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

**NORTHAMPTON C&A****ORNAMENTAL IRON WORKS**

with its principal place of business at: 3651 Beech Dr., Walnutport, PA 18088.

The name and address of the person owning or interested in said business is: Andrew Sawka, 3651 Beech Dr., Walnutport, PA 18088.

The certificate was filed on February 4, 2011.

Mar. 3

**CORPORATE FICTITIOUS NAME  
REGISTRATION NOTICES**

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

**KIWAII SPRING WATER**

with its principal place of business at: 1476 Bette Lane, Hellertown, PA 18055.

The entity interested in the said business is: Premium Healthy Spring Water, Inc., 1476 Bette Lane, Hellertown, PA 18055.

JAMES L. BROUGHAL, ESQUIRE  
BROUGHAL & DeVITO, L.L.P.  
38 West Market Street  
Bethlehem, PA 18018

Mar. 3

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

**KIWAI TRUE SPRING WATER**

with its principal place of business at: 1476 Bette Lane, Hellertown, PA 18055.

The entity interested in the said business is: Premium Healthy Spring Water, Inc., 1476 Bette Lane, Hellertown, PA 18055.

JAMES L. BROUGHAL, ESQUIRE  
BROUGHAL & DeVITO, L.L.P.  
38 West Market Street  
Bethlehem, PA 18018

Mar. 3

**LIMITED LIABILITY COMPANY  
NOTICE**

NOTICE IS HEREBY GIVEN that on February 11, 2011, Certificate of Organization was filed in the Department of State of the Commonwealth of Pennsylvania for:

**THE STEPS OF BETHLEHEM, LLC**  
in accordance with the provisions of the Limited Liability Act of 1994.

JAMES L. BROUGHAL, ESQUIRE  
BROUGHAL & DeVITO, L.L.P.  
38 West Market Street  
Bethlehem, PA 18018

Mar. 3

**NOTICE OF DISSOLUTION**

NOTICE IS HEREBY GIVEN that the Board of Directors of **Pennsylvania Pre-Need Association**, a Pennsylvania Nonprofit Corporation, with an address at: 245 East Broad Street, Bethlehem, Northampton County, Pennsylvania have approved a proposal that the Nonprofit Corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the Nonprofit Corporation under the appropriate provisions of the Pennsylvania Business or Nonprofit Corporation Law of 1988, as amended.

Mar. 3

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

IN RE: MECHEEL JARETH  
MEMBRENO RAMOS, A MINOR  
**C0048CV2011-1510**

**ORDER FOR PUBLICATION**

AND NOW, to wit, this 18th day of February 2011, on motion of Ron Creazzo, Esquire, attorney for the petitioner above named, it is ORDERED AND DECREED that within petition be heard on the 25th day of March 2011, at 9:00 a.m. in Courtroom 4 and that notice of the filing of the within Petition and of the aforesaid date of hearing be published in the two publications of general circulation in Northampton County, Pennsylvania.

By the Court:  
/s/William F. Moran, J.

**NOTICE**

NOTICE IS HEREBY GIVEN that, on February 18, 2011, the petition of Reny Patricia Ramos, natural parent of Mecheel Jareth Membreno Ramos, a minor, was filed in the Court of Common Pleas of Northampton

County, Pennsylvania, Civil Division, praying for a Decree to change the name of said minor from Mecheel Jareth Membreno Ramos to Michelle Jareth Membreno Ramos.

The Court has fixed March 25, 2011 at 9:00 a.m., in the Northampton County Courthouse, Courtroom #4 located at 669 Washington Street, Easton, Pennsylvania as the time and place for the Hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petitioner should not be granted.

/s/William F. Moran, J.  
Mar. 3

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on MARCH 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-2010-10435**

ALL THAT CERTAIN lot with the improvements known as 514 Berwick Street in the City of Easton, County of Northampton and State of Pennsylvania, situate on the south side of Berwick Street between Coal and Reynolds Streets, Easton, Pennsylvania, being the western ten (10) feet of Lot No. 75 and the eastern five (5) feet of Lot No. 76 as marked on the Plan of Borough of South Side, containing

fifteen (15) feet in front on said Berwick Street and extending in length or depth southwardly one hundred forty (140) feet to Wireback Street.

BOUNDED on the North by Berwick Street and on the West by property now or late of Laura Ivey. The eastern line passes through the partition wall of the house on the property herein described and the house of the property adjoining. The western line passed through the center of the two and seven-tenths (2.7) foot alley common to this and the lot now or late of Lena Ivey.

IT BEING THE SAME PREMISES which Charles W. Heintzelman and Rachel Heintzelman, his wife, by their Indenture bearing date the thirtieth day of September, A.D. 1985, for the consideration therein mentioned, granted and conveyed unto the said Harold C. Christian (who died December 20, 2008) and Marlene F. Christian (who died April 3, 2010), his wife, and to their heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book Volume 688, Page 1031, etc., relation being thereunto had, more fully and at large appears.

BEING KNOWN AS 514 West Berwick Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NE1B-3-9A.

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

SEIZED AND TAKEN into execution of the writ as the property of Marlene F. Christian (deceased), Cindy Lou Drake, Lori Ann Rohm and Julie Nixon, heirs at law and Laura Trenberth, Terre Tenant.

ALFRED S. PIERCE, ESQUIRE

**No. 4**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-07482**

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

ALL THAT CERTAIN lot or tract of land, with improvements thereon erected, situate on the South side of Auburn Avenue, in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania, Being Lot No. 26 on Plan of Newburg homes, Section E, Sub-Section 3, dated April, 1965, prepared by E. T. Sales, Inc. and recorded in the Office for the Recording of Deeds in and for the said County of Northampton in Plan Book 20, Page 39, more particularly bounded and described as follows:

BEGINNING at a point on the South side of Auburn Avenue, said point being North 84 degrees 17 minutes East 521.25 feet from the Southeast corner of Auburn Avenue and Oxford Drive; thence along the South side of Auburn Avenue North 84 degrees 17 minutes East, 100 feet to a point; thence along the line between Lots Nos. 26 and 27 South 05 degrees 43 minutes East 120 feet to a point; thence along the line between Lots nos. 26 and 22, Sub-Section 2, South 84 degrees 17 minutes West 100 feet to a point; thence along the line between Lots nos. 26 and 25 North 05 degrees 43 minutes West 120 feet to a point on the South side of Auburn Avenue, the place of Beginning.

BOUNDED on the North by Auburn Avenue on the East by Lot No. 27; on the South by Lot No. 22, Sec-

tion E, Sub-Section 2; and on the West by Lot No. 25.

BEING the same premises which Beulah L. Cook by deed dated 8/26/2003 and recorded 9/22/2003 in and for Northampton County in Deed Book 2003-1 Page 392872 granted and conveyed to Timothy J. Weisel Sr. and Tammy L. Weisel, husband and wife.

BEING KNOWN AS 2708 Auburn Avenue, Easton, PA 18045.

TAX PARCEL NUMBER: L8NE1 17 2 0324.

THEREON BEING ERECTED a two-story single bi-level 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 Timothy J. Weisel, Sr., and Tammi L. Weisel.

CHRISTOPHER A. DeNARDO,  
ESQUIRE

**No. 5**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-03421**

ALL THAT CERTAIN MESSAGE or tenement and lot or parcel of ground situate along the road leading from the Nazareth Pike to Butztown, and commonly known as the Butstown-Macada Road, in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a spike in the Butztown-Macada Road, distance seventy-seven (77) feet, more or less, eastwardly along the said Butztown-Macada Road from the dividing line between lands now or late of Russell L. Theirolf and wife, Phoebe L., and lands now or late of Floyd Best; thence extending south sixty-three degrees forty-six minutes East (S. 63 degrees



46 minutes E.) in and along said Butztown-Macada Road a distance of one hundred nine and fifty-eight one-hundredths (109.58) feet to a spike; thence extending through property now or late of Russell L. Thierolf and Phoebe L., his wife, of which this conveyance was a part, the three following courses and distances, to wit:- North twenty-five degrees ten minutes east (N. 25 degrees 10 minutes E.) a distance of two hundred thirty-nine and eighty-six one-hundredths (239.86) feet to an iron pipe; North sixty-five degrees twenty-four minutes West (N. 65 degrees 24 minutes W.) a distance of one hundred eight and eighteen one-hundredths (108.18) feet to an iron pipe; and South twenty-five degrees thirty minutes West (S. 25 degrees 30 minutes W.) a distance of two hundred thirty-six and eighty one hundredths (236.80) feet to the spike in the Butztown-Macada Road, the point and place of BEGINNING.

LESS AND EXCEPTING THEREFROM: ALL THAT CERTAIN PORTION of a tract of land situate along the north side of Butztown Road, between Linden Street and Est Boulevard, about to be acquired by the City of Bethlehem for street purposes, in the Fourteenth (14th) Ward, City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the dividing line between lands now or formerly of Russell L. Thierolf and wife, Phoebe L. and lands of Kenneth W. Brown, Jr. and Paige M. Bain, said beginning point being distant six hundred and seventy-seven one-hundredths (600.77) feet on the course bearing South sixty-eight degrees twenty-five minutes East (S. 68

degrees 25 minutes E.) from the intersection of the easterly street line of Linden Street with the northerly ordained street line of Butztown Road; thence, from said point of beginning, along the northerly ordained street line of Butztown Road, South sixty-eight degrees twenty-five minutes East (S. 68 degrees 25 minutes E.) a distance of one hundred nine and sixty-five one-hundredths (109.65) feet to a point in the dividing line between lands of Kenneth W. Brown, Jr. and Paige M. Bain and lands now or formerly of John Lengyel and wife Lena; thence, South twenty degrees thirty minutes twenty seconds West (S. 20 degrees 30 minutes 20 seconds W.) a distance of eighteen and fifty one-hundredths (18.50) feet to a point; thence, North sixty-eight degrees twenty-five minutes West (N. 68 degrees 25 minutes W.) a distance of one hundred nine and sixty-six one-hundredths (109.66) feet to a point; thence North twenty degrees fifty-four minutes East (N. 20 degrees 54 minutes E.) a distance of eighteen and fifty one-hundredths (18.50) feet to a point, the point and place of BEGINNING.

ALL OF WHICH is more fully shown on the plan entitled 'Plan Showing Land to be Acquired by the City of Bethlehem from Ronald W. Lovejoy and wife Deborah D. Lovejoy for Street Purposes in Ward 14, City of Bethlehem, Northampton County, Pa. Scale: 1 inch=20 feet, Dated October 8, 1968, Raymond H. Snyder, City Engineer', a copy of which is on file in the Office of the City Engineer at Bethlehem, Pa.

TITLE TO SAID PREMISES IS VESTED IN Robert H. Maphis and Nancy A. Maphis, h/w, by Deed from JoAnna Gundlach, Personal Representative of the Estate of Billie G.



Turpin who died 12-26-03, dated 08/30/2005, recorded 02/20/2006 in Book 2006-1, Page 68949.

Premises being: 1211 BUTZTOWN ROAD, BETHLEHEM, PA 18017-3290.

Tax Parcel No. M7SW4 22 12 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Robert H. Maphis and Nancy A. Maphis.

DANIEL G. SCHMIEG, ESQUIRE

**No. 6**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2005-7454**

ALL THAT CERTAIN lot or ground situated in the City of Easton, County of Northampton, and Commonwealth of Pennsylvania, on the North side of Northampton Street, West of Fourth Street, CONTAINING thirty-three feet six inches (33' 6") in front on said Northampton Street, and extending of that width in depth two hundred twenty (220') feet to Church Street.

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

The improvements located on the above described premises are known as No. 425-427-429 Northampton Street, Easton, Pennsylvania, and No. 418-420 Church Street, Easton, Pennsylvania.

Northampton County Tax Parcel No. L9SE2A 9 9.

BEING KNOWN AS 425-29 Northampton Street, Easton, PA 18042.

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

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

ROBERT P. DADAY, ESQUIRE

**No. 8**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-00812**

ALL THAT CERTAIN lot or piece of land with the improvements thereon, situate on the west side of Tenth Street, being No. 119 in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follow, to wit:

BEGINNING at a point on the corner of said Tenth Street and a ten feet private alley, between Ferry and Spruce Streets, thence South fourteen (14) feet three (3) inches, more or less, to property now or late of Mary Stout, thence West eighty (80) feet to land now or late of Mrs. Frank Fritsch, thence along the same North fourteen (14) feet three (3) inches, more or less, to said private alley, thence along the same eighty (80) feet to the place of beginning.

BOUNDED on the North by ten feet private alley, South by property now or late of Mary Stout, East by Tenth Street, and West by land now or late of Mrs. Frank Fritsch. The middle of the partition dividing this and the adjoining house on the South is to be deemed and taken as the division line.

TITLE TO SAID PREMISES IS VESTED IN Jon D. Clark and Stacie M. Clark, by Deed from Gregory A. Best, dated 06/24/2005, recorded 06/28/2005 in Book 2005-1, Page 239391.

Premises being: 119 SOUTH 10TH STREET, EASTON, PA 18042-4205.

Tax Parcel No. L9SE1D-9-12-0310.  
THEREON BEING ERECTED a three-story row home style dwelling with vinyl siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Jon D. Clark and Stacie M. Clark.

DANIEL G. SCHMIEG, ESQUIRE

**No. 9**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-08491**

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

BEGINNING at a point in the middle of the public road leading towards Tirechlers Station; thence in the same along land now or late of Stephen Newhard, South thirty-five and three-quarters (35 3/4) degrees West ninety (90 feet) feet to a point in the middle of the aforesaid road; thence by land now or late of A. W. Hower, North fifty-two and three-quarters (52 3/4) degrees West, one hundred fifty-three (53 feet) feet to a stake; thence by land now or late of Charles A. Morey, North thirty-five and one-half (35 1/2) degrees East, ninety (90 feet) feet to a stake; thence by land now or late of Levi Young, South fifty-two and three-quarters (52 3/4) degrees East, one hundred fifty-three (153 feet) feet to the place of beginning.

CONTAINING fifty-one (51) perches of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Mark DeFluri and Diane E. DeFluri, his wife, by Deed from Eleanor T. Davis, widow, dated 04/28/2000, recorded 05/02/2000 in Book 2000-1, Page 50982.

Premises being: 667 BLUE MOUNTAIN DRIVE, CHERRYVILLE, PA 18035-9711.

Tax Parcel No. J3NW3 1 3 0516.

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

SEIZED AND TAKEN into execution of the writ as the property of Mark De Fluri and Diane E. De Fluri.

DANIEL G. SCHMIEG, ESQUIRE

**No. 10**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-01919**

ALL THAT CERTAIN parcel of land known as Lot No. 2-50 located in Palmer Township, Northampton County, Commonwealth of Pennsylvania, as shown on a plan entitled 'The Villages At Mill Race Record Plan Phase II' prepared by Harte Engineering, Inc., recorded September 22, 2003, in Northampton County Map Book Volume 2003-5, pages 334-337, bounded and described as follows:

BEGINNING at a point on the easterly right-of-way line of Country Side Court, said point being in line with the lands known as Lot 2-51 of The Villages At Mill Race-Phase Two; thence,

Along said easterly right-of-way line, North 08 degrees 48 minutes 40 seconds West 76.00 feet to a point; thence,

Along the lands known as Lot 2-49 of The Villages At Mill Race-Phase Two, North 81 degrees 11 minutes 20 seconds East 110.00 feet to a point; thence,

Along the lands known as Lot 2-44 of The Village At Mill Race-Phase Two, South 08 degrees 48 minutes 40 seconds East 76.00 feet to a point; thence,

Along the lands known as Lot 2-51 of The Villages At Mill Race-Phase

Two, South 81 degrees 11 minutes 20 seconds West 110.00 feet to the POINT OF BEGINNING.

CONTAINING 8,360 sq. ft. or 0.1919 acres.

SUBJECT TO: a 15 feet wide sanitary sewer easement along the southerly property line and a 6 feet wide storm sewer easement along the northerly property line.

TITLE TO SAID PREMISES IS VESTED IN Arthur G. Jones and Lolita B. Jones, husband and wife, by Deed from CMC Development Corporation, dated 5-19-04, recorded 6-4-04, in Deed Book 2004-1, page 214341.

Premises being: 39 COUNTRY-SIDE DRIVE, A/K/A COUNTRYSIDE COURT, EASTON, PA 18045.

Tax Parcel No. K9-1-2-50.

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 Arthur G. Jones and Lolita B. Jones a/k/a Lolita Bridges a/k/a Lolita Bridges Jones.

DANIEL G. SCHMIEG, ESQUIRE

**No. 11**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2008-13462**

ALL THAT CERTAIN lot, parcel, or tract of land situate on the northerly side of North Cottonwood Road (T-476), Township of Lehigh, County of Northampton, Commonwealth of Pennsylvania, as shown as Lot One on the Subdivision Plan for George R. and Ethel M. Strohl, recorded in the Office for the Recording of Deeds, Northampton County in Plan Book 1994-5, Page 97, bounded and described as follows, to wit:

BEGINNING at a point located on the northerly ultimate right of way line of North Cottonwood Road (T-476, 25 feet from center), said point being the dividing line between Lots One and Two of this Subdivision, thence along the northerly ultimate right of way line of said North Cottonwood Road, the following two (2) courses and distances: (1) along the arc of a curve deflecting to the right, the radius of which is 2854.15 feet, the central angle of 01 degree 02 minutes 11 seconds, an arc length of 51.63 feet, the chord bearing and distance of North 87 degrees 49 minutes 47 seconds West 51.63 feet to a point of tangency; (2) North 87 degrees 18 minutes 41 seconds West 118.37 feet to a point; thence along lands now or late Frank P. and Roma M. Gaspar, North 01 degree 33 minutes 43 seconds East 314.96 feet to a solid iron pin (found), thence along lands now or late Stephen A. Chroust (State Game Lands No. 168), South 87 degrees 36 minutes 30 seconds East 170.48 feet to a point, thence along Lot Two of this Subdivision, South 01 degree 39 minutes 08 seconds West 315.37 feet to a point, the place of BEGINNING.

IT BEING THE SAME PREMISES which George R. Strohl, Sr. and Ethel M. Strohl, husband and wife, and Stephen A. Chroust, by their deed dated November 5, 1998, and recorded November 6, 1998, in the Northampton County Recorder of Deeds Office at Easton, Pennsylvania, in record book volume 1998-1, page 153435, granted, conveyed, and confirmed unto Richard A. Kern, Jr. and Valerie J. Kern, husband and wife, as tenants by the entireties.

ALSO KNOWN AS Northampton County Uniform Parcel Identifier: Map G4, Block 1, Lot 79.

BEING KNOWN AS 1376 North Cottonwood Road, Danielsville, PA 18038.

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 Valerie J. Kern.

JEFFREY G. TRAUGER, ESQUIRE

**No. 12**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-04708**

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

BEGINNING at a corner on the east side of Northampton Street; thence along the northeast side of Lot No. 1 above described, South sixty-eight and three-fourth degrees East one hundred fifty feet (S. 68-3/4° E. 150') to an alley; thence along said alley North twenty-three and one-fourth degrees East eighteen feet (N. 23-1/4° E. 18') to a corner in lands of J.E. Long; thence along same North sixty-eight and one-half degrees West one hundred fifty feet (N. 68-1/2° W. 150') to a point on Northampton Street; thence along said street south twenty-three and one-fourth degrees West twenty feet (S. 23-1/4° W. 20') to the place of beginning.

BEING the same premises which Ray W. Snyder as Executor of the Estate of William S. Snyder, deceased, by Indenture bearing date the 6th day of December, 2005, and recorded the 15th day of December, 2005, in the Office for the Recording of Deeds in and for the County of Northampton at Easton, Pennsylvania, in Record Book Volume 2005-1, Page 507535,

granted and conveyed unto Ryan T. Brown, in fee.

Together with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

BEING THE SAME PREMISES CONVEYED TO BRIAN P. MARSHALL, BY DEED OF RYAN T. BROWN AND TAMMY BROWN, HUSBAND AND WIFE, DATED 02/24/2007 AND RECORDED 03/01/2007 IN NORTHAMPTON COUNTY IN DEED BOOK 2007-1 ON PAGE 79584.

DWELLING KNOWN AS 141 SOUTH NORTHAMPTON STREET, BANGOR, PA 18013.

IDENTIFIED as TAX/PARCEL ID#: E9NE2D-16-9A in the Deed Registry Office of Northampton County, Pennsylvania.

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 Brian Paul Marshall.

DANIEL J. MANCINI, ESQUIRE

**No. 14**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2008-02003**

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

BEGINNING at a point thirty-three (33) feet East of the Northeast corner of Bushkill and Mulberry Streets; thence along the North side of Bushkill Street, East twenty (20) feet and ten (10) inches to a point in line of land now or late of Josephine Francisco; thence North along the same

one hundred and forty (140) feet to Vine Street; thence West along the South side of said Vine Street twenty (20) feet ten (10) inches to a point; thence South one hundred forty (140) feet to the place of beginning.

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

BEING Parcel number L9NE4C 7-7.

BEING THE SAME PREMISES THAT STEVEN E. KROUSE, BY DEED DATED 09/13/2006 AND RECORDED 09/18/2006 IN NORTHAMPTON COUNTY IN DEED BOOK 2006-1 ON PAGE 382811 GRANTED AND CONVEYED UNTO JUAN M. SANCHEZ AND JUANA I. SANCHEZ, HUSBAND AND WIFE.

DWELLING KNOWN AS 811 BUSHKILL STREET, EASTON, PA 18042.

IDENTIFIED as TAX/PARCELID# L9NE4C-7-7 in the Deed Registry Office of Northampton County, Pennsylvania.

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 Juan M. Sanchez and Juana I. Sanchez.

DANIEL J. MANCINI, ESQUIRE

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**No. 15**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-02654**

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Tatamy, County of Northampton and State of Pennsylvania, delineated and designated as Lot No. 3 on the plan of lots entitled "North Tatamy Block

#1" Tatamy, Pennsylvania, filed in the Office of the Recorder of Deeds in and for said County of Northampton, on June 3, 1966, in Plan Book 22, Page 10, more particularly described as follows, to wit:

BEGINNING at a concrete monument at the intersection of the north building line of Prospect Street with the east building line of Shelley Street, (formerly 8th Street); thence North zero (0) degrees, zero (00) minutes forty (40) seconds West, 171.06 feet to a point; thence continuing North zero (0) degrees, zero (00) minutes, forty (40) seconds West, 83 feet to a point; thence North eighty-nine (89) degrees, zero (0) minutes, twenty (20) seconds East 142.5 feet to a point; thence South zero (0) degrees, zero (00) minutes, forty (40) seconds East, 85 feet to a point; thence South eighty-nine (89) degrees, zero (0) minutes, twenty (20) seconds West, 142.5 feet to a point, the place of beginning.

BOUNDED on the North by Lot No. 4, on the South by Lot No. 2, on the East by land of Clarence H. Pehnel and on the west by Shelley Street (formerly 8th Street).

TAX PARCEL #: J8SE2D-4-2.

BEING KNOWN AS: 133 Shelley Street, Tatamy, PA 18085.

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

SEIZED AND TAKEN into execution of the writ as the property of Darlene B. Causey and Dennis C. Causey.

MICHAEL T. MCKEEVER, ESQUIRE

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**No. 16**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-06307**

ALL THAT CERTAIN message, tract or parcel of land situate in the

Borough of Bangor, County of Northampton and Commonwealth of Pennsylvania, as more particularly described as follows:

BEGINNING at a nail set in the Westerly side of South Main Street, said nail being a distance of 146 feet Northerly from the prolongation of the Northerly side line of Miller Avenue, said nail also being the most South-easterly corner to lands now or formerly of the Bangor Lumber Company; and running thence (1) along said Westerly side of South Main Street, South 16 degrees 30 minutes West, a distance of 21.20 feet to a nail set; thence (2) by a new line through the whole tract of which this is a part and through the center of a partition wall of a 3-1/2 story house located hereon, North 73 degrees 30 minutes West, a distance of 90.00 feet to an iron pipe set; thence (3) along afore-said lands of the Bangor Lumber Company, North 16 degrees 30 minutes East, a distance of 21.20 feet to an iron pipe found; thence (4) continuing along said lands of the Bangor Lumber Company, South 73 degrees 30 minutes East, a distance of 90.00 feet to the point and place of beginning and containing a calculated area of land of 1,908.0 square feet more or less as surveyed by Ronald L. Haffling, Licensed Land Surveyor, on May 30, 1981.

EXCEPTING AND RESERVING the rights of the public to the sidewalk running along Course #1 above.

TAX PARCEL #: E9NE3A 65A 012.

BEING KNOWN AS: 278 South Main Street, Bangor, PA 18013.

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 Raymond W. Mount, Jr.

MICHAEL T. McKEEVER, ESQUIRE

**No. 17**  
**BY VIRTUE OF A CERTAIN**  
**WRT OF EXECUTION**  
**CV-2009-08769**

PROPERTY BEING KNOWN AS:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania, shown as Lot 244 on the Final Plan of Park View Estates, Phase 3, as recorded in Map Book 2000-5, Page 97-99 in the Office for 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 Central Drive (50 feet wide) at the Southeast corner of Lot 221 of Park View Estates; thence along said Westerly right-of-way line of Central Drive (50 feet wide) South 04 degrees 38 minutes 44 seconds East 105.00 feet to a point; thence along the arc of a curve deflecting to the right having a radius of 25.00 feet and central angle of 90 degrees 00 minutes 00 seconds for an arc length of 39.27 feet (chord: South 40 degrees 21 minutes 16 seconds West 35.36 feet) to a point on the Northerly right-of-way line of Crest Boulevard North; thence along said northerly right-of-way line of Crerst Boulevard North, South 85 degrees 21 minutes 16 seconds West 95.00 feet to a point at a corner of Lot 243 of Park View Estates, thence along said lands of Lot 243 of Park View Estates, North 04 degrees 38 minutes 44 seconds West 130.00 feet to a point at a corner of lands of Lot 221 of Park View Estates; thence along said lands of Lot 221 of Park View Estates, North 85 degrees 21 minutes 16 seconds East 120.00 feet to a point, the place of beginning.



CONTAINING 15,465.87 square feet or 0.36 acre.

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

Said lot being subject to restrictions pertaining to a sight line easement as shown on the final recorded plan.

Northampton County uniform parcel identifier: MAP: L8NE2 BLOCK 15 LOT 20.

BEING KNOWN as 10 Central Drive, Easton, PA 18045 according to present post office numbering a/k/a 49 Crest Boulevard, Easton, PA 18045-3138.

TAX PARCEL NUMBER: L8NE2-15-20.

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 Beverly J. Grant and United States of America.

MARTHA E. VON ROSENSTIEL,  
ESQUIRE

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**No. 18**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2008-07266**

ALL THAT CERTAIN lot or parcel of land with the improvements erected thereon situate in Bethlehem Township, Northampton County and Commonwealth of Pennsylvania being known as Lot 20 of Willow Ridge recorded on July 30, 1996 in Map Book Volume 1996-6, page 240, bounded and described as follows:

BEGINNING at a point on the northerly right-of-way line of Ridge View Court 25 feet from the centerline, said point being the southwesterly corner of Lot 19 of Willow Ridge;

thence along the said northerly right-of-way line on a curve to the left having a radius of 225.00 feet, a chord bearing of South 76 degrees 52 minutes 34 seconds West, a chord length of 53.61 feet and an arc length of 53.73 feet to a point; thence along Lot 33 of Willow Ridge, North 21 degrees 44 minutes 54 seconds West 74.16 feet to a point; thence along the same, North 03 degrees 50 minutes 22 seconds East 86.49 feet to a point; thence along the same and Lot 8 of Willow Ridge, South 86 degrees 09 minutes 38 seconds East 58.71 feet to a point; thence along Lot 19, South 06 degrees 16 minutes 56 seconds East 139.92 feet to a point of Beginning.

SUBJECT to a drainage easement as shown on the record plan.

UNDER AND SUBJECT to any and all covenants, conditions, reservations, restrictions, limitations, rights-of-way, objections, easements, agreements, etc., as they appear of record.

TITLE TO SAID PREMISES IS VESTED IN Winston A. Wilson and karlene Walker, h/w, by Deed from John C. Melaney and Valerie G. Melaney, h/w, dated 10/13/2006, recorded 10/23/2006 in Book 2006-1, Page 437463.

Premises being: 2435 RIDGE VIEW COURT, BETHLEHEM, PA 18020-4288.

Tax Parcel No. N7NW2-20-18.

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

SEIZED AND TAKEN into execution of the writ as the property of Winston A. Wilson and Karlene Walker.

DANIEL G. SCHMIEG, ESQUIRE



**No. 19**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-06069**

Tract No. 1

All that certain tract of land situate in the City of Bethlehem (formerly Township of Bethlehem), County of Northampton, and Commonwealth of Pennsylvania, being Lots 807 and 808 on the plan of lots known as 'Penn Summit', laid out by A.D.Chidsey, Jr., Civil Engineer, and recorded in the Office for the Recording of Deeds in and for Northampton County in Map Book 7, Page 18, bounded and described as follows:

Bounded on the North by Ann Street; on the East by Lot 806; on the South by Parson Street; and on the West by Lot 809.

Containing in front on Parson Street forty (40) feet and extending in depth in a Northerly direction of that width one hundred ten (110) feet to Ann Street.

Tract No. 2

All that certain tract of land situate in the City of Bethlehem (formerly Township of Bethlehem), County of Northampton, and Commonwealth of Pennsylvania, being Lot 806 on the plan of lots known as 'Penn Summit', laid out by A.D. Chidsey, Jr., Civil Engineer, and recorded in the Office for the Recording of Deeds in and for Northampton County in Map Book 7, Page 18, bounded and described as follows:

Bounded on the North by Ann Street; on the East by Lot 805; on the South by Parson Street; and on the West by Lot 807.

Containing in front on Parson Street twenty (20) feet and extending in depth in a Northerly direction of that width one hundred ten (110) feet to Ann Street.

TITLE TO SAID PREMISES IS VESTED IN Ngoc Nguyen and Hung Q. Nguyen, h/w, by Deed from Wachovia Bank, National Association, dated 02/27/2008, recorded 03/12/2008 in Book 2008-1, Page 68140.

Premises being: 1221 PARSON STREET, BETHLEHEM, PA 18017-5049.

Tax Parcel No. N7NW4A-17-13-0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Ngoc Nguyen and Hung Q. Nguyen.

DANEIL G. SCHMIEG, ESQUIRE

**No. 20**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-06275**

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 TH E119 on the Final Plan of Vista Estate as recored in Map Book 1998-5, Page 340 in the Office of the Recorder of Deeds for Northampton County at Eaton, Pennsylvania and being further bounded and described as follows, to wit:

Beginning at a point on the easterly right-of-way line of Upper Way (50.00 feet wide) at the northwest corner of Lot TH E118 of Vista Estates;

Thence along said easterly right-of-way line of Upper Way (50.00 feet wide) 23 degrees-35 minutes-14 seconds East 26.00 feet to a point at a corner of Lot TH E120 of Vista Estates;

Thence along said lands of Lot TH E120 of Vista Estates South 66 de-

degrees-24 minutes-46 seconds East 120.00 feet to a point on line of lands of Lot TH E138 of Vista Estates;

Thence along said lands of Lot TH E138 of Vista Estates South 23 degrees-35 minutes 14 seconds West 26.00 feet to a point at a corner of Lot TH E118 of Vista Estates;

Thence along said lands of Lot TH E118 of Vista Estates North 66 degrees-24 minutes-46 seconds West 120.00 feet to a point, the place of the Beginning.

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

Under and subject to Deed Restrictions attached hereto and made a part hereof.

TITLE TO SAID PREMISES IS VESTED IN John A. Lant, Jr., by Deed from James Lopez and Amy Lopez, h/w, dated 07/13/2007, recorded 07/18/2007 in Book 2007-1, Page 262486.

Premises being: 2645 UPPER WAY, EASTON, PA 18040-8729.

Tax Parcel No. K9 37A11 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of John A. Lant, Jr.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 21**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-05020**

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

BEGINNING at an iron stake in line of land of Asher Kauffman and

Jennie Kauffman; thence South 17-1/2 degrees West 240 feet, more or less, to a 20 feet wide public alley; thence along said alley South 72-3/4 degrees East 150 feet, more or less, to the Northwestern intersection of a 30 feet wide road; thence along said road North 17-1/2 degrees East 240 feet, more or less, to an iron pin; thence North 72-3/4 degrees West 150 feet to the place of beginning.

CONTAINING thirty-six thousand square feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Michael A. Lazar, Sr. (husband of the party Grantors), by Deed from Michael A. Lazar, a/k/a Michael A. Lazar, Sr. and Denise M. Lazar, dated 01/15/2008, recorded 02/14/2008 in Book 2008-1, Page 41031.

Premises being: 1619 GAIL LANE, HELLERTOWN, PA 18055-3005.

Tax Parcel No. R7SW2 3 1 0719.

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

SEIZED AND TAKEN into execution of the writ as the property of Michael A. Lazar, Sr.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 22**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-01732**

ALL THAT CERTAIN lot or parcel of land situate on the easterly side of Iron Street in the Borough of West Easton, County of Northampton, Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at a point on the easterly side of Iron Street (50.00 feet wide), said point being in line with other lands now or formerly of NJP, Inc.; thence along said Iron Street North 22 degrees 34 minutes 56

seconds West a distance of 53.00 feet to a point; thence along the lands known as Lot 2 of the NJ Pugliese, Inc. Subdivision, North 44 degrees 17 minutes 07 seconds East a distance of 88.44 feet to a point; thence along the lands now or formerly of Robert L. Young & Sons, Inc., South 24 degrees 03 minutes 24 seconds East a distance of 57.00 feet to a point; thence continuing along other lands now or formerly of NJ Pugliese, Inc., South 47 degrees 02 minutes 05 seconds West a distance of 88.33 feet to a point, the place of beginning.

CONTAINING approximately 4536 square feet.

BEING the same premises shown as Lot 3 of the NJ Pugliese, Inc. Subdivision filed in Map Book 89, page 6, in the Office of the Recorder of Deeds for Northampton County, in Easton, Pennsylvania.

SUBJECT to an access and maintenance easement granted to the adjoining property to the south described as follows: Beginning at a point located on the westerly side of Iron Street; thence North 22 degrees 34 minutes 51 seconds West a distance of 5.14 feet to a point; thence through the premises described herein, North 51 degrees 45 minutes 41 seconds East a distance of 58.52 feet to a point, said point being the northern boundary line of the grantee; thence South 47 degrees 02 minutes 06 seconds West a distance of 60.11 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lorenzo Castillo and Ana Castillo, h/w, by Deed from Lisa Engenia Rodriguez and Roberto Rodriguez, h/w, dated 02/24/2006, recorded 03/01/2006 in Book 2006-1, Page 84228.

Premises being: 1007 IRON STREET, EASTON, PA 18042-5469.

Tax Parcel No. L9SW3D-12-13A-2.

THEREON BEING ERECTED a two-story single 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 Lorenzo Castillo and Ana Castillo.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 24****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-06821**

ALL THAT CERTAIN parcel or tract of land with improvements thereon erected situate in the Township of Forks, County of Northampton and State of Pennsylvania being more fully bounded and described as follows:

BEGINNING at a point, said point being the intersection of the centerline of Glover Road and the northern property line of lands now or late of Barry McDougall thence 1) westerly along line of lands now or late of said Barry McDougall, north 88 degrees 16 minutes 00 seconds west, 318.60 feet to a point in line of lands now or late of Easton Area Industrial Land Development Co., thence 2) northerly along lands of said Easton Area Industrial Land Development Co., north 2 degrees 00 minutes 00 seconds west, 140.30 feet to a point and corner of Lot No. 1 of Heiserman, Heiserman & Spohn Minor Subdivision, thence 3) easterly along said Lot No. 1 south 88 degrees 16 minutes 00 seconds east, 150.74 feet to a point, thence 4) southerly along the same, south 1 degree 44 minutes 00 seconds west, 40.00 feet to a point,

thence 5) easterly, still along the same, south 88 degrees 16 minutes 00 seconds east, 177.00 feet to a point in the centerline of aforementioned Glover Road, thence 6) southerly along the centerline of said Glover Road, south 1 degree 44 minutes 00 seconds west 100.00 feet to a point the place of beginning.

CONTAINING 38,163.4 square feet 10.876 acres of land.

BEING subject to a 25 feet wide right-of-way along Glover Road for road purposes.

BEING all of Lot No. 2 as shown on plan of Minor Subdivision of Heiserman, Heiserman, & Spohn, as prepared by Louis A. Ferrone, P.E./L.S. and recorded in the Recorder of Deeds Office of Northampton County in Map Book No. 84, Page 104.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP J9 BLOCK 15 LOT 7D-1.

BEING the same premises which Larry Fox and Denise J. Fox, husband and wife, by Deed dated August 29, 1997 and recorded September 9, 1997 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 1997-1 Page 097958, as Instrument Number 1997031863, granted and conveyed unto Michael S. Cytron and Kelli A. Cytron, husband and wife, in fee.

PARCEL NO. J9-15-7D-1.

BEING KNOWN AS 3998 Glover Road, Easton, PA 18040.

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

SEIZED AND TAKEN into execution of the writ as the property of Michael S. Cytron and Kelli A. Cytron. STEVEN K. EISENBERG, ESQUIRE

## **No. 25**

### **BY VIRTUE OF A CERTAIN WRT OF EXECUTION**

**CV-2010-07478**

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania, shown as Lot 30 on the Final Plan of Park View Estates, Phase 4, as recorded in Map Book 2002-5, Pages 119-121 in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania, and being further bounded and described as follows, to wit:

BEGINNING at a point on the Southerly right-of-way line of Crest Boulevard (80 feet wide) at the Northeast corner of Lot 29 of Park View Estates, Phase 4; thence along said Southerly right-of-way line of Crest Boulevard (80 feet wide) North 85 degrees, 21 minutes 16 seconds East 110.00 feet to a point at a corner of Lot 31 of Park View Estates, Phase 4; thence along said lands of Lot 31 of Park View Estates, Phase 4 South 04 degrees 38 minutes 44 seconds East 130.00 feet to a point on a line of lands now or late of Gerhard and Marilyn Riethmuller; thence along said lands now or late of Gerhard and Marilyn Riethmuller South 85 degrees 21 minutes 16 seconds West 110.00 feet to a point at a corner of Lot 29 of Park View Estates, Phase 4; thence along said lands of Lot 29 of Park View Estates, Phase 4 North 04 degrees 38 minutes 44 seconds West 130.00 feet to a point, the place of beginning.

CONTAINING 14,300.00 square feet or 0.33 acres, more or less.

PARCEL NUMBER: L8-6-17-30.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Sherlyn Pena-Reid.

TITLE TO SAID PREMISES IS VESTED IN Sherlyn Pena Reid, married, her heirs and assigns, by Deed from Farina and Farina General Partnership dated 12/15/2004 and recorded 12/28/2004 in Record Book Volume 2004-1, Page 499602.

BEING KNOWN AS 60 Crest Boulevard, Easton, PA 18045.

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

SEIZED AND TAKEN into execution of the writ as the property of Sherlyn Pena-Reid.

MARTHA E. VON ROSENSTIEL,  
ESQUIRE

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**No. 26**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-07421**

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

**TRACT No. 1**

BEGINNING at an iron pin in line of the Easton and South Bethlehem Trolley land and land of George W. Koehler, now Robert Fehr and Annie Fehr; thence along said Koehler or Fehr land South one degree West (S 1° W) a distance of two hundred nineteen (219') feet to a hickory tree; thence along land now or late of Alfred H. Koeler, Westwardly a distance of one hundred five (105') feet six (6") inches to a corner; thence along land of the same later conveyed to Harley B. Kelchner, North one degree East (N 1° E) a distance of one hundred ninety-four (194') feet to a corner line of the Easton and South Bethlehem trolley; thence along said trolley road

South seventy-two degrees East (S 72° E) a distance of one hundred five (105') feet and six (6") inches to place of beginning.

CONTAINING twenty-one thousand seven hundred eighty-five (21,785) square feet, be the same, more or less.

EXCEPTING THEREOUT AND THEREFROM all that certain triangular or lot of ground situate in the Township of Bethlehem, County and State aforesaid, bounded on the South by an alley, on the East by other land of the grantor and on the West by land of Harley B. Kelchner, and more particularly described as follows, to wit:

BEGINNING at an iron pin, the corner of Harley B. Kelchner and Charles H. Ebner, and in line of an alley; thence in an Easterly direction along said alley a distance of ten (10') to an iron pin; thence in a Northerly direction, a distance of ninety-five (95') feet, more or less, to a point in the dividing line of Charles H. Ebner and Harley B. Kelchner; thence South one degree West (S 1° W) to the iron pin, the point of beginning.

**TRACT No. 2**

ALL THAT CERTAIN triangular piece of lot of ground situate in the Township of Bethlehem and adjoining Tract No. 1 on the West, and more particularly described as follows, to wit:

BEGINNING at an iron pin, the corner of land of Charles H. Ebner and Harley B. Kelchner and in line of Easton-South Bethlehem Railway Company; thence along line of said street railway South seventy-two degrees West (S 72° W) a distance of ten (10') feet to an iron pin; thence in a Southerly direction a distance of ninety-six (96') feet, more or less, to a point in the dividing line of Charles

H. Ebner and Harley B. Kelchner; thence North one degree East (N 1° E) to the iron pin, the point of beginning.

TAX PARCEL NUMBER: N7-13-6.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling.

TITLE TO SAID PREMISES IS VESTED IN Stephen C. Enot and Norine K. Enot, husband and wife by Deed from Nancy B. Wilcroun, single dated 8/1/1986 and recorded 8/12/1986 in Deed Book Volume 706 Page 1059.

BEING KNOWN AS 4348 Freemansburg Avenue, Bethlehem, PA 18020.

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

SEIZED AND TAKEN into execution of the writ as the property of Stephen C. Enot and Norine K. Enot.

MARTHA E. VON ROSENSTIEL,  
ESQUIRE

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**No. 28**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-04444**

All that certain message, tenement or lot of land situated in the City of Easton, South Side, in the County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the North side of Wilkes-Barre Street and corner of lands now or late of the Lehigh Valley Railroad Company; thence along said company's lands North 3 1/2 degrees West one hundred forty (140) feet to Cooper's Alley; thence, along said alley North 86 1/2 degrees East forty (40) feet to corner of land now or late of Hugh Coyle; thence along said land of Hugh Coyle South

3 1/2 degrees east one hundred forty (140) feet to Wilkes-Barre Street; thence, along said Wilkes-Barre Street South 86 1/2 degrees West forty (40) feet to the place of beginning.

TAX PARCEL #: L9SE4D-14-2-0310.

PROPERTY ADDRESS: 909 W. WILKES BARRE STREET, EASTON, PA 18042.

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 Pamela J. Davis, Known Heir to the Estate of John D. Davis, Deceased.

MICHAEL T. MCKEEVER, ESQUIRE

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**No. 29**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-02555**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situated in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, bounded and described according to a survey and plan of Canal Park Southside Neighborhood Development Tract 102 dated 6/5/1987; last revised 8/10/1988, made by Hanover Engineering Associates, Inc. of Bethlehem, Pennsylvania, and recorded in Map Book 88, Page 234, as follows, to wit:

BEGINNING at a point on the Northerly side of Mauch Chunk Street (proposed width-50.00 feet) being a corner of lands reserved for use in common with others, said beginning point being South 87 degrees 37 minutes 43 seconds West a distance of 157.00 feet from a point, a monument, marking the intersection made by the Northerly side of Mauch Chunk Street with the Westerly side



of Center Street (proposed width-60.00 feet); thence from said point of beginning, continuing along the Northerly side of Mauch Chunk Street, South 87 degrees 37 minutes 43 seconds West, a distance of 28.00 feet to a point, a corner of Lot No. 28; thence along line of Lot No. 28, North 02 degrees 22 minutes 17 seconds West, a distance of 72.00 feet to a point, another corner of Lot No. 23, in line of lands reserved for use in common with others; thence along said line of lands reserved for use in common with others, North 87 degrees 37 minutes 43 seconds East, a distance of 28.00 feet to a point, a corner of lands reserved for use in common with others; thence along line of lands reserved for use in common with others, South 02 degrees 22 minutes 17 seconds East a distance of 72.00 feet to a point, another corner of lands reserved for use in common with others, on the Northerly side of Mauch Chunk Street, being the point and place of beginning.

Being all of Lot No. 27 as shown on the aforesaid Plan.

Also known as Northampton County uniform parcel identifier; map L9SE4D Block 20 Lot 27.

Under and Subject to the rights in common with abutting owners in and to party walls as same may be erected herein.

Under and Subject to Declaration of Covenants and restrictions as recorded in Misc. Book Volume 344, Page 525, and such other restrictions as may appear in the chain of title.

Northampton County Tax Parcel No. L9SE4D 20 27.

BEING KNOWN AS 713 Mauch Chunk Street, Easton, PA 18042.

THEREON BEING ERECTED a two-story row home style dwelling

with aluminum siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Beatriz Ventura and Rosaura Ventura.

ROBERT P. DADAY, ESQUIRE

**No. 30**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-03295**

Tract Number 1:

ALL THAT CERTAIN lot or piece of land with Eastern half of a double dwelling house erected thereon, known as NO. 157 East St. Joseph Street, situated on the South side of St. Joseph Street, in the City of Easton, County of Northampton and State of Pennsylvania.

Containing 20 feet, 06 inches in front on the South side of St. Joseph Street and extending of that width Southwardly 125 feet in depth to the private alley.

Bounded on the North by St. Joseph Street, East by part of Lot No. 22, South by said private alley and West by part of Lot No. 23, the property of Fredinard Schwar.

Being 06 feet, 06 inches of Lot No. 23 and 14 feet of Lot No. 22 o Plan of Lots of James Regnery, which plan if recorded in the office for the recording of deeds of Easton in and for Northampton County, in Map Book No. 2, Page 125.

Tract Number 2:

ALL THAT CERTAIN lot or piece of land situated on the south side of St. Joseph Street, in the 9th Ward of City of Easton, County of Northampton and State of Pennsylvania, known as Lot No. 21, 11 feet width of the Eastern part of Lot No. 22 on Plan of Lots of James Regnery, which said Plan is recorded in the Office for the Recording of Deeds of Easton, in and for



Northampton County in Map Book No. 2, Page 125, said land being described as follows:

BEGINNING at a point on the South side of St. Joseph Street between Lot No. 20 and Lot No. 21; thence extending Westwardly along St. Joseph Street 36 feet; thence extending Southwardly at right angles to St. Joseph Street and in a line parallel to Lot No. 21 125 feet to the place of beginning.

Bounded on the North by St. Joseph Street, on the East by Lot. No. 20, on the South by said alley and on the West by the remaining part of Lot. No. 22.

Northampton County Tax Parcel No. L9SE3B 11 12.

BEING KNOWN AS 157 East St. Joseph Street, Easton, PA 18042.

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 Russell S. Rose and Joy A. Rose.

ROBERT P. DADAY, ESQUIRE

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**No. 31**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-06878**

ALL THAT CERTAIN lot or piece of ground situated at the Northwest corner of the extension of Pierce Street and the extension of Weygadt Drive, BEGINNING at a point on the said North side of the extension of Pierce Street, 187 feet East of the Northeast corner of Mixsell and Pierce Streets (erroneously described as the Southeast corner of Mixsell and Pierce Streets' in former deeds conveying these same premises); thence Northwardly at

right angles to the said extension of Pierce Street, 96 feet to property now or late of J.L. Stackhouse; thence East along the property now or late of the said J.L. Stackhouse, 82 feet, more or less to the extension of said Weygadt Drive; thence Southwardly along the said extension of said Weygadt Drive to the extension of Pierce Street; thence Westwardly along the extension of said Pierce Street to the point, the place of BEGINNING. Premises known as No. 228 East Pierce Street, Easton, Pennsylvania.

SUBJECT, HOWEVER, to the uninterrupted right-of-way of a driveway of a width of 10 feet along the Northern side of the herein conveyed property. The said driveway to be for the use and the enjoyment of the said owners and occupiers of the premises immediately to the West of the premises herein conveyed, now in the ownership of George Weitzman and Frieda J. Weitzman, his wife, their heirs and assigns, jointly with the owners and tenants, occupiers, heirs and assigns of the premises herein conveyed.

TITLE TO SAID PREMISES IS VESTED IN Virginia Lirio, by Deed from Primacy Closing Corporation, a corporation organized under the laws of Nevada, dated 08/09/2006, recorded 08/22/2006 in Book 2006-1, Page 342453.

Premises being: 228 EAST PIERCE STREET, EASTON, PA 18042-1680.

Tax Parcel No. L10NW1A1 5 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Virginia Lirio.

DANIEL G. SCHMIEG, ESQUIRE

**No. 32**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-07004**

ALL THAT CERTAIN lot of land, with the northern half of a double dwelling thereon erected, known as 1118 Whitehall Avenue, situated in the Township of Palmer, County of Northampton and State of Pennsylvania, being further known as Lot No. 43 as shown on the plan of lots known as 'Wilden, a Suburb of Easton', said map being recorded in the Office for the Recording of Deeds in and for the County of Northampton in Map Book No. 6, Page 18, and being more particularly bounded and described as follows:

BEGINNING at a point in the eastern building line of Pennsylvania Avenue, now known as Whitehall Avenue, as shown on said map, at the intersection of Lots Nos. 42 and 43; thence eastwardly along the division line between Lots Nos. 42 and 43 and passing through and along the partition wall which divides the premises hereby conveyed, being the northern half, from the southern half of said double dwelling 120 feet to a point; thence northwardly along the division line between Lots Nos. 43 and 51, 40 feet to a point; thence westwardly along the division line between Lots Nos. 44 and 45 and said Lot No. 43, 120 feet to a point in the eastern building line of said Whitehall Avenue; thence Southwardly along the eastern building line of said Whitehall Avenue, 40 feet to the point of Beginning.

BOUNDED on the North by Lots Nos. 44 and 45, on the East by Lot No. 51, on the South by Lot No. 42 and the southern half of said double dwelling house (known as 1120 Whitehall Avenue), and on the West

by Whitehall Avenue, formerly known as Pennsylvania Avenue.

BEING more recently described and shown on a survey plan prepared by Kenneth R. Hahn, R.S. drawing No. 80-32, dated January 31, 1980, bounded and described, as follows:

BEGINNING at a point on the Easterly right of way line of Whitehall Avenue, (50 feet wide), said point being located 120.33 feet Southerly of the South side of Freemansburg Avenue; thence along the Southerly side of Lots 44 & 45, South 86 degrees 00 minutes East, 120.00 feet to an iron pipe found; thence along the West-erly side of Lot No. 51 of Wilden plan, South 4 degrees 00 minutes West, 40.00 feet to a point; thence along the Northerly property line of 1120 Whitehall Avenue, Lot No. 42, and passing partly in and through a party wall, North 86 degrees 00 minutes West, 120.00 feet to a point on the Easterly right of way line of Whitehall Avenue; thence along the Easterly right of way line of Whitehall Avenue, North 4 degrees 00 minutes East, 40.00 feet to the place of beginning.

BEING known as 1118 Whitehall Avenue.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER NO.: MAP: M8NE3 BLOCK: 31 LOT: 3.

Being the same property conveyed to Nicolas P. Marlatt and Kristin J. O'Toole by deed from Groff Real Estate Investments, a Pennsylvania partnership, dated 11-30-06, filed 12-8-06 and recorded in Deed in Book 2006-1, Page 506434 in Northampton County Records.

TITLE TO SAID PREMISES IS VESTED IN Kristin J. O'Toole, as an unmarried woman, by Deed from Nicholas P. Marlatt and Kristin J. O'Toole, dated 12/03/2007, recorded

02/24/2010 in Book 2010-1, Page 34334.

Premises being: 1118 WHITE-HALL AVENUE, EASTON, PA 18045-5619.

Tax Parcel No. M8NE3 31 3 0324.

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 Kristin J. O'Toole.

DANIEL G. SCHMIEG, ESQUIRE

**No. 34**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-06780**

ALL THOSE TWO CERTAIN lots and pieces of land, situate in the Township of Bethlehem, County of Northampton, State of Pennsylvania, designated as Lots Numbers thirty-seven (37) and thirty-eight (38), Block Three (3) on Plan of Prospect Heights, which said Plan is recorded in the Office of the Recorder of Deeds in and for the County of Northampton and State of Pennsylvania, in Map Book Number 3, Page 16, etc., said Lot being located on the West side of Third Street as laid out on said Plan, bounded and described as follows, to wit:

EACH LOT containing in front on Third Street twenty-five (25 feet) feet making a total frontage of fifty (50 feet) feet, and extending, westwardly of that same width in depth one hundred ten (110 feet) feet to Cedar Street, as laid out on said Plan.

BOUNDED on the North by Lot Number thirty-six (36), Block Three (3) of said Plan, on the East by Third Street, on the South by Lot Number Thirty-Nine (39), Block Three (3) of said Plan and on the West by Cedar Street, subject to restrictions as contained in preceding deed.

EXCEPTING THEREFROM AND THEREOUT ALL THAT CERTAIN lot and piece of land situate on the western side of Third Street in the Township of Bethlehem, County of Northampton and State of Pennsylvania, also known as Parcel 'A' as shown on the 'Lot Line Adjustment Plan for Stephen and Marianne Sydorak,' as recorded in Plan Book 89, Page 387 in the Office of the Recorder of Deeds for Northampton County in Easton, Pennsylvania and conveyed to Beta L. Juhasz and Mary Louise Juhasz, husband and wife, by Deed dated November 21, 1989 and recorded in the Recorder of Deeds Office in and for Northampton County in Deed Book Volume 786, Page 521, being bounded and described further as follows, to wit:

BEGINNING at a point on the western right-of-way line of Third Street (50.00 feet wide): said point also being in line with the lands now or formerly of Bela and Louise Juhasz;

thence along the right-of-way line of Third Street South 01 degree-00 minute-00 second East a distance of 25.00 feet to an iron pin set in line with the lands to be retained by Stephen and Marianne Sydorak;

thence along the said lands now or formerly of Stephen and Marianne Sydorak South 89 degrees-00 minute-00 second West a distance of 110.00 feet to an iron pin set on the Eastern line of Cedar Street (20.00 feet wide);

thence along the eastern right-of-way line of Cedar Street North 01 degree-00 minute-00 second West a distance of 25.00 feet to a point;

thence along the lands now or formerly of Bela and Louise Juhasz North 89 degrees-00 minute-00 sec-

ond East a distance of 110.00 feet to a point, the place of BEGINNING.

UNDER AND SUBJECT to all easements and/or rights-of-way visible or on record and also a 10-foot wide drainage and utility easement along the southern line of the premises described herein.

TITLE TO SAID PREMISES IS VESTED IN Kathy S. Hartman, by Deed from Stephen A. Sydorak, Jr., Executor of the last will and testament of Marianne R. Sydorak, a/k/a Marianne Sydorak, deceased, dated 02/22/2007, recorded 03/02/2007 in Book 2007-1, Page 80529.

Premises being: 1841 3RD STREET, BETHLEHEM, PA 18020-5717.

Tax Parcel No. N7NE4-37-2.

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

SEIZED AND TAKEN into execution of the writ as the property of Kathy S. Hartman.

DANIEL G. SCHMIEG, ESQUIRE

**No. 35**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-13078**

ALL THAT CERTAIN tract of land located in the Borough of Freemansburg, County of Northampton, Commonwealth of Pennsylvania, as shown on the 'Development Plan Final' of Eastgate Townhomes, Sheet 1 of 8, Project No. 460-01 dated August 30, 1988, last revised March 13, 1989, prepared by F & M Associates, Inc., as recorded in the office of Recorder of Deeds in the Northampton County Courthouse, Map Book Volume 89, Page 86, on June 9, 1989, being more particularly described as follows to wit:

BEGINNING at an iron pin to be set on the northern right-of-way line of Ramblewood Lane (50 feet wide) and of said Eastgate Townhomes, also being the southwestern corner of Lot 1 of said plan;

THENCE along the eastern property line of Lands N/F of Bethlehem Development Corporation N 02 degrees 19 minutes 17 seconds W a distance of 238.00 feet to a point, the TRUE POINT OF BEGINNING;

THENCE continuing along the eastern property line of Lands N/F of Bethlehem Development Corporation N 02 degrees 19 minutes 17 seconds W a distance of 45.00 feet to a point;

THENCE along the southern property line of Lands N/F of Bethlehem Steel Corporation Tax Division N 87 degrees 07 minutes 17 seconds E a distance of 224.97 feet (225.00 feet plan in error) to a concrete monument to be set;

THENCE along the northwestern right-of-way line of Court Bach (50 feet wide) along a curve to the left having a radius of 50.00 feet, a central angle of 87 degrees 03 minutes 39 seconds, an arc length of 75.98 feet, and a chord bearing and distance of S 44 degrees 09 minutes 03 seconds W 68.87 feet to a point;

THENCE along the northern property line of Lot 7 the following two (2) courses and distances;

1) N 89 degrees 22 minutes 46 seconds W (N 89 degrees 23 minutes 49 seconds W plan in error) a distance of 5.00 feet to a point;

2) S 87 degrees 40 minutes 53 seconds W a distance of 170.01 feet (170.06 feet plan in error) to a point, being the TRUE POINT OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN David A. Murillo-Cespedes, by Deed from Ramblewood

Partners of Bethlehem, L.P., a Pennsylvania Limited Partnership, dated 01/27/2004, recorded 02/19/2004 in Book 2004-1, Page 63045.

Premises being: 714 BACH COURT A/K/A, LOT 8 EASTGATE TOWNHOME, FREEMANSBURG, PA 18017.

Tax Parcel No. N7 2 53 0212.

THEREON BEING ERECTED a three-story townhouse 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 David A. Murillo-Cespedes.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 36**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-00907**

ALL THAT CERTAIN lot, parcel, or tract of ground situate on the easterly side of Canal Street, Borough of Northampton, County of Northampton, State of Pennsylvania, as shown as Lot 2 on the Subdivision Plan for Edward S. Haines, recorded in the Office of the Recorder of Deeds, Northampton County, Pennsylvania in Map Book 89, page 297, bounded and described as follows:

BEGINNING at a point located along the easterly right of way line of Canal Street (33 feet wide), said point being the dividing line between Lots 1 and 2 of this Subdivision, thence along the southerly side of Lot 1, North 78° 59' 00" East 102.79 feet to a point, thence along lands now or late of Conrail, South 32° 46' 00" East 413.71 feet to an iron pin (found), thence along lands now or late of Chester E. and Susanna C. Tyran, South 64° 48' 40" West 180.60 feet to an iron pipe (found), thence along the easterly right of way line of said Canal

Street, the following two (2) courses and distances:

1. North 25° 05' 00" West 333.21 feet to a railroad spike (found);

2. North 11° 01' 00" West 105.00 feet to a point; the place of BEGINNING.

CONTAINING 1.4554 acres.

NORTHAMPTON COUNTY MAP L4SW4A Block 3, Lot 4B.

BEING KNOWN AS 2025 Canal Street, Northampton, PA 18067.

BEING A PART OF THE SAME PREMISES, which Edward S. Haines and Berdell S. Haines, husband and wife, by their deed dated June 24, 1994 and recorded in the Office of the Recorder of Deeds of Northampton County, in Deed Book Volume 1995-1, Page 71790, granted and conveyed unto Edward S. Haines.

THEREON BEING ERECTED a one-story single commercial building with wood exterior and metal roof; three-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Edward S. Haines.

NICHOLAS A. DIDOMENICS,  
ESQUIRE

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**No. 37**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-07333**

ALL THAT CERTAIN messuage or tenement, and lot known and designated as Lot No. 766 according to plan of Lincoln Park, Unit No. 2, said plan being recorded at Easton, Northampton County, Pennsylvania, in Map Book 11, Page 58, located in the Fourteenth Ward of the City of Bethlehem, Northampton County, Pennsylvania, being commonly designated as No. 2235 Worthington Avenue, bounded and described as follows, to wit:

BEGINNING at a point in the western line of Worthington Avenue at a distance of one hundred twenty (120) feet south of the intersection formed by the projected western line of Worthington Avenue with the projected southern line of Decatur Street, thence extending southwardly in and along the western line of Worthington Avenue a distance of fifty (50) feet to a point, and extending in depth of that width westwardly, between parallel lines drawn at right angles to the western line of Worthington Avenue, a distance of one hundred fifteen (115) feet to Haddon Street.

BOUNDED on the north by Lot No. 767, on the east by Worthington Avenue, on the south by Lot No. 765, and on the west by Haddon Street, according to said plan of Lincoln Park.

BEING KNOWN AS 2235 Worthington Avenue, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N6NE3B 11 3 0204.

THEREON BEING ERECTED a two-story single cape cod style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Gary Graff and Donna Graff.

MICHAEL R. NESFEDER,  
ESQUIRE

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**No. 38**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-08062**

ALL THAT CERTAIN message, lot or piece of land situate in the Township of Upper Nazareth, County of Northampton and State of Pennsylvania, being Lot No. 28 on the map of Schoeneck Far View Building Lots, bounded and described as follows, to wit:

BEGINNING at the Northeast corner of Lot No. 27 and on the South

side of right of way line of St. Elmo Street, a 50 feet wide street; thence along the South side of right of way line of St. Elmo Street, South sixty-eight (68) degrees forty-five (45) minutes East, a distance of eighty (80) feet to a point in line of Lot No. 29; thence along the West line of Lot No. 29, South twenty-one (21) degrees fifteen (15) minutes West, a distance of one hundred twenty (120) feet to a point, the Southwest corner of Lot No. 29; thence North sixty-eight (68) degrees forty-five (45) minutes West, a distance of eighty (80) feet to a point, being the Southeast corner of Lot No. 27; thence along Lot No. 27, North twenty-one (21) degrees fifteen (15) minutes East, a distance of one hundred twenty (120) feet to a point on the South right of way line of St. Elmo Street, the place of Beginning. Bounded on the North by St. Elmo Street, on the East by Lot No. 29, on the South by Nazareth Borough Line and on the West by Lot No. 27.

BEING KNOWN AS: 514 West Saint Elmo Street, Nazareth, PA 18064.

PROPERTY ID NO.: J7-11-6K.

TITLE TO SAID PREMISES IS VESTED IN BRADLEY J. KOCHER BY DEED FROM FULTON FINANCIAL ADVISORS, N.A., EXECUTOR OF THE LAST WILL AND TESTAMENT OF GRANVILLE S. SMITH, SR., LATE DATED 09/14/2001 RECORDED 09/17/2001 IN DEED BOOK 2001-1 PAGE 189861.

THEREON BEING ERECTED a single ranch 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 Bradley J. Kocher.

JEROME B. BLANK, ESQUIRE



**No. 39**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-05962**

ALL THAT CERTAIN message and tract, parcel or piece of ground together with the buildings erected thereon hereditaments and appurtenances situate on the south side of Moravain Street, Township of Lower Saucon, County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point the intersection of the east street line of Berner Avenue and the south street line of Moravia Street; thence in and along said South Street line, North 28 degrees 33 minutes 3 seconds East 37.16 feet to a point; thence along the West line of Lot #2 South 61 degrees 26 minutes 57 seconds East 110 feet to a point on the north side of a proposed 20 feet wide alley as laid out on a plan of lots of Henry Heppner, dated 2/5/1912 revised 5/22/1929; thence in and along said North Alley Line, South 28 degrees 33 minutes 3 seconds West 99.90 feet to a point in the east street line of Berner Avenue, extended Southward; thence in and along said East Street line North 31 degrees 45 minutes West 126.68 feet to a point, the place of beginning.

TITLE TO SAID SAID PREMISES IS VESTED IN Mark D. Adamcik and Leanne M. Adamcik, h/w, by Deed from John E. Kleppinger, dated 07/30/2007, recorded 08/16/2007 in Book 2007-1, Page 300231.

Premises being: 969 MORAVIA STREET, BETHLEHEM, PA 18015-2721.

Tax Parcel No. P6SW3D 3 1A 0719.

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

SEIZED AND TAKEN into execution of the writ as the property of Mark D. Adamcik and Leanne M. Adamcik.  
DANIEL G. SCHMIEG, ESQUIRE

**No. 41**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-06305**

ALL THAT CERTAIN tract of land situate on the west side of Fieldstone Drive (50.00 feet wide) in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, as shown on the Final Plan of Lake View Estates, plan no. 2K085-01 Rev. 8, prepared by BASE Engineering Inc. being known as Lot #24, and being more fully bounded and described as follows to wit:

Beginning at a point on the western right of way line of Fieldstone Drive a corner of Lot 25 of the above referenced plan;

Thence along Lot 25;

1. South 83 degrees 09 minutes 22 seconds West 165.00 feet to a point on the line of Lot 56 (Open Space);

Thence along Lot 56;

2. North 06 degrees 50 minutes 38 seconds West 180.00 feet to a point a corner of Lot 23;

Thence along Lot 23;

3. North 83 degrees 09 minutes 22 seconds East 65.00 feet to a point on the western right of way line of Fieldstone Drive;

Thence along the western right of way line of Fieldstone Drive;

4. South 06 degrees 50 minutes 38 seconds East 180.00 feet to the Place of Beginning.

Being subject to half of a 20.00 foot access easement to the Open Space along the southern properly line as shown on the plan.

Being subject to a 40.00 feet drainage and utility easement on the



northern part of the lot as shown on the plan.

TITLE TO SAID PREMISES IS VESTED IN Mina Fe B. Aborde and Joel C. Aborde, h/w, by Deed from Lake View Estates Associates, LP, a Pennsylvania Limited Partnership, dated 03/30/2005, recorded 04/05/2005 in Book 2005-1, Page 120154.

Premises being: 4265 FIELDSTONE DRIVE, EASTON, PA 18045-2365.

Tax Parcel No. L8 11A14-24 0205.

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

SEIZED AND TAKEN into execution of the writ as the property of Mina Fe B Aborde and Joel C. Aborde.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 42**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-04479**

ALL THAT CERTAIN message, tenement and lot or parcel of land with the improvements thereon erected known as 257 EAST GARRISON STREET in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania more particularly bounded and described as follows:

BEGINNING at a point on the north side of Garrison Street distant one hundred thirteen feet (113 feet) eastwardly from the intersection of the westerly line of Linden Street and the northerly line of Garrison Street, said point being in line with the middle of a party wall separating the within described premises and 255 East Garrison Street immediately on the west, thence northwardly and through the middle of said party wall

a distance of one hundred two feet (102 feet) to a point now or late of the Congregation of the United Brethren, thence extending eastwardly a distance of Seventeen feet (17 feet) to a point, thence southwardly and partly through the middle of a common entrance and a party wall separating the within described premises and 259 East Garrison Street a distance of one hundred two feet (102 feet) to a point in the north side of Garrison Street, thence extending westwardly a distance of seventeen feet (17 feet) to a place of BEGINNING.

ALONG with a perpetual easement or right of way to use the passageway between 257 and 259 East Garrison Street in common with the occupants of the said 259 East Garrison Street.

TITLE TO SAID PREMISES IS VESTED IN Frank. D. Kane and Sandra Kane, h/w, by Deed from Beth Ann Hein, nka, Beth Ann Hein Brady and Christopher Brady, w/h, dated 07/19/2006, recorded 08/02/2006 in Book 2006-1, Page 311796.

Premises being: 257 EAST GARRISON STREET, BETHLEHEM, PA 18018-4238.

Tax Parcel No. P6NE1B 23 21B 0204.

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 Frank D. Kane and Sandra Kane.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 43**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-05673**

ALL THAT CERTAIN lot or piece of land situate in the Township of Forks,

County of Northampton and Commonwealth of Pennsylvania, being shown as Lot No. 35 on the Final Subdivision Plat of College Hill Estates; prepared by C. Douglas Cherry and Associates, dated December, 1986, and recorded in the Office of the Recorder of Deeds for Northampton County in Plan Book Volume 87, Page 419, and being more particularly described as follows, to wit:

BEGINNING at a point on the Westerly right-of-way line of Blossom Hill Road (50 feet wide), said point being on a corner of Lot No. 34 of College Hill Estates; thence along said Westerly right-of-way line of Blossom Hill Road (50 feet wide) South 02 degrees 00 minutes 00 seconds East 105.00 feet to a point on a corner of lands of Lot No. 36 of College Hill Estates; thence along said lands of Lot No. 36 of College Hill Estates South 88 degrees 00 minutes 00 seconds West 115.00 feet to a point on a corner of lands of Lot No. 33 of College Hill Estates; thence along said lands of Lot No. 33 of College Hill Estates North 02 degrees 00 minutes 00 seconds West 105.00 feet to a point on a corner of lands of Lot No. 34 of College Hill Estates; thence along said lands of Lot No. 34 of College Hill Estates North 88 degrees 00 minutes 00 seconds East 115.00 feet to a point, the place of Beginning.

SUBJECT to the Declaration of Covenants and Restrictions dated December 27, 1988 and recorded in the Office of the Recorder of Deeds of Northampton County, Pennsylvania in Misc. Book 346, Page 462.

UNDER AND SUBJECT, NEVERTHELESS to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record, including but not limited to those appearing at Instru-

ment Number 2003052564, in Deed Book Volume 2003-I, Page 302823, et seq.

TITLE TO SAID PREMISES IS VESTED IN May C. Turner and Suzanne A. Kauth-Koch, by Deed from National Residential Nominee Services, Inc., a Delaware Corporation, dated 02/26/2004, recorded 05/13/2004, in Deed Book 2004-1, page 181527.

Premises being: 2060 BLOSSOM HILL ROAD, EASTON, PA 18040.

Tax Parcel No. K9NE4-2-2-0311.

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 May C. Turner and Suzanne A. Kauth-Koch.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 44**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-00008**

ALL THAT CERTAIN tract of land lying and being in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, and known on Plan of Lots of the Bethlehem Annex Tracts as Lots Nos. 729, 730, 731 and 732, bounded and described as follows, to wit:

BEGINNING at a point 120 feet, more or less, from the Northeasterly corner of Roosevelt Street F/K/A Center Street and Center Square, measured along the Northerly line of said Roosevelt Street F/K/A Center Street, said point being the Southwesterly corner of said Lot No. 729; thence Northerly along the dividing line of Lots Nos. 724, 725, 726, 727, 728 and 729 a distance of 110 feet, more or less, to an alley; thence East-

erly along the Southerly line of said alley a distance of 80 feet, more or less, to the Northwesterly corner of Lot No. 733; thence Southerly along the dividing line of Lots Nos. 732 and 733 a distance of 110 feet, more or less, to Roosevelt Street F/K/A Center Street; thence Westerly along the Northerly line of said Roosevelt Street F/K/A Center Street a distance of 80 feet, more or less, to the point of Beginning.

BOUNDED on the Westerly side by Lots Nos. 724, 725, 726, 727 and 728; on the Northerly side by an alley; on the Easterly side by Lot No. 733; and on the Southerly side by Roosevelt Street F/K/A Center Street.

BEING 80 feet in width and 110 feet in depth, more or less.

TITLE TO SAID PREMISES IS VESTED IN Freddy H. Quiroga, by Deed from Lawrence McDonald Ellmaker, dated 08/16/2004, recorded 08/25/2004 in Book 2004-1, Page 332936.

Premises being: 3023 ROOSEVELT STREET, BETHLEHM, PA 18020-5536.

Tax Parcel No. N7NW3 33 14 0205.

THEREON BEING ERECTED a single cape cod style dwelling with aluminum siding and brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Freddy H. Quiroga.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 45**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-06151**

ALL THAT CERTAIN lot or mesuage and tract or parcel of land situated in the Borough of Pen Argyl, County of Northampton and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner on the North side of Main Street and land late of John Bonney, of which this is a part, thence North 47 Degrees W 62 feet 4 inches to a corner, and land of the same; thence North 33 Degrees East 17 feet 8 inches to a corner and land of the same; thence North 12-3/4 Degrees West seventy-nine and one-half (79-1/2 feet) feet to a post and corner of land formerly of Jerome Buskirk; thence North 78-1/2 Degrees East 50 feet to a post, corner of land of Richard Jackson Slate Company; thence along land of said Richard Jackson Slate Company South 12-1/2 Degrees East 122 feet 9 inches to a post or corner of said Main Street; thence along the North side of Main Street South 41-1/2 Degrees West 34 feet 5 inches to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Keith H. Hotz and Heidilee Hotz, h/w, by Deed from Helen L. Peters and Thomas J. Peters, her husband, dated 11/09/1992, recorded 11/13/1992 in Book 879, Page 650.

Premises being: 33 EAST MAIN STREET, PEN ARGYL, PA 18072-1611.

Tax Parcel No. E8NE2D 50 5 0625.

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

SEIZED AND TAKEN into execution of the writ as the property of Keith H. Holtz and Heidilee Hotz.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 47**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2008-00416**

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, situated on the east side of North Oak Street, and known as 67 North Oak Street in the City of

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

BEGINNING at a point, said point being the center line of the middle partition wall between dwellings known as Nos. 67 and 69 North Oak Street; thence extending eastwardly through the said middle partition wall 67 1/2 feet, more or less, to a point; thence extending southwardly 10 feet, more or less, to a point; thence extending westwardly 67 1/2 feet, more or less, to a point in said Oak Street; thence extending northwardly 10 feet, more or less, to the said point in the middle partition wall; the centerline in the middle partition wall of the above-mentioned dwellings is the dividing line.

BOUNDED on the east by land now or late of Malinda Faulstick, on the south by land, now or late of R. H. Trach, on the west by said Oak Street, and on the north by property, now or late of Robert Wellert.

TITLE TO SAID PREMISES IS VESTED IN Domenic A. DeSei and Judith K. DeSei, by Deed from Gary E. Dealmo, dated 05/16/2001, recorded, in Deed Book 2001-1, page 5696.

Premises being: 67 NORTH OAK STREET, EASTON, PA 18042.

Tax Parcel No. L9SE1B-3-22.

THEREON BEING ERRECTED 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 Domenic A. DeSei and Judith K. DeSei.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 48**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2008-00479**

ALL THAT CERTAIN tract or piece of land situated on the east side of

Oak Street in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, and known and designated as No. 61 North Oak Street, Easton, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the east side of North Oak Street at a point in land formerly of Reuben E. Trach, now belonging to William E. Paul and Milton Paul; thence south along the east side of North Oak Street for a distance of ten (10) feet to land now or late of Osburn W. Rutt, Sr. and Lucy Rutt, his wife; thence eastwardly through the middle of a partition wall between this and the house adjoining on the south a distance of sixty-six and six tenths (66.6) feet to land formerly of Alice A. Youells, now the property of Frank Mastria and Rose E. Mastria, his wife; thence north along the land of Frank Mastria and Rose H. Mastria, his wife, for a distance of ten (10) feet, to land of William E. Paul and Milton Paul; thence westwardly along the land of William E. Paul and Milton Paul for a distance of sixty-six and six tenths (66.6) feet to the place of beginning.

BOUNDED on the east by North Oak Street, on the south by land now or late of Osburn W. Rutt Sr. and Lucy Rutt, his wife, on the east by land now or late of Frank Mastria and Rose H. Mastria, his wife, and on the north by land now or late of William E. Paul and Milton Paul.

TITLE TO SAID PREMISES IS VESTED IN Domenic DeSei and Judith K. DeSei, his wife, by Deed from Domenic DeSei and Judith K. DeSei, his wife, dated 05/08/1991, recorded 05/10/1991, in Deed Book 829, page 170.

Premises being: 61 NORTH OAK STREET, EASTON, PA 18042.

Tax Parcel No. L9SE1B-3-20.

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

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

DANIEL G. SCHMIEG, ESQUIRE

**No. 49**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-03323**

ALL THAT CERTAIN tract of land known as Lot 3 as shown on the final plan of Fox Meadows, Section 1, Minor Subdivision, prepared by Boro Engineering, Inc., dated May 7, 1987, recorded in the Northampton County Recorder of Deeds Office in Map Book Volume 87, page 188, located in the Township of Lehigh, County of Northampton, Commonwealth of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at an iron pin on the westerly right-of-way line of Mulberry Drive (T-532), 50 feet wide, and in line with Lot 2 of Fox Meadow, Section 1, Minor Subdivision; thence along Lot 2, North 30 degrees 41 minutes 01 second West 187.15 feet to an iron pin in line with Lot 4 of Fox Meadow, Section 1, Minor Subdivision; thence along Lot 4 North 53 degrees 52 minutes 29 seconds East 250.00 feet to an iron pin on the westerly right-of-way line of Mulberry Drive the following four courses and distances: 1. South 36 degrees 07 minutes 31 seconds East 148.36 feet to a concrete monument; 2. on a curve to the right with a radius of 75.00 feet, a central angle of 101 degrees 35 minutes 14 seconds and an arc length of 132.98 feet to a concrete monument; 3. South 65 degrees 27 minutes 43 seconds West 164.60 feet to a con-

crete monument 4. on a curve to the left with a radius of 155.00 feet, a central angle of 06 degrees 08 minutes 44 seconds and an arc length of 16.62 feet to an iron pin, the place of BEGINNING.

UNDER AND SUBJECT to easements and restrictions as shown on 'Final Plan', Fox Meadows, Section 1, Minor Subdivision, prepared by BASE Engineering, Inc., dated May 7, 1987, recorded in the Northampton County Recorder of Deeds Office, in Map Book Volume 87, page 188, and the Declaration of Covenants recorded in the Northampton County Recorder of Deeds Office, in Misc. Book Volume 327, page 336.

ALSO UNDER AND SUBJECT to all easements, restrictions and covenants appearing in the chain of title of the property.

TITLE TO SAID PREMISES IS VESTED IN Sharon L. Sheldon, single, by Deed from Jendy Real Estate, by Richard D. Boucher and David B. Shulman, their attorneys-in-fact, specifically constituted by a power of attorney recorded in the Office of the Recorder of Deeds of Northampton County, in Letter of Attorney Book 70, Page 755, dated 08/29/1989, recorded 09/06/1989 in Book 779, Page 489.

Premises being: 465 MULBERRY DRIVE, WALNUTPORT, PA 18088-9625.

Tax Parcel No. J2-21-10F.

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

SEIZED AND TAKEN into execution of the writ as the property of Sharon L. Sheldon.

DANIEL G. SCHMIEG, ESQUIRE

**No. 50**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-06782**

TRACT NO. 1:

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

BEGINNING at a point, the north-west corner of Lot 19 on the Plan of Rau's Farm (land now of Donald Kisselbach); thence along line of land now of Donald Kisselbach South 17 degrees 30 minutes 40 seconds West 160.00 feet to a point; thence through land of the Pennsylvania Power & Light Company of which this was a part the following three (3) courses and distances (1) South 85 degrees 00 minute 40 seconds West 54.12 feet to a point; (2) North 17 degrees 30 minutes 40 seconds East 180.71 feet to a point; (3) South 72 degrees 29 minutes 20 seconds East 50.00 feet to the place of Beginning.

CONTAINING 8,518.00 square feet of land.

TRACT NO. 2

ALL THAT CERTAIN message, tenement and lot or piece of ground with the building thereon, situated in the Township of Palmer, County of Northampton and State of Pennsylvania, said premises being designated as Lot No. 19, on the Plan of Rau's Farm, said plan being recorded in the Northampton County Recorder's Office in Plan Book 19 page 33, dated August 1964, and as revised on August 2, 1965, recorded August 2, 1965, in the aforesaid office in Plan Book 21 page 2, more particularly described as follows:

BEGINNING at a point on the West side of Stone's Crossing Road, said point being sixteen and one-half (16

1/2) feet from the centerline thereof and five hundred thirty (530 feet) feet on a course South seventeen (17 degrees) degrees thirty-two (32 minutes) minutes West, from the South-west intersection of Southwood Drive and Stone's Crossing Road; thence South eighty-five (85 degrees) degrees, two (02 minutes) minutes West, a distance of 156.65 feet to an iron pipe; thence North seventeen (17 degrees) degrees thirty-two (32 minutes) minutes East, a distance of 160 feet to an iron pin; thence South seventy-two (72 degrees) degrees, twenty-eight (28 minutes) minutes East, a distance of 145 feet to a point; thence South seventeen (17 degrees) degrees, thirty-two (32 minutes) minutes West, a distance of 100 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Scott A. Zrinski and Marie G. Muschlitz, as joint tenants, by Deed from John M. Hellgren and Sandra L. Hellgren, h/w, dated 11/29/2000, recorded 12/01/2000 in Book 2000-1, Page 160825.

Premises being: 1640 STONES CROSSING ROAD, EASTON, PA 18045-5737.

Tax Parcel No. M8 11 13E 0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Scott A. Zrinski and Marie G. Muschlitz.

DANIEL G. SCHMIEG, ESQUIRE

**No. 51**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-05758**

ALL THAT CERTAIN UNIT, designated as 11 West 2nd Street Unit #121 in the LEHIGH RIVERPORT CONDOMINIUM, situate in the City



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

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

TITLE TO SAID PREMISES IS VESTED IN Shawn Klock and Jeff Klock, by Deed from Lehigh Riverport Realty L.P., successor by merger to Lehigh Riverport Development, LLC., dated 07/05/2006, recorded 07/25/2006 in Book 2006-1, Page 298916.

Premises being: 11 WEST 2ND STREET UNIT 121, BETHLEHEM, PA 18015-1287.

Tax Parcel No. P6 2 121.

THEREON BEING ERECTED a condominium style dwelling.

SEIZED AND TAKEN into execution of the writ as the property of Shawn S. Klock a/k/a Shawn Klock and Jeff Klock.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 52**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-01443**

ALL THAT CERTAIN lot or piece of land, with the Eastern half of a double-dwelling house erected thereon,

situate on the South side of Wolf Street, and known as No. 822 Wolf Street, in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point five (5) feet from the curb line on the South side of Wolf Street, said point being the Northeast corner of lot of Richard P. Calloway et ux., and said point being also the middle of the partition wall dividing the Eastern half of said double-dwelling from the Western half thereof, thence running in a line parallel with said line North 76 degrees 35' East, eighteen (18) feet, more or less, to the Northwest corner of lot now or late of Robert S. Brown et al., thence along said lands now or late of Robert S. Brown et al., South 13 degrees 25' East, one hundred twenty-one and one-half (121.5) feet to a point on the North side of a twenty (20) feet wide alley, thence along the North side of said twenty (20) feet wide alley, South 76 degrees 35' West, eighteen (18) feet to a point, thence North 13 degrees 25' West, one hundred twenty-one and one-half (121.5) feet to the place of BEGINNING.

BOUNDED on the North by Wolf Street, on the East by land now or late of Robert S. Brown et al., on the South by a twenty (20) feet wide alley, and on the West by lot of Richard P. Calloway et ux.

Northampton County Tax Parcel No. L9SE1C 26 8.

BEING KNOWN AS 822 Wolf Avenue, Easton, PA 18042.

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 Kelly M. Reed.

ROBERT P. DADAY, ESQUIRE

**No. 53**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2008-04278**

ALL THAT CERTAIN tract or piece of land situate on the South side of Berwick Street, in the City of Easton, bounded and described as follows, to wit:

BEGINNING at a point on Berwick Street, the western boundary line of premises now or late of Dora Weitzman, thence south along said premises one hundred five (105) feet to a point, thence along said premises east nine (9) feet to a point, thence along said point south thirty five (35) feet to a point in a twenty (20) feet wide alley, thence along the alley west thirty (30) feet to a point, thence one hundred forty (140) feet to a point in Berwick Street, thence along said Berwick Street east twenty one (21) feet to the place of BEGINNING.

Northampton County Tax Parcel No. M9NE1A 8 2.

BEING KNOWN AS 740 West Berwick Street, Easton, PA 18042.

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 Pioneer Athletic Association.

ROBERT P. DADAY, ESQUIRE

**No. 55**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-03673**

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

TRACT NO. 1:

BEGINNING at the point of intersection of the west side of North Sixth

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

TRACT NO. 2:

ALL THAT CERTAIN tract of land situate in the fourth ward of the City of Easton, Northampton County, Pennsylvania, and known and designated as Parcel No. 5 on a property disposition survey plan of the North Union Street Redevelopment Project Area prepared for the said Redevelopment Authority by Morris Knowles, Inc., dated May 15, 1961.

BEGINNING at a point of intersection of the east side of Hester (Herster) Street and the south side of Church Street; thence South eighty-seven (87) degrees forty-one (41) minutes east one hundred ten and seventy-eight hundredths (110.78) feet along the south side of said Church Street to a point, which point is north eighty-seven (87) degrees forty-one (41) minutes West twenty-four and seventy-eight hundredths (24.78) feet from the intersection of the south side of Church Street and the west side of North Sixth Street; thence South two (2) degrees fifty-three (53) minutes West thirty-six (36) feet to a point; thence North eighty-seven (87) degrees forty-one (41) minutes West twenty-six and forty-nine hundredths (26.49) feet to a point; thence South two (2) degrees twenty-nine (29) minutes West twenty-six (26) feet to a

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

BEING the same premises which Jeffrey K. Hawbecker, Sheriff of the County of Northampton County, by deed dated 10/22/2002 and recorded on 10/24/2002, in Bk 20021 at Page 292318, granted and conveyed unto Jah Jah Melhem.

BEING KNOWN AS 22 North Sixth Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE2A 1 14 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Jah Jah Melhem and the United States of America.

CHRISTOPHER A. DeNARDO,  
ESQUIRE

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**No. 56**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-09092**

ALL OF THOSE CERTAIN lots of land and premises situate, lying and being in the Borough of North Catasauqua (formerly in the Township

of Allen), County of Northampton and State of Pennsylvania, designated and described as follows:

BEING Lots Numbers twelve (12) and thirteen (13) in Block Number four (4) as designated and laid out on the plot or map of The Lackawanna Land Company, known as the Fuller Farm, recorded with the Northampton County Recorder of Deeds Office at Easton, Pennsylvania, in Map Book No. 2, Page 142. Said lots being each twenty-five (25) feet in front upon Buttonwood Street as shown on said recorded map and one hundred and twenty (120) feet in depth to a public alley sixteen (16) feet wide. Said lots are rectangular in shape.

TITLE TO SAID PREMISES IS VESTED IN Richard C. Boyer, individually, by Deed from Susan E. Schlegel, n/b/m Susan E. MacConnell and James A. MacConnell, her husband, dated 04/27/2007, recorded 05/02/2007 in Book 2007-1, Page 160928.

Premises being: 427 BUTTONWOOD STREET, CATASAUQUA, PA 18032-2223.

Tax Parcel No. M4SE4A 13 21 0923.

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

SEIZED AND TAKEN into execution of the writ as the property of Richard C. Boyer.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 57**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2008-11553**

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Washington, County of Northampton, Commonwealth of Pennsylvania, shown as Lot Number 5, of the Royce Ridge Subdivision, Section One, as

prepared by Policelli Engineering, Inc., bounded and described as follows, to wit:

BEGINNING at an iron pipe on the westerly right of way line of Mt. Pleasant Road, TR678, said iron pipe also marking the southeasterly corner of Lot No. 4; thence along said right of way 30 feet parallel to centerline, South 32 Degrees 00 Minutes 00 Seconds East, 230.00 Feet to an iron pipe, said iron pipe also marking the northeasterly corner of Lot No. 6; thence along said lot, South 58 Degrees 00 Minutes 00 Seconds West, 325.00 Feet to an iron pipe; said iron pipe also marking a corner of Lot No. 7; thence along said lot and along Lot No. 3, North 32 Degrees 00 Minutes 00 Seconds West, passing over an iron pipe at 172.14 Feet, for a total distance of 230.00 Feet to an iron pipe, said iron pipe also marking the northwesterly corner of Lot No. 4, above mentioned; thence along said lot, North 58 Degrees 00 Minutes 00 Seconds East, 325.00 Feet to the place of beginning.

CONTAINING 1.7160 Acres.

UNDER AND SUBJECT to the conditions and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Laura K. DeSanctis, by Deed from James Ohland and Charlayne Ohland, h/w, dated 09/24/2002, recorded 10/01/2002 in Book 2002-1, Page 265032.

Premises being: 513 MOUNT PLEASANT RD, BANGOR, PA 18013-9282.

Tax Parcel No. F10-3-4F.

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 Laura K. DeSanctis.

DANIEL G. SCHMIEG, ESQUIRE

## **No. 58**

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

**CV-2010-02098**

ALL THOSE CERTAIN four lots or pieces of ground together with the dwelling erected thereon situate in the Township of Lower Saucon, County of Northampton and Commonwealth of Pennsylvania and designated as Lot Nos. 94, 95, 96 and 97 on the tract known as Bethlehem Steel City, according to a map or plan of lots as surveyed and laid out by A.M. Cawley, C.E. for Herman and Jones on July 17, 1916 and recorded in the Office for the Recording of Deeds at Easton, Pennsylvania in Map Book No. 7 page 4 being bounded and described as follow, to wit:

BEGINNING at a point of intersection in the Southeast corner of Schwab Avenue and Fritz Avenue; thence extending Eastwardly along Schwab Avenue 100 feet to a point; thence extending Southwardly along Lot No. 98 125 feet to a 20 foot wide alley; thence extending Westwardly along said 20 foot wide alley to a point in the Northeast corner of said alley and Fritz Avenue; thence extending along said Fritz Avenue 125 feet to the place of beginning.

BOUNDED on the North by Schwab Avenue, on the East by Lot No. 98, on the South by said 20 foot wide alley and on the West by Fritz Avenue, all of the above mentioned tract.

HAVING ERECTED THEREON a dwelling known and numbered as R.D. #5, Bethlehem, Northampton County, Pennsylvania according to the present system of Township numbering.

PARCEL NO. 2

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate in the Township of Lower

Saucon, in the County of Northampton and Commonwealth of Pennsylvania on the tract known as Bethlehem Steel City, as surveyed and laid out by A.M. Crawley, C.E., on November 5, 1915 and recorded in the Office for the Recording of Deeds in and for the County of Northampton at Easton and more particularly bounded and described as follows, to wit:

BEGINNING at a point distance 100 feet East of the Southeast corner of Fritz and Schwab Avenue; thence in and along the South line of Schwab Avenue, Eastwardly 25 feet to a point in the exact middle of the partition of the party wall dividing the house erected on these premises from the adjoining one on the East, and extending in depth of that width Southwardly 120 feet to a 20 foot wide alley.

BEING known as Lot No. 98 in the second division of Bethlehem Steel City.

BEING known as 2144 SCHWAB AVENUE, BETHLEHEM, PA 18015.

PARCEL #N7SE4 15 1 0719.

BEING THE SAME PREMISES which Claire L. Van Horn by Deed dated July 20, 2005 and recorded July 26, 2005 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2005-1, Page 278487, granted and conveyed unto HEATHER L. THOMAS.

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

SEIZED AND TAKEN into execution of the writ as the property of Heather L. Thomas.

GREGORY JAVARDIAN, ESQUIRE

**No. 59**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-02751**

ALL THAT CERTAIN lot or piece of ground with the improvements

thereon erected situate in the Borough of Hellertown, County of Northampton and Commonwealth of Pennsylvania, being known as Lot No. 28, Block 11 on Plan of Rentzheimer Farm Development, Section C, Mountainview, as recorded in Northampton County Map Book 12, Page 9, being known as 139 Cedar Road, and being more particularly bounded and described as follows:

BEGINNING at a point in the Easterly building line of Cedar Road, said point being the dividing line between Lots 28 and 29 according to said plan; thence along the same North 84° 58' 51" East a distance of 108.52' to a point, said point being the dividing line between Lots 16 and 28 according to said Plan; thence in a Southwesterly direction along said boundary line 58.094' to a point, said point being the dividing line between Lots 27 and 28 according to said Plan; thence along the same South 84° 58' 51" West a distance of 105.21' to a point in the Easterly building line of Cedar Road; thence along the same North 5° 01' 09" West a distance of 58' to the place of beginning.

BEING known as 139 CEDAR ROAD, HELLERTOWN, PA 18055.

BEING THE SAME PREMISES which Michael E. Kostick and Lori A. Kostick, husband and wife, by Deed dated June 29, 1998 and recorded June 30, 1998 in the Office of the Recorder of Deeds of Northampton County, Pennsylvania, in Deed Book Volume No. 1998-1 Page 083935 granted and conveyed unto Charles K. Peter and Susan A. Peter, husband and wife.

BEING KNOWN AS 139 Cedar Road, Hellertown, PA 18055.

TAX PARCEL NUMBER:  
Q7SE4A-8-20 0715.

THEREON BEING ERECTED a two-story single cap cod 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 Charles K. Peter and Susan A. Peter. GREGORY JAVARDIAN, ESQUIRE

**No. 61**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-14081**

ALL THAT CERTAIN lot or parcel of ground situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, being designated as Lot. No. 12, Phase 2 according to the Map or Plan entitled "Rolling Greens Subdivision" prepared by Heikki K. Elo, Consulting Engineers, Easton, Pennsylvania, as revised February 12, 1981 and as recorded May 21, 1981 in Northampton County Plan Book 63, Page 41.

Northampton County Tax Parcel No. M7SW2 19 21.

BEING KNOWN AS 3240 Hecktown Road, Bethlehem, PA 18020.

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

SEIZED AND TAKEN into execution of the writ as the property of Dean Lyden.

ROBERT P. DADAY, ESQUIRE

**No. 63**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-07929**

ALL THAT CERTAIN messuage or tenement and parcel or piece of land situate in the Borough of Northampton, Northampton County, Pennsylvania, shown as Lot No. 1 on a Subdivision Plan prepared by Joseph D.

Easterwood, Registered Surveyor No. 19375-E, dates November 24, 1981 and recorded in the Office of the Recorder of Deeds of Northampton County, at Easton, Pennsylvania, in Map Book Vol. 69 at Page 9, being more particularly bounded and described as follows:

BEGINNING at an iron pin on the West side of Laubach Avenue (40 feet wide, 28 feet cartway) said iron pin being 76.47 feet right of station 1173 + 09.38 of the stone monumented centerline of tracks of Consolidated Rail Corporation (formerly Reading Company) known as the Lehigh and Susquehanna Branch and identified as Line Code 0521 in the records of the United States Railway Association; thence leaving the West side of Laubach Avenue and along Lot No. 2 (residue lands of Consolidated Rail Corporation) the following three courses: (1) South 89 degrees 30 minutes 17 seconds West a distance of 49.71 feet to an iron pin; (2) North 00 degrees 32 minutes 17 seconds West a distance of 160.66 feet to an iron pin; and (3) North 89 degrees 33 minutes 35 seconds East a distance of 50.00 feet to an iron pin on the West side of Laubach Avenue; thence (4) along the West side of Laubach Avenue South 00 degrees 25 minutes 51 seconds East a distance of 160.61 feet to the place of beginning. CONTAINING 8,009 square feet of land.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP: M4NW2D, BLOCK: 10, LOT: 1A.

Northampton County Tax Parcel No. M4NW2D 10 1A.

BEING KNOWN AS Laubach Avenue, Northampton, PA 18067.

THEREON BEING ERECTED a single story commercial building with



aluminum siding and brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Brian E. Charles and Betsey H. Charles.

ROBERT P. DADAY, ESQUIRE

**No. 66**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-02194**

ALL THAT CERTAIN lot or parcel of land situate on the northeast corner of the intersection of Washington Street and Peacock Drive in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly right-of-way line of Washington Street, (a 60.00 feet wide street), said point being a corner in common with Lot 98 of Emerald Hills, Phase 8, thence along lands of Lot 98, South 87 degrees 52' 28" East, 140.00 feet to a point on the westerly right-of-way line of Applewood Drive, (a 50.00 feet wide street); thence along the westerly right-of-way line of Applewood Drive, parallel to and 25.00 feet distant from the centerline thereof, South 02 degrees 07 minutes 32" West, 177.02 feet to a point of curvature; thence along a curve to the right, having a radius of 20.00 feet, a central angle of 90 degrees 00' 00", an arc length of 31.42 feet to a point of tangency on the northerly right-of-way line of Peacock Drive, (a 50.00 feet wide street), thence along the northerly right-of-way line of Peacock Drive, parallel to and 25.00 feet distant from the centerline thereof, North 87 degrees 52' 28" West, 90.00 feet to a concrete monument to be set at a point of curvature; thence along a curve to the right having a radius of

30.00, a central angle of 90 degrees 00' 00", an arc length of 47.12 feet to a concrete monument to be set at a point of tangency on the easterly right of way line of the aforementioned Washington Street; thence along the easterly right-of-way line of Washington Street, parallel to and 30.00 feet distant from the centerline thereof, North 02 degrees 07' 32" East, 167.02 feet to a point, the place of beginning.

CONTAINING 27,304 square feet or 0.6268 acres of land, more or less.

Northampton County Tax Parcel No. M7 17A 1.

BEING KNOWN AS 3107 Applewood Drive, Bethlehem, PA 18020.

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

SEIZED AND TAKEN into execution of the writ as the property of Anthony Innarella and Donna A. Innarella.

ROBERT P. DADAY, ESQUIRE

**No. 68**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-01933**

ALL THAT CERTAIN lot or parcel of land situate in Bethlehem Township, Northampton County, Commonwealth of Pennsylvania, being known as Lot 2 of Willow Ridge recorded on July 30, 1996, in Map Book Volume 1996-5, Page 240, bounded and described as follows:

BEGINNING at a point on the northerly right-of-way line of Brader Street, 25 feet from the centerline, and in line with Lot 1 of Willow Ridge; thence;

Along the said northerly right-of-way line North 86 degrees 09 minutes 38 seconds West 60.00 feet to a point; thence,

Along Lot 3 of Willow Ridge North 03 degrees 50 minutes 22 seconds East 154.22 feet to a point; thence,

Along a 15-foot wide alley and the lands now or formerly of Thomas, Jr., and Gilda Pheiffer North 82 degrees 26 minutes 57 seconds East 61.21 feet to a point; thence,

Along Lot 1 of Willow Ridge South 03 degrees 50 minutes 22 seconds West 166.31 feet to the POINT OF BEGINNING.

Northampton County Tax Parcel No. N7NW2 20 36.

BEING KNOWN AS 2547 Brader Street, Bethlehem, PA 18020.

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

SEIZED AND TAKEN into execution of the writ as the property of Melissa M. Toma.

ROBERT P. DADAY, ESQUIRE

#### **No. 69**

#### **BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2008-02764**

ALL THAT CERTAIN message, tenement and parcel of land situate in the Township of Bethlehem, Northampton County, Pennsylvania, known as Lot. No. 34 on Final Plan, Section 7, Green Pond Crest, recorded in Northampton County Plan Book 25, Page 30, being more particularly bounded and described as follows:

BEGINNING at a point in the Southerly line of Wellington Drive, said point being the dividing line between Lot No. 35 and No. 34; thence along said dividing line South 5 degrees 25 minutes West, a distance of 170.45 feet to a point, said point being the dividing line between Lot No. 34 and land now or late of Birnbaum;

thence along said dividing line North 84 degrees 40 minutes West, a distance of 130 feet to a point, said point being the dividing line between Lot No. 33 and No. 34; thence along said dividing line North 5 degrees 25 minutes East, a distance of 170.64 feet to a point, said point being the Southerly line of Wellington drive; thence along same South 84 degrees 35 minutes East, a distance of 130 feet to the point, the place of beginning.

Northampton County Tax Parcel No. M7NE1 2 17.

BEING KNOWN AS 4180 Wellington Drive, Bethlehem, PA 18020.

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

SEIZED AND TAKEN into execution of the writ as the property of Herbert Toy, III and Maureen Toy.

ROBERT P. DADAY, ESQUIRE

#### **No. 70**

#### **BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2008-06276**

ALL THAT CERTAIN lot or piece of ground with improvements thereon erected known as 352 West Nesquehoning Street in the City of Easton, County of Northampton, and State of Pennsylvania.

CONTAINING in front of said Nesquehoning Street 25 feet and extending to that same width in depth southwardly 125 feet to Cooper Street.

BOUNDED on the north by said Nesquehoning Street, on the east by lot late of John B. Van Allen, on the south by said Cooper Street, and on the west by land late of the Estate of Edward Hayes, deceased.

IT BEING THE SAME PREMISES which Vincenzo Liotti and Vincenza Liotti, his wife, by their Deed dated

the 15th day of February, 1984, and recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book Volume [not given], Page [not given], granted and conveyed unto Carmelo Liottie and Lucia Liotti, his wife, Grantors herein, their heirs and assigns forever.

Northampton County Tax Parcel No. L9SE3D 5 14.

BEING KNOWN AS 352 W. Nesquehoning 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 Antonio Liotti.

ROBERT P. DADAY, ESQUIRE

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**No. 72**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-03165**

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

TRACT NO. 1: BEGINNING at an iron pipe at a ten (10) feet wide alley and on the North side of Spruce Street, thence along the North side of Spruce Street, South seventy (70) degrees fourteen (14) minutes five (5) seconds West eighty (80) feet to an iron pipe; thence North nineteen (19) degrees fifty-three (53) minutes West One hundred forty-nine (149) feet seven (7) inches, more or less, to an iron pipe at a fifteen (15) feet wide alley; thence North eighty-two (82) degrees twenty-three (23) minutes fifteen (15) seconds East along said fifteen (15) feet wide alley, eighty (80)

feet to an iron pipe on the West side of a ten (10) feet wide alley; thence along the West side of the said ten (10) feet wide alley, South twenty (20) degrees East, one hundred thirty-one and sixty-four hundredths (131.64) feet to an iron pipe on the North side of Spruce Street, and the place of BEGINNING.

BOUNDED on the North by a fifteen (15) feet wide alley, on the East by a ten (10) feet wide alley, on the South by Spruce Street, and on the West by other lands now or late of Clarence N. Jarinko.

TRACT NO. 2: BEGINNING at a point on the intersection of Pearl Street and a ten (10) feet wide alley, thence along said alley South twenty (20) degrees East one hundred thirty-six and twenty-seven hundredths (136.27) feet to another fifteen (15) feet wide alley; thence along said alley South eighty-two (82) degrees twenty-three (23) minutes fifteen (15) seconds West eighty (80) feet to a point in said alley; thence North nineteen (19) degrees fifty-three (53) minutes West One hundred twenty-nine (129) feet, more or less, to a point in Pearl Street, (said point being sixty-one and five tenths (61.5) feet East of intersection of Pearl Street and Cherry Street); thence along said Pearl Street North seventy-seven (77) degrees five (05) minutes East eighty (80) feet to said point and place of BEGINNING.

BOUNDED on the North by said Pearl Street, East by ten (10) feet wide alley; South by fifteen (15) feet wide alley; and West by land now or late of Clarence N. Jarinko.

Northampton County Tax Parcel No. J2NW4A 2 4.

BEING KNOWN AS 213 Spruce Street, Walnutport, PA 18088.

THEREON BEING ERECTED a single ranch style 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 Jean A. Krysuik.

ROBERT P. DADAY, ESQUIRE

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**No. 73**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-00412**

**TRACT #1**

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

BEGINNING at a point in the middle of the public highway leading from Bath to Moorestown; thence along the middle of said public highway North thirty-two (32) degrees fifty-three (53) minutes East Ninety (90) feet to a point in said highway; thence along property of Wayne Trach, Grantor, the three (3) following courses and distances: South fifty-eight (58) degrees thirty-one (31) minutes East one hundred sixty-six and five-tenth (166.5) feet to a stake (said line passes thru a stake placed sixteen and five-tenth (16.5) feet from the middle of the aforementioned highway); thence South thirty-two (32) degrees fifty-three (53) minutes West ninety (90) feet to a stake and North fifty-eight (58) degrees thirty-one (31) minutes West one hundred sixty-six and five-tenth (166.5) feet to the place of beginning (said line passes thru a stake placed sixteen and five-tenth (16.5) feet from the place of BEGINNING).

CONTAINING fourteen thousand nine hundred eighty-five (14,985) square feet.

**TRACT #2**

ALL THAT CERTAIN lot and triangular piece of land, situate in the

Township of Moore, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the public highway leading from Bath to Moorestown; said point being in the common property line of grantors and grantees herein; thence South 58 degrees 31 minutes West 166.5 feet to a point on the westerly side of a 25 feet wide alley (said line passes through an iron pin placed twenty feet from the middle of the aforementioned highway); thence South 32 degrees 53 minutes West three (3) feet to a point; thence along the remaining lands of Larry R. Rinker and wife, North 57 degrees 29 minutes West 166.34 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Leidyann M. Lutz and Luis A. Bedoya, both unmarried, by Deed from Debora Getz, Attorney-in-fact for Chesla T. Getz, dated 01/27/2006, recorded 02/01/2006 in Book 2006-1, Page 44818.

Premises being: 574 MOORESTOWN DRIVE, BATH, PA 18014-9193.

Tax Parcel No. H6-20-23-0520.

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

SEIZED AND TAKEN into execution of the writ as the property of Luis A. Bedoya and Leidyann M. Lutz.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 74**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-11132**

ALL THAT CERTAIN message, tenement and lot or piece of land situated on the North side of Lehigh Street, City of Easton, County of

Northampton and State of Pennsylvania, and known as No. 911 Lehigh Street, containing in front on said Lehigh Street Fifteen (15) feet, more or less, and extending of that width northwardly One Hundred (100) feet in depth to an alley: Bounded on the North by said alley, on the East by land now or late of Bessie Shipman, on the South by said Lehigh Street, and on the West by land now or late of Rosie Servin.

TITLE TO SAID PREMISES IS VESTED IN Shawn W. Sefcik, a single person, by Deed from William J. George and Stella L. George, h/w, dated 05/17/1996, recorded 05/23/1996 in Book 1996-1, Page 50685.

Premises being: 911 LEHIGH STREET, EASTON, PA 18042-4329.

Tax Parcel No. L9SE1C 6 9 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Shawn W. Sefcik.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 75**

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

**CV-2010-07242**

ALL THAT CERTAIN piece, parcel or tract of land with the improvements erected thereon situate in the Township of Upper Nazareth, County of Northampton and Commonwealth of Pennsylvania shown as Lot II-35 on the Final Plan of Farmview Estates Phase II as recorded in Map Book 1993-5, Page 13 in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania, being further bounded and described as follows, to wit:

BEGINNING at a point on the easterly right-of-way line of Farmview Road (50.00 feet wide); said point being at the northwest corner of Lot II-36 of Farmview Estates Phase II;

Thence along said easterly right-of-way line of Farmview Road (50.00 feet wide) North 25 degrees 12 minutes 33 seconds East 80.00 feet to a point at a corner of Lot II-32 of Farmview Estates II;

Thence along said lands of Lot II-32 of Farmview Estates II South 64 degrees 47 minutes 27 seconds East 118.50 feet to a point at a corner of Lot IV-1 of Farmview Estates Phase IV;

Thence along said lands of Lot IV-1 of Farmview Estates Phase IV South 25 degrees 12 minutes 33 seconds West 80.00 feet to a point at a corner of Lot II-36 of Farmview Estates Phase II;

Thence along said lands of Lot II-36 of Farmview Estates Phase II North 64 degrees 47 minutes 27 seconds West 118.50 feet to a point, the place of the BEGINNING.

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

UNDER AND SUBJECT to the Conditions and Restrictions as per Misc. Book 1994-3, at page 853.

TITLE TO SAID PREMISES IS VESTED IN Special Warranty Deed, dated 09/10/04, conveying from Exult Relocation Services Inc. a California Corporation to Shawn Heller, married and Mary Kate Heller, his wife, recorded 10/08/04, in Book 2004-1, Page 390399, Instrument # 2004062068.

Premises being: 297 FARMVIEW ROAD, NAZARETH, PA 18064-2530.

Tax Parcel No. J8SW4-30-7.

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

tached two-car garage with aluminum siding and brick exterior and shingle roof; in-ground pool.

SEIZED AND TAKEN into execution of the writ as the property of Shawn Heller and Mary Kate Heller.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 76**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2002-03822**

ALL THAT CERTAIN messuage or tenement and lot or parcel of land, situate east of Center Street, in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made the 22nd day of September, 1958 by Leonard M. Fraivillig Co., Engineers, Bethlehem, Pennsylvania, as follows to wit:

BEGINNING at an iron pipe the northwest corner of land now or late of David Adams IV, said point of beginning being distance one hundred fifty-eight and twenty-five one-hundredths (158.25) feet along the westerly property line of the aforesaid David Adams IV land from an iron pipe in line of land now or late of the First Presbyterian Church of Bethlehem; thence extending North eighty-one degrees fifty-nine minutes East (N. 81 degrees 59' E.) along the northerly side now or late of the aforesaid David Adams IV land, a distance of two hundred ninety-nine and zero one-hundredths (299.0) feet to a point in line of land now or late of Helen K. Laros; thence extending through and across land now or late of the aforesaid Helen K. Laros, the four following courses and distances, to wit:

(1) North eight degrees one minute West (N.8 degrees 01' W.) a distance of one hundred thirty-eight and eighty

one-one hundredths (138.80') feet to an iron pipe;

(2) North sixty-seven degrees twenty-two minutes and thirty seconds West (N. 67 degrees 22' 30" W.) a distance of one hundred fifty-four and ninety-seven one-hundredths (154.97') feet to an iron pipe;

(3) South fifty-three degrees fifty-nine minutes and thirty seconds West (S. 53 degrees 59' 30" W.) a distance of one hundred eighty-seven and sixty-one one-hundredths (187.61') feet to an iron pipe;

(4) South eight degrees one minute East (S. 8 degrees 01' E.) a distance of one hundred twenty-nine and seventy-two one hundredths (129.72') to the iron pipe, the northwest corner now or late of the aforesaid David Adams IV land, the point the place of beginning.

CONTAINING 1.2066 Acres, strict measure.

BEING KNOWN AS 2456 Center Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N6 9 2B 0204.

THEREON BEING ERECTED a single dwelling.

SEIZED AND TAKEN into execution of the writ as the property of Jeffrey Pierson and Gloria Pierson.

BARBARA K. HAGER, ESQUIRE

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**No. 77**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-08396**

ALL THAT CERTAIN messuage, lot or piece of land, with the building thereon erected, known as 2262 Butler Street, situate, lying and being in the Borough of Wilson, County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone in the public road leading from Easton to



Bethlehem and corner of now or late Jacob Ackerman's land, thence along said road towards Easton North sixty-four degrees and three quarters East five perches and a half to a stone, thence by the same North seventy-six degrees and a half east five perches to a stone, thence by other land now or late of the said Jacob Richard, South fourteen degrees east three perches and five tenths to a stone, thence by the same South seventy degrees west ten perches and a half to a stone, in line of now or late of Jacob Ackerman's land, thence by the same North fourteen degrees West three perches and six tenths to the place of beginning.

TAX PIN: L9SW4B-14-1.

BEING THE SAME PREMISES that Gatz, LLC d/b/a R & J Partners by Deed dated March 21, 2008 and recorded April 11, 2008 in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, in Record Book Volume 2008-1, Page 103049 granted and conveyed unto Daniel A. Lombardo and Alexander E. Pamphilis; as joint tenants with the right of survivorship and not as tenants in common.

BEING KNOWN AS 2250-54 Butler Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW4B-14-1.

THEREON BEING ERECTED a two-story commercial building with aluminum siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Daniel A. Lombardo and Alexander E. Pamphilis.

KEVIN T. FOGERTY, ESQUIRE

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**No. 78**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-08413**

ALL that certain message, tenement and tract, parcel or piece of ground, situate in the Township of

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

BEGINNING at a point in the Northerly Right-of-Way line of Innovation Way (variable width) at a Southwest corner of Lot 1 and in the Westerly side of a private drive (over Lot 1), said point being located the five following courses and distances measured along the Northerly Right-of-Way line of Innovation Way from the intersection of the Northerly Right-of-Way line of Innovation Way with the Westerly ultimate Right-of-Way line of Pennsylvania State Route 0987, also known as Airport Road (variable width), and also being a Southeast-erly property corner of Lot 2: (a) on a curve to the right having a radius of 25.00 feet (delta 89 degrees 58 minutes 51 seconds, tangent 24.99 feet, chord South 60 degrees 52 minutes 58 seconds West 35.35 feet) for an arc distance of 39.26 feet to a point of tangency, (b) North 74 degrees 07 minutes 36 seconds West 24.91 feet to a point of curvature, (c) on a curve to the left having a radius of 333.00 feet (delta 26 degrees 57 minutes 22 seconds, tangent 79.81 feet, chord North 87 degrees 36 minutes 17 seconds West 155.23 feet) for an arc distance of 156.67 feet to a point of tangency, (d) South 78 degrees 55 minutes 01 seconds West 85.32 feet to a point, and (e) South 81 degrees 12 minutes 28 seconds West 121.68 feet to the beginning point of this description; thence along the Northerly Right-of-Way line of Innovation Way the three following courses and distances: (1) South 81 degrees 12 minutes 28 seconds West 215.00 feet to a point of curvature, (2) on a curve to the right having a radius of 27.00 feet (delta 50 degrees 42 minutes 13

seconds, tangent 12.79 feet, chord North 73 degrees 26 minutes 26 seconds West 23.12 feet) for an arc distance of 23.89 feet to a point of reverse curvature, and (3) on a curve to the left having a radius of 63.00 feet (delta 112 degrees 16 minutes 00 seconds, tangent 93.87 feet, chord South 75 degrees 46 minutes 40 seconds West 104.62 feet) for an arc distance of 123.44 feet to a point in line of lands to be dedicated to Hanover Township; thence (4) along lands to be dedicated to Hanover Township, South 81 degrees 12 minutes 28 seconds West 179.42 feet to a point in line of lands of Lehigh-Northampton Airport Authority (deed recorded in Record Book Volume 1994-6, at Page 90041); thence (5) along the lands of Lehigh-Northampton Airport Authority and also along lands of Victor J. Warminsky and Stephanie W. Warminsky, (Deed recorded in Deed Book Volume 634, at Page 751), North 8 degrees 36 minutes 29 seconds West 587.88 feet to a point in line of the aforementioned Lot 1; thence along Lot 1 the three following courses and distances: (6) North 81 degrees 23 minutes 31 seconds East 250.93 feet to a point, (7) South 66 degrees 16 minutes 14 seconds East 355.20 feet to a point, and (8) North 88 degrees 20 minutes 22 seconds East 108.11 feet to a point on a curve in the Westerly side of a private drive (over Lot 1); thence continuing along Lot 1 and along the Westerly side of the private drive the five following courses and distances; (9) on a curve to the right having a radius of 278.00 feet (delta 20 degrees 41 minutes 45 seconds, tangent 50.76 feet, chord South 8 degrees 41 minutes 15 seconds West 99.87 feet) for an arc distance of 100.42 feet to a point of tangency, (10) South 19 degrees 02

minutes 07 seconds West 102.62 feet to a point of curvature, (11) on a curve to the left having a radius of 322.00 feet (delta 27 degrees 49 minutes 40 seconds, tangent 79.77 feet, chord South 5 degrees 07 minutes 17 seconds West 154.86 feet) for an arc distance of 156.39 feet to a point of tangency, (12) South 8 degrees 47 minutes 32 seconds East 21.35 feet, and (13) on a curve to the right having a radius of 25.00 feet) delta 90 degrees 00 minutes 00 seconds, tangent 25.00 feet, chord South 36 degrees 12 minutes 28 seconds West 35.36 feet) for an arc distance of 39.27 feet to the point or place of beginning.

ALL as shown on a Plan entitled "Preliminary/Record Subdivision Plan for Northgate II, located in Hanover Township, Northampton County, Pennsylvania", dated October 21, 2002, last revised March 11, 2003, bearing File Number S-9959, Sheets A through D (sheets 3 through 6 of 27), as prepared by The Pidcock Company, Civil Engineers, Architects, Land Planners, Surveyors, Allentown, Pennsylvania, as recorded in Record Book Volume 2003-5, at Pages 301, 302, 303 and 304 on September 2, 2003.

ALSO KNOWN AS Northampton County Uniform Parcel Identifier: Map: M5 Block 4 Lot 10B.

TITLE TO SAID PREMISES IS VESTED IN Airport Commons Partners, a Pennsylvania Limited Partnership by Deed from Darbin T. Skeans and Deborah S. Skeans, husband and wife dated August 17, 2007 and recorded August 22, 2007 in Deed Book 2007-1 Page 306832.

BEING KNOWN AS 4482 Innovation Way, Allentown, PA 18109.

TAX PARCEL NUMBER: M5 4 10B 0214.

THEREON BEING vacant land.

SEIZED AND TAKEN into execution of the writ as the property of Airport Commons Partners, a Pennsylvania Limited Partnership.

WILLIAM R. HINCHMAN, ESQUIRE

**No. 80**

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

**CV-2010-10220**

ALL THAT CERTAIN 1/2 double frame house and lot or piece of ground, situate on the North side of Pine Street, Easton, Pennsylvania, known as No. 1339 Pine Street, bounded and described as follow: Beginning at a point on the northerly building line of Pine Street, said point being distant 139.83 feet on the course South 84 degrees 00 minutes East from the northeasterly corner of Fourteenth and Pine Street; thence passing thru the middle partition wall of the double house known as Nos. 1339-1341 Pine Street, North 5 degrees 50 minutes East, 90.75 feet to a point on the southerly side of an alley of the width of 10.0 feet; thence by the said side of said alley, South 84 degrees 00 minutes East, 16.5 feet to a point; thence by lot herein agreed to be conveyed, South 5 degrees 50 minutes West, 90.75 feet to a point on the northerly line of Pine Street, thence by the said building line Pine Street, North 84 degrees 00 minutes West, 16.50 feet to a point, the place of beginning.

Being known as: 1339 Pine Street, Easton, Pennsylvania 18042.

Title to said premises is vested in Joseph P. Beck by deed from ORLANDO SANTIAGO AND LUZ SANTIAGO, HUSBAND AND WIFE, dated June 30, 2006 and recorded July 5, 2006 in Deed Book 2006-1, Page 269731, Instrument #2006039604.

TAX I.D. #L9SW2B-20-14A.

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 Joseph P. Beck.

MARGARET GAIRO, ESQUIRE

**No. 81**

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

**CV-2009-02950**

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

BEGINNING at a spad in the middle of the public road known as Black River Road, leading from Traffic Route 12 to Hellertown, a corner of Louis Gross, said corner being North, forty-six degrees, twenty minutes, East (N. 46 degrees 20' E.), twenty five and seventy hundredths feet (25.70) from an iron pipe off the southwesterly side of said road; thence in and along said public road, and along land of Benjamin Kaplan, the two following courses and distances to wit: South, sixty-eight degrees, eleven minutes, East (S. 68 degrees 11.' E) Forty-seven and forty-one hundredths feet (47.41) to a spad in the northerly part of said roadway, thence South, forty-four degrees, thirty minutes, East (S.44 degrees 30' E) two hundred six and eighty-seven hundredths feet (206.87) to a spad in the middle of said road, said corner being North, forty six degrees, twenty minutes East (N, 46 degrees 20' E). Twenty and eight-three hundredths feet (20.83') from an iron pipe off the southwesterly side of said road; thence along land of Louis Gross, South, forty-six degrees, twenty minutes, West (S. 46 degrees 20' W.) six

hundred-thirty and twenty-six hundredths feet (630.26) to an iron pipe, thence along land of Michael McGovern, South, eighty-nine degrees, forty-one minutes, West (S. 89 degrees 41' W.) two hundred fifty-five feet (255') to an iron pipe; thence along land of Edwin H. Wirth, North, one degree, nineteen minutes, West (N. 1 DEGREE 19' W) one hundred one and four tenths feet (101.4') to an iron pipe, thence along land of Louis Gross, North forty-six degrees, twenty minutes, East (N.46 degrees 20' E) seven hundred twenty-four and seventy-one hundredths feet (724.71') to the place of BEGINNING.

CONTAINING four (4) acres, thirty-six and seven hundred eighty-seven thousandths (36,787) square perches of land.

Being known as: 2484 Black River Road, Bethlehem, Pennsylvania 18015.

Title to said premises is vested in Nadim Dayoub by deed from FADI DAYOUB dated December 9, 2008 and recorded December 15, 2008 in Deed Book 2008-1, Page 323883.

TAX I.D. #: Q6-7-5.

THEREON BEING ERECTED a two-story single ranch style dwelling with brick, stone, and wood exterior and shingle roof; carriage house.

SEIZED AND TAKEN into execution of the writ as the property of Fadi Dayoub and Nadim Dayoub.

TERRENCE J. McCABE, ESQUIRE

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**No. 82**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-11728**

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Lower Mount Bethel, County of Northampton, and Commonwealth of Pennsylvania, shown as Lot No. 112 on Block "O" of the Kiefer Estates

Subdivision, according to Drawing 88D1913, as prepared by Joseph E. Policelli, Registered Surveyor, and recorded in the Recorder of Deeds Office in and for Northampton County at Easton, Pennsylvania, in Map Book 89 at Page 339 bounded and described as follows:

BEGINNING at an iron pipe on the southerly side of McDermott Road, said pipe also marking the northwesterly corner of Lot No. 111; thence along said Lot No. 111, South 11 Degrees 12 Minutes 00 Seconds East, 325.92 Feet to a point; thence along the northerly line of land of Albert Frable, South 78 Degrees 48 Minutes 00 Seconds West, 129.95 Feet to an iron pipe; thence along the easterly line of Lot No. 113, North 7 Degrees 18 Minutes 00 Seconds West, 105.64 Feet to an iron pipe; thence along the same, North 58 Degrees 27 Minutes 00 Seconds West, 135.91 Feet to an iron pipe; thence along the easterly line of McDermott Road, North 31 Degrees 33 Minutes 00 Seconds East, 120.00 West to a point of curve; thence along a curve to the right having a radius of 125.00 feet, a central angle of 47 Degrees 15 Minutes 00 Seconds, an arc distance of 103.08 Feet to a point of tangency thence along the southerly line of said McDermott Road, North 78 Degrees 48 Minutes 00 Seconds East, 49.32 Feet to the place of Beginning.

CONTAINING 1.1432 acres.

Being known as: 4667 McDermott Road, Bangor, Pennsylvania 18013.

Title to said premises is vested in James C. Sciascia a/k/a James C. Sciascia, Jr. and Tina M. Sciascia, husband and wife, by deed from GEORGE H. KIEFER, WIDOWER dated October 9, 1989 and recorded November 1, 1989 in Deed Book 785, Page 061.

TAX I.D. #: H11-2-2X.

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

SEIZED AND TAKEN into execution of the writ as the property of James C. Sciascia a/k/a James C. Sciascia, Jr. and Tina M. Sciascia.

TERRENCE J. McCABE, ESQUIRE

**No. 84**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-06389**

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

BEGINNING at a point on the Northeasterly sideline of Canal Street (33 feet wide); said point being located North 12 degrees 17 minutes West 170.00 feet from the intersection of said sideline with the Northwest-erly sideline of Stark Street (40 feet wide); thence extending along said sideline of Canal Street North 12 degrees 17 minutes West 30.00 feet to a point; thence extending North 77 degrees 43 minutes East 120.00 feet to a point on the southwesterly side-line of a Paper Alley (20 feet wide); thence extending along said sideline South 12 degrees 17 minutes East 30.00 feet to a point in line of Lot #2; thence extending along said lot South 77 degrees 43 minutes West 120.00 feet to the point and place of begin-ning.

CONTAINING 3,600 square feet of land more or less.

BEING KNOWN AS 1649 D Canal Street, Easton, PA 18042.

TAX PARCEL NUMBER: M4NW1B 4 5D.

THEREON BEING ERECTED a two-story townhouse style dwelling

with aluminum siding and brick ex-terior and shingle roof.

SEIZED AND TAKEN into execu-tion of the writ as the property of Laura B. Bear and Steven C. Bear.

MICHAEL T. MCKEEVER, ESQUIRE

**No. 85**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-03213**

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

ALL THAT CERTAIN frame dwell-ing and lot or piece of land situated on the Southwest corner of South Eighth and Pine Streets in the City of Easton, County of Northampton, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit;

BEGINNING at the Southwest corner of said South Eighth and Pine Streets; thence South along the West side of said South Eighth Street twenty-five and five-tenths (25.5) feet to a point in land now or late of Paul Schwarz and extending of that same width Westwardly along the South side of said Pine Street forty-eight (48) feet to land now or late of H. Laux Estate.

BOUNDED on the North by said Pine Street; on the East by South Eighth Street; on the South by land now or late of Paul Schwarz; and on the West by land now or late of H. Laux Estate.

TOGETHER with the right at all times to have the cornice of the width of thirteen inches now attached to the house on these premises extend over the property now or late of Paul Schwarz on the South of the prop-erty hereby conveyed.

TAX PARCEL # L9SE1B-27-7.

BEING KNOWN AS: 29 South 8th Street, Easton, PA 18042.

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

SEIZED AND TAKEN into execution of the writ as the property of Samuel Negron.

LISA LEE, ESQUIRE

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**No. 88**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-01744**

All that certain messuage or tenement and lot or parcel of land situate along the easterly side of Callone Street, between North Boulevard and East Street, and being known as Lot No. 31 on 'Plan of High Point' Bethlehem, Pennsylvania Scale 1 inch=5 feet February 1, 1957, Leonard M. Febvilig Company, Engineers, in the City of Bethlehem, County of Northampton, and Commonwealth of Pennsylvania, and being designated as 1779 Callone Avenue, according to present city numbering, bounded and described as follows:

Beginning at a point on the easterly side of Callone Street, distant ninety-five (95) feet northwardly along the said easterly side of Callone Street from the point where the easterly side of Callone Street extended southwardly intersects the northerly side of North Boulevard, extended westwardly; thence extending northwardly along the easterly side of Callone Street, along a curve, curving to the left, having a radius of One hundred fifty and twelve hundredths feet (150.12 feet) an arc distance of sixty-four and thirty hundredths feet (64.30 feet) to a point; thence extending North sixty-six degrees eighteen minutes East along the division line

between lots numbered 30 and 31, as shown on the Plan of 'High Point' a distance of One hundred eleven and four hundredths feet (111.04 feet) to a point in line of North Dale Manor, Section 111, Block 'B'; thence extending South thirty-five degrees thirty-eight minutes thirty seconds East along the aforesaid Block 'B' a distance of One hundred and sixty-three hundredths feet (100.63') to a point; thence extending South fifty-four degrees twenty-one minutes thirty seconds west along the division line between lots numbered 31 and 33 'High Point' a distance of forty-six and thirty-six hundredths feet (46.36 feet) to a point in line of Lot No. 32; thence extending North eighty-nine degrees nine minutes thirty seconds west along the division line between Lots numbered 31 and 32 'High Point' a distance of One hundred ten feet (110 feet) to a point on the easterly side of Callone Street the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John R. Conover and Kristin Conover, h/w, by Deed from John R. Conover, a married man, dated 11/20/2004, recorded 12/01/2004 in Book 2004-1, Page 465708.

Premises being: 1779 CALLONE AVENUE, BETHLEHEM, PA 18017-4166.

Tax Parcel No. N7NW2 26 27 0204.

THEREON BEING ERECTED a two-story single split-level 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 John R. Conover and Kristin Conover.

DANIEL G. SCHMIEG, ESQUIRE



**No. 89**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2008-01413**

ALL THAT CERTAIN messuage or tenement and lot or piece of ground situate on the East side of the Easton-Wind Gap Road in the Borough of Tatamy, County of Northampton and State of Pennsylvania, having a frontage on said road of one hundred (100) feet and of that width extending in depth one hundred twenty-five (125) feet, being lots numbered 38 and 39 on a certain plan of lots entitled 'Steckel Plan of Building Lots, Tatamy, Pa.' and recorded in the Office of the Recorder of Deeds at Easton, PA in Map Book 11, Page 45.

TITLE TO SAID PREMISES IS VESTED IN Brad Bowman and Shelly Bowman, his wife, by Deed from Randy G. Stank and Patricia Stank, his wife, dated 02/23/2005, recorded 03/02/2005, in Deed Book 2005-1, page 75282.

Premises being: 127 NORTH 8TH STREET, TATAMY, PA 18085.

Tax Parcel No. J8SE2D-1-1A.

THEREON BEING ERECTED a single ranch style 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 Brad Bowman and Shelly Bowman.

DANIEL G. SCHMIEG, ESQUIRE

**No. 90**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-08673**

ALL THAT CERTAIN parcel of land situate in the Township of Lower Mount Bethel, County of Northampton and State of Pennsylvania, and being more particularly bounded and described as follows:

BEGINNING at a point at the intersection of the easterly boundary

line of Hutchinson Avenue and the southerly boundary line of Fifth Avenue, such point being also the southwesterly corner of Lot #282 of "Hutchinson Heights" also shown on Page 14, Plan Book 5, in the office of the Recorder of Deeds for Northampton County in Easton, Pennsylvania, thence along the southerly boundary line of Fifth Avenue, North 32° East, 73/83 feet to a corner of land of David P. and Kathleen J. Fioretti; thence along the line of land of the aforesaid David P. and Kathleen J. Fioretti by the following six courses and distances; (1) South 68° 00' east along a stone retaining wall, 35.09 feet; (2) South 32° 00' west, 5.75 feet to a wooden stake; (3) South 68° 00' east 40.67 feet to a cut in a concrete sidewalk such cut being also located 5 feet southwestwardly from a dwelling located on the aforesaid Fioretti land, (4) North 88° 14' east, 55.40 feet to a cut in concrete sidewalk, (5) North 32° 00' east, 31.23 feet to the northeastwardly side of a 13 feet wide alley; (6) south 61° 00' east, 41.16 feet to a point in line of land of the Alpha Portland Cement Company; thence by said line of land of the Alpha Portland Cement Company, south 38° 00' west, 148.91 feet to a corner in the easterly boundary line of Hutchinson Avenue; thence along the easterly boundary line of Hutchinson Avenue, 154.00 feet to the place of beginning.

Northampton County Tax Parcel No. H10NW3 2 1.

BEING KNOWN AS 6379 Fifth Avenue, Martins Creek, PA 18063.

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

SEIZED AND TAKEN into execution of the writ as the property of Salvatore Vicario, Jr. and Susan Vicario

ROBERT P. DADAY, ESQUIRE

**No. 91**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-8122**

ALL THAT CERTAIN tract or parcel of land situate on the East side of West Walker Road (T-511B), in the Township of Moore, County of Northampton and Commonwealth of Pennsylvania known as Lot 1, Richard & Lois Kerbacher Subdivision as shown on plan prepared by JENA Engineering, Corp., drawing no. 94016, sheet 1 of 1, dated 6/16/95, last revised 7/24/95, recorded in Northampton County Recorder of Deeds Office in Map Book Volume 1995-5, Page 412, bounded and described as follows to wit:

BEGINNING on the Easterly right-of-way line West Walker Road (T-511B) (25.00 from the centerline), located North 87 degrees 30 minutes 00 seconds East 6.29 feet from an iron pin, also being on the Southerly property line of land now or formerly Joseph J. Kerbacher, III and Angelica Kerbacher, D.B.V. 30 Page 190; thence along the same North 87 degrees 30 minutes 00 seconds East 456.02 feet to an iron pin, thence in and through land now or formerly Richard B. Kerbacher and Lois P. Kerbacher, D.B.V. 747, Page 190, the following three (3) courses and distances: (1) South 04 degrees 38 minutes 00 seconds West 176.29 feet (2) South 86 degrees 58 minutes 16 seconds West 463.01 feet, (3) North 73 degrees 14 minutes 39 seconds West 50.00 feet to the Easterly right-of-way line of West Walker Road (T-511B) (25.00 feet from centerline); thence along the same curving to the right with a radius of 888.59 feet, and included angle of 11 degrees 36 minutes 05 seconds, an arc length of 179.82 feet, a tangent of 90.27 feet

and a chord of North 22 degrees 33 minutes 23 seconds East 179.62 feet to the place of Beginning.

Containing 86,321.00 square feet or 1.9817 acres more or less.

Also known as Northampton County Parcel Identifier Number: H4-24-13D.

BEING KNOWN AS 3242 West Walker Road, Bath, PA 18014.

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

SEIZED AND TAKEN into execution of the writ as the property of Richard J. Kerbacher.

ROBERT P. DADAY, ESQUIRE

**No. 92**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-02632**

ALL THAT CERTAIN lot or tract of land situate on the north side of Coffeetown Road in the Township of Williams, County of Northampton and Commonwealth of Pennsylvania, being lot 6 and 7 as shown on the Lot Line Adjustment Plan of Pektor & O'Hagan III Properties, said plan being recorded in the Northampton County Recorder of Deeds Office in Map Book Volume 2007-5 Page 211, bounded and described as follows to wit:

BEGINNING on the northerly right of way line of Coffeetown Road (said right of way line being 25.00 feet north of the center line of Coffeetown Road) in line with the easterly property line of land now or late formerly Roger W. Wolfe & Shirley A. Wolfe, D.B.V. 2000-1, Page 65303; thence along the same

1. North 06°30' 16" West 324.39 feet to a found iron pin on the easterly property line of land now or formerly of Duane A. Wagner & Karin L. Wagner, D.B.V. 2004-1, Page 228087;

thence along the same the following two courses and distances:

2. North 22°46'36" East 374.14 feet;

3. North 46° 30'27" East 488.61 feet to the southerly property line of land now or formerly of Lawrence Haas and Joan Allen, D.B.V. 1998-1, Page 139116; thence along the same

4. North 66° 19'06" East 462.98 feet to the southerly property line of land now or formerly of Paul A. Harryn, D.B.V. 1999-1, Page 58379; thence along the same the following two courses and distances:

5. North 74°03'01" East 520.98 feet;

6. North 04°28'59" West 30.00 feet to the southerly right of way line of Kressman Road; thence along the same following five courses and distances:

7. North 85°31'01" East 54.33 feet;

8. Curving to the left with a radius of 175.00 feet for an arc length of 20.37 feet, a delta of 06°40' 10", a tangent of 10.20 feet, and a chord of North 82°10'56" East 20.36 feet;

9. North 78°50'51" East 95.28 feet;

10. North 80°43' 19" East 105.91 feet;

11. North 81°41'44" East 43.81 feet to the westerly property line of land now or formerly of Peter G. Beidler & Anne E. Beidler, D.B.V. 2000-1, Page 017726; thence along the same;

12. South 08°18'16" East 246.01 feet to the northerly property line of land now or formerly of Donald J. Leidberg & Joanne R. Leinberg, Parcel ID#P9-8-2; thence along the same;

13. North 89°53'40" West 220.60 feet to the northerly property line of land now or formerly of Christopher B. Boas D.B.V. 2000-1, Page 224908; thence along the same the following sixteen courses and distances:

14. South 59°29'37" West 171.78 feet;

15. South 52°35'32" West 52.67 feet;

16. South 59°14'03" West 102.78 feet;

17. South 78°13'53" West 85.28 feet;

18. South 86°00'34" West 104.56 feet;

19. South 82°24' 18" West 98.21 feet;

20. South 72°01'10" West 63.88 feet;

21. South 73°37'56" West 128.90 feet;

22. South 70°47'30" West 137.91 feet;

23. South 59°02'54" West 98.39 feet;

24. South 17°22'28" West 73.93 feet;

25. South 20°01'43" West 101.02 feet;

26. South 21°26'11" West 123.92 feet;

27. South 10°59'19" West 72.76 feet;

28. South 15°04'50" West 62.81 feet; along the same

29. South 76°30'47" East 62.82 feet to the northerly right of way line of Coffeetown Road; thence the following four courses and distances;

30. South 52°37'23" West 4.14 feet;

31. South 47°22'54" West 92.91 feet;

32. South 46°57'36" West 175.83 feet;

33. Curving to the right with a radius of 822.26 feet to an arc length of 344.95 feet, a delta of 24°02' 10", a tangent of 175.05 feet, and a chord of South 55°29'28" West 342.42 feet to the place of beginning.

BEING KNOWN AS Coffeetown Road, Easton, PA.

TAX PARCEL NUMBER: P9-8-1.

SEIZED AND TAKEN into execution of the writ as the property of Pektor Partners, LP.

ROBERT P. DADAY, ESQUIRE

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**No. 93**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-02711**

ALL THAT CERTAIN lot, piece or parcel of land situated in the Township of Lower Mt. Bethel, County of Northampton, State of Pennsylvania, shown on Lot No. 23A in the Berry Hollow Resubdivision, Drawing No. C-1602, as prepared by Duane M. Policelli, Registered Surveyor, bounded and described as follows:

BEGINNING at a concrete monument on the easterly dedicated right-of-way line of Pennsylvania Traffic Route 611: also designated as Pennsylvania Legislative Route 48027, and said monument also marking the southwesterly corner of Lot No. 25; thence along said Lot Number 25, South 85 degrees, 03 minutes 38 seconds East 150.00 feet to an iron pipe; thence along the same, North 14 degrees 53 minutes 24 seconds East, 62.48 feet to an iron pipe; thence along Lot Number 24, South 85 degrees 03 minutes 38 seconds East 322.12 feet to an iron pipe; thence along Lot Numbers 18 and 19, South 4 degrees 56 minutes 22 seconds West 201.54 feet to an iron pipe; thence along Lot Number 238, South 85 degrees 03 minutes 38 seconds West 252.92 feet to a point on the easterly right of way line of Pennsylvania Traffic Route 611, first above mentioned; thence along said right of way line, North 4 degrees 56 minutes 22 seconds East 140.00 feet to the place of BEGINNING. CONTAINING 1.0894 acres.

Northampton County Tax Parcel No. F10 13 1E-24.

BEING KNOWN AS 9771 North Delaware Drive, Bangor, PA 18013.

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 Glenn Marshal and Helen Marshall.

ROBERT P. DADAY, ESQUIRE

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**No. 94**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-09823**

ALL THAT CERTAIN messuage or tenement and tract of land situate in the Township of Lower Mount Bethel, County of Northampton and State of Pennsylvania, referred to as Lot Number 1, consisting of two tracts, of subdivision plan known as Robert M. Watts, prepared by Robert L. Collura, Civil Engineers and Land Surveyors, Bangor, Pennsylvania, and recorded in the Office of the Recorder of Deeds at Easton, Pennsylvania, in Plan Book No. 84, page 127, bounded and described as follows, to wit:

Beginning at a concrete monument in line of land of the Consolidated Rail Corporation, said monument also marking the southernmost corner of lands of Louis Sipps having County Tax Assessor's reference number G10-3-7; thence along land of said Louis Sipps north 38 degrees 00 minutes 36 seconds east 196.54 feet to an iron pin; thence along same south 51 degrees 44 minutes 24 seconds east 16.50 feet to an iron pin; thence along same north 38 degrees 15 minutes 36 seconds east 99.00 feet to an iron pin; thence along same north 7 degrees 15 minutes 36 seconds east 57.50 feet to a concrete monument; thence along land of

Adolphus Busch south 83 degrees 44 minutes 24 seconds east 841.50 feet to an iron pin; thence along same south 43 degrees 44 minutes 24 seconds east 54.24 feet to an iron pin; thence along Lot No. 2 of the subdivision of land belonging to Robert M. Watts south 8 degrees 17 minutes 31 seconds west 638.75 feet to an iron pin; thence along same south 54 degrees 54 minutes 57 seconds west 332.11 feet to an iron pin; thence along same south 1 degree 15 minutes 51 seconds west 90.48 feet to an iron pin; thence along same south 53 degrees 41 minutes 29 seconds west 122.24 feet to an iron pin; thence along land of the aforementioned Consolidation Rail Corporation on a curve to the left having a radius of 1176.28 feet a chord bearing and distance of north 30 degrees 28 minutes 29 seconds west 702.73 feet to a concrete monument; thence along same north 47 degrees 51 minutes 17 seconds west 344.98 feet to the place of beginning.

Northampton County Tax Parcel No. G10 3 12A.

BEING KNOWN AS 7769 Main Street, Bangor, PA 18013.

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

SEIZED AND TAKEN into execution of the writ as the property of Heather Gai Campbell.

ROBERT P. DADAY, ESQUIRE

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**No. 95**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-04220**

ALL THAT CERTAIN tract of ground, together with the buildings erected thereon, situated in the City of Easton, County of Northampton

and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point marking the northeast corner of the intersection of Butler Street and South Fifteenth Street; thence along the easterly edge of South Fifteenth Street (13 feet from and parallel to the curblin) North no degrees thirty-five minutes twenty-three seconds East (N 00° 35' 23" E) one hundred twenty-seven and eighty-nine one-hundredths (127.89) feet to a point; thence partly along Lot No. 1 and partly along Lot No. 2 of the Andrew Kantor Subdivision South eighty-seven degrees eight minutes forty-one seconds East (S 87° 08' 41" E) two hundred and fifty-six one-hundredths (200.56) feet to a point; thence along the westerly edge of Raspberry Street (20 feet wide) South two degrees forty-one minutes thirty-six seconds West (S 02° 41' 36" W) one hundred twenty-seven and forty-six one-hundredths (127.46) feet to a point marking the northwest corner of the intersection of Raspberry Street and Butler Street; thence along the northerly edge of Butler Street (12 feet from and parallel to the curblin) North eighty-seven degrees fourteen minutes thirty-three seconds West (N 87° 14' 33" W) one hundred ninety-five and eighty-six one-hundredths (195.86) feet to the place of Beginning.

Northampton County Tax Parcel No. L9SW3B 3 11.

BEING KNOWN AS 15th Street, Easton, PA 18042.

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

SEIZED AND TAKEN into execution of the writ as the property of James R. Ayoub and Audry Ayoub.

ROBERT P. DADAY, ESQUIRE

**No. 97**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2008-00058**

ALL THAT CERTAIN parcel of land situate along the southerly side of Easton Avenue (L.R. 159), and to the west of Farmersville Road in the Township of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the westerly property line now or late of Clyde R. Williams (Trans Mix) and forty and zero one-hundredths (40.00') feet in a southerly direction from the centerline of Easton Avenue, said point being also approximately five hundred seventy-seven (577') feet west of the centerline of Farmersville Road on the south right-of-way line of Easton Avenue, thence South one degree zero minutes West (S. 1°—00' W.) a distance of four hundred forty-one and seven one-hundredths (441.07') feet to a point; thence South eighty-two degrees twenty-five minutes East (S. 82°—25' E.) a distance of four hundred forty-nine and twenty-two one-hundredths (449.22') feet to a point; thence South twelve degrees seven minutes ten seconds West (S. 12°—07'—10" W.) a distance of five hundred sixteen and sixty-nine one-hundredths (516.69') feet to a point; thence South one degree two minutes seven seconds West (S. 1°—02'—07" W.) a distance of one hundred thirty-three and zero one-hundredths (133.00) feet to a point; thence North eighty-seven degrees eleven minutes fifty-five seconds West (N. 87°—11'—55" W.) a distance of one thousand one hundred eighty-one and ninety-three one-hundredths (1181.93') feet to a point; thence North nine degrees fifteen minutes

West (N. 9°—15' W.) a distance of six hundred ninety and thirty one-hundredths (690.30') feet to a point; thence North eighty-eight degrees four minutes East (N. 88°—04' E.) a distance of three hundred forty-eight and twenty-five one-hundredths (348.25') feet to a point; thence North two degrees fifty-eight minutes West (N. 2°—58' W.) a distance of three hundred eighty-four and zero one-hundredths (384.00) feet to a point; thence North eighty-nine degrees eleven minutes twenty-five seconds east (N. 89°—11'—25" E.) a distance of six hundred thirty-six and seventy-one one-hundredths (636.71') feet to a point, the place of beginning. All points marked by iron pins. Containing 25.940 acres.

Northampton County Tax Parcel No. M7SE2 3 33A-1.

BEING KNOWN AS 3245 Farmersville Road, Bethlehem, PA.

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 K & E Corporation.

ROBERT P. DADAY, ESQUIRE

**No. 98**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-05333**

ALL THAT CERTAIN lot of piece of land situate on the North side of Spring Garden Street, in the City of Easton, Pennsylvania, as follows, to wit:

BEGINNING at a point 25 feet West of Northwest corner of Spring Garden Street and a private alley; thence extending West along Spring Garden and Wood Streets 38 feet to a point; thence North on a parallel line with 10th Street 140 feet, more



or less, to Sassafras Street; thence East along the South side of Sassafras Street 30 feet to a point; thence South on a parallel line with 10th Street 141 feet to a point on Spring Garden Street, the place of BEGINNING.

Northampton County Tax Parcel No. L9NE4D 31 5.

BEING KNOWN AS 1023 Wood Avenue, 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 Melinda W. Watson-Moll.

ROBERT P. DADAY, ESQUIRE

**No. 100**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-05308**

ALL THAT CERTAIN house and lot of land, known as 502 West Wilkes Barre Street, situated on the south side of said Wilkes Barre Street, in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

CONTAINING forty (40) feet in front on the south side of said Wilkes Barre Street and extending southwardly of that width one hundred forty (140) feet in depth to a twenty (20) feet wide alley.

BOUNDED on the north by said Wilkes Barre Street, on the east by Coal Street, on the south by said twenty (20) feet wide alley, and on the west by property now or late of Helen Morrison.

Northampton County Tax Parcel No. L9SE4C 21 10.

BEING KNOWN AS 502 W. Wilkes Barre Street, Easton, PA 18042.

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

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

ROBERT P. DADAY, ESQUIRE

**No. 101**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-09045**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Wilson, County of Northampton and Commonwealth of Pennsylvania, 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 Four hundred forty-seven feet and sixty-eight one-hundredths of a foot measured South fifty-seven degrees twenty-four minutes West along the said 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 of tangent in the said side of Fourth Street, which point of tangent is at the distance of Ninety-three feet and seventy-eight one-hundredths of a foot measured South eighty degrees five minutes West along the North side of Fourth Street from its intersection with the West side of Twenty-Third Street (sixty feet wide); thence from said beginning point extending North Thirty-two degrees thirty-six minutes West partly passing through the center of a party wall between these premises and the premises to the

Northeast Ninety feet to a point in line of land now or formerly of Lehigh Valley Railroad; thence extending along the same South fifty-seven degrees twenty-four minutes West fourteen feet and two one-hundredths of a foot to a point; thence extending south five degrees two minutes East One Hundred one feet and fifty-two one-hundredths of a foot to a point on the said Northwesterly side of Fourth Street; thence extending along the same North fifty-seven degrees twenty-four minutes East sixty-one feet to the first mentioned point and place of beginning. Being Lot No. 112 on said Plan, and House No. 2361 Fourth Street.

BEING KNOWN in the Assessment System of Northampton County as Parcel M9NWIC-3A-1.

BEING KNOWN AS 2361 4th Street, Easton, PA 18042.

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 Joann Timberman.

ROBERT P. DADAY, ESQUIRE

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**No. 102**

**BY VIRTUE OF A CERTAIN**

**WRIT OF EXECUTION**

**CV-2009-07137**

ALL THAT CERTAIN western half of a double cement block dwelling house and lot or piece of land situate on the south side of Line Street, known as 472 Line Street, in the City of Easton, County of Northampton and State of Pennsylvania, described as follows:

BEGINNING at a point on the south side of Line Street in line with the middle of the partition wall dividing the double dwelling house aforesaid, thence extending westwardly

along Line Street 18-1/2 feet more or less, to land of William C. Huff, and thence extending southwardly of that same width in depth 123 feet, more or less, to Wilton Street (formerly known as Bell Street).

BOUNDED on the north by Line Street, on the east by the eastern one-half of said double dwelling house, known as 470 Line Street, on the South by Wilton Street, and on the west by property of William C. Huffe, et ux.

Northampton County Tax Parcel No. M9NE1C 12 5.

BEING KNOWN AS 472 Line Street, Easton, PA 18042.

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 Nancy J. Lance.

ROBERT P. DADAY, ESQUIRE

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**No. 104**

**BY VIRTUE OF A CERTAIN**

**WRIT OF EXECUTION**

**CV-2009-06991**

ALL THAT CERTAIN lot and piece of land located in the City of Easton, County of Northampton, and State of Pennsylvania, bounded and described as follows:

BEGINNING at appoint on the south side of Bushkill Drive, said point being a concrete monument set five (5) feet south of south curb line of the said Bushkill Drive and in line of land now or late of the Metropolitan Edison Company 13th and Bushkill Drive Substation site; thence along the line of land now or late of the Metropolitan Edison Company and through lands of the Grantor hereof passing over a concrete monument one hundred forty-eight and fifty one-hundredths (148.50') feet South six

degrees forty-two minutes West one hundred seventy and zero zero one-hundreths (S 6 42' W 170.00) feet to an iron pipe marker; thence through lands of the Grantor hereof the following two (2) courses and distances: (1) South eighty degrees fifty minutes East two hundred seventy-five and seven one-hundreths (S 80 50' E 275.07') feet to an iron pipe marker (2) North seven degrees forty-five minutes East one hundred seventy and zero zero one-hundreths (N 7 45' E 170.00) feet to an iron pipe marker set seventeen and one-half (17-1/2) feet from the centerline of Bushkill Drive; Thence along the south side of Bushkill Drive the following two (2) courses and distances: (1) around a curve to the right with a radius of four hundred forty-eight and sixty-eight one-hundreths (444.68') feet an arc distance of one hundred five and nineteen one-hundreths (105.19) feet to an iron pipe marker (2) North seventy-eight degrees eighteen minutes West one hundred seventy-three and fifty-five one-hundreths (N 78 18' W 173.55') feet to a concrete monument, the place of beginning.

Northampton County Tax Parcel No. L9 24 2A.

BEING KNOWN AS Bushkill Drive, Easton, PA.

THEREON BEING ERECTED a commercial building with block exterior and flat roof.

SEIZED AND TAKEN into execution of the writ as the property of Frejack, Inc.

ROBERT P. DADAY, ESQUIRE

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**No. 106**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-08675**

ALL THOSE CERTAIN lots or parcels of land situate in the Township of Lower Mt. Bethel, Northampton

County, Pennsylvania, and being known and designated as Lots No. 25 and 25B of the Plan of Lots of Delhaven Realty Co., Inc, Section A, entered in the Office of the Recording of Deeds in and for Northampton County, Pennsylvania, in Map Book 14, Page 52, more particularly bounded and described as follows, to wit:

**LOT NUMBER 25:**

BEGINNING at a point on the South side of a 33 foot wide private road, which point marks the Northeast corner of Lot NO. 24; thence along the South side of the said private road North 42 degrees 55 minutes East 86.62 feet to a corner of Lot NO. 256; thence along the West side of Lot No. 26 South 46 degrees 56 minutes East 223 feet to a water line on the Northwesterly shore of the Delaware River; thence along the water line South 48 degrees 00 minutes West 100 feet to a corner of Lot NO. 24; thence along the East side of Lot NO. 24 100 feet to a corner of Lot No. 24; thence along the East side of Lot No. 24 North 44 degrees 05 minutes West 215 feet to a point, the place of BEGINNING.

BOUNDED on the north by the said 33 foot wide private road, on the East by Lot No. 26, on the South by the Delaware River, and on the West by Lot No. 24.

**LOT NUMBER 25B**

BEGINNING at a point on the North side of a 33 foot wide private road, which point marks the Southeast corner of Lot NO. 24B; thence along the North side of the said private road North 42 degrees 55 minutes East 85.68 feet to a corner of Lot NO. 26B; thence along the West side of Lot No. 26B North 48 degrees 12 minutes West 102.0 feet to a point in line of land of George H. Kiefer and Dorothy E. Kiefer, his wife; thence

along the said land of South 42 degrees 52 minutes West 85 feet to a corner of Lot N. 24B; thence along the East side of said Lot NO. 24B South 47 degrees 47 minutes East 102.1 feet to the point, the place of BEGINNING.

BOUNDED on the North by land of George H. Kiefer and Dorothy E. Kiefer, his wife, on the East by Lot NO. 26B, on the South by the said 33 foot wide private road, and on the West by Lot No. 24B.

Northampton County Tax Parcel No. H11NW3 4 4.

BEING KNOWN AS 5876 Delhaven Road, Bangor, PA 18013.

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

SEIZED AND TAKEN into execution of the writ as the property of Malvern G. Stalbird, II.

ROBERT P. DADAY, ESQUIRE

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**No. 107**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-00488**

ALL THAT CERTAIN tract or land situate on the West side of Crosswinds Drive (50 feet wide) in the Township of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, as shown as the Final Plan of Lake View Estates, plan no. 2K085-02 Rev. 8, prepared by BASE Engineering, Inc., being known as Lot # 17 and being more fully bounded and described as follows to wit:

BEGINNING at a point on the Western right of way line of Crosswinds Drive a corner of Lot 18 of the above reference plan; thence along Lot 18 South 60 degrees 57 minutes 20 seconds West 191.84 feet to a point on the line of Lot 56 (Open Space); thence along Lot 56 North 06 degrees 57 minutes 24 seconds West

178.61 feet to a point, a corner of Lot 16; thence along Lot 16 North 83 degrees 09 minutes 22 seconds East 165.00 feet to a point on the Northern right of way line of Crosswinds Drive; thence along said line the two following courses: (1) South 06 degrees 50 minutes 38 seconds East 39.98 feet to a point, (2) by a curve to the left having a radius of 175.00 feet, a delta of 22 degrees 12 minutes 22 seconds an arc distance of 67.82 feet a chord of South 17 degrees 56 minutes 49 seconds East 67.40 feet to the place of beginning.

CONTAINING 24,224.27 square feet or 0.5561 acres.

Northampton County Tax Parcel No. L8 11A 14-17.

BEING KNOWN AS 4410 Crosswinds Drive, Easton, PA 18045.

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

SEIZED AND TAKEN into execution of the writ as the property of Robin Suggs.

ROBERT P. DADAY, ESQUIRE

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**No. 109**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2007-09873**

ALL THAT CERTAIN messuage or tenement and lot or tract of land situate in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, known as 118 East North Street, according to present city numbering, and bounded and described as follows:

BEGINNING at a point, said point being the intersection of the southerly line of East North Street and the westerly line of Pine Street; thence extending along the southerly line of said East North Street, North 77 de-

grees 54 minutes West a distance of 16.16 feet to a point, said point being in the extended middle of a party or partition wall separating the house erected on the premises herein conveyed from the house erected on the premises adjoining on the west; thence extending South 12 degrees West and partly through said partition wall a distance of 106.77 feet to a point; thence extending North 77 degrees 54 minutes West a distance of 15.39 feet to a point; thence extending South 12 degrees West a distance of 16.56 feet to a point, thence extending South 77 degrees 54 minutes East a distance of 31.55 feet to a point in the westerly line of said Pine Street; thence extending along the said North 12 degrees East a distance of 123.33 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Domenic A. DeSei and Judith K. DeSei, his wife, by Deed from First Star Savings Bank, dated 04/06/1995, recorded 04/13/1995, in Deed Book 1995-1, page 31464.

Premises being: 118 EAST NORTH STREET, BETHLEHEM, PA 18018.

Tax Parcel No. P6NE1C-2-2-0204.

BEING KNOWN AS 118 East North Street, Bethlehem, PA.

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

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

DANIEL G. SCHMIEG, ESQUIRE

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**No. 110**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-00564**

ALL THAT CERTAIN lot or parcel of land situate in Bethlehem Township, Northampton County and Com-

monwealth of Pennsylvania, being known as Lot 30 of Willow Ridge recorded on July 30, 1996, in Map Book Volume 1996-5, page 240, bounded and described as follows:

BEGINNING at a point on the southerly right of way line of Ridge View Court, 25 feet from the centerline, said point being the northeasterly corner of Lot 29 of Willow Ridge; thence, along said southerly right of way line North 81 degrees 44' 57" East 60.00' to a point; thence, along Lot 31 of Willow Ridge South 08 degrees 15' 03" East, 138.35' to a point; thence, along the lands now or formerly of Joseph T. Posh South 81 degrees 49' 57" West 60.00' feet to a point; thence along Lot 29 North 08 degrees 15' 03" West, 138.76' to the point of beginning.

Northampton County Tax Parcel No. N7NW2 20 7.

BEING KNOWN AS 2444 Ridge View Court, Bethlehem, PA 18020.

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

SEIZED AND TAKEN into execution of the writ as the property of Ivan Bonilla.

ROBERT P. DADAY, ESQUIRE

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**No. 111**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-01846**

ALL THAT CERTAIN lot or piece of ground, situate in Bethlehem Township, Northampton County, described according to a Final Plan of Pennway Estates Phase II, made by Ludgate Engineering Corporation, dated February 19, 1988 and last revised August 3, 1989 and recorded in the Office of the Recorder of Deeds at Easton, Pennsylvania in Plan Book 89 page 315 as follows to wit:

BEGINNING at a point on the Southwest side of Concord Circle (50 feet wide) which point is a corner common to Lot 213 and 214 on said plan; thence extending South 85 degrees 12 minutes 20 seconds West along Lot 214 125.90 feet to a point on the Northeast ultimate right of way line of Hope Road (100 feet wide); thence extending North 4 degrees 30 minutes West along the Northeast ultimate right of way line of Hope Road 80 feet to a point a corner of Lot 212; thence extending North 85 degrees 12 minutes 20 seconds East along Lot 212 125.00 feet to a point on the Southwest side of Concord Circle; thence extending South 4 degrees 47 minutes 40 seconds East along the Southwest side of Concord Circle 80.00 feet to the first mentioned point and place of BEGINNING.

BEING Lot Number 213 on said plan.

Northampton County Tax Parcel No. M8SW3 2 32.

BEING KNOWN AS 4720 Concord Circle, Easton, PA 18045.

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

SEIZED AND TAKEN into execution of the writ as the property of Terrence Davenport and Minnie Davenport.

ROBERT P. DADAY, ESQUIRE

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**No. 112**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2008-11027**

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

BEGINNING at an iron pin in the Public Road leading from Seemsville

to Jamesville on the line of lands of Palmer Hess; thence along the southern right-of-way line of said Public Road, North eighty-five (85) degrees, forty-nine (49) minutes West, for a distance of three hundred and thirty-five and fifty one-hundredths (335.50) feet to an iron pin; thence through lands of William Schall et ux., of which the herein described tract was formerly a part, South three (3) degrees 00 minutes West, for a distance of one hundred thirty and thirty-five one-hundredths (130.35) feet to an iron pin; thence by same, South eighty-five (85) degrees forty-nine (49) minutes East, for a distance of three hundred and thirty-five and fifty one-hundredths (335.50) feet to an iron pin on the line of lands of Palmer Hess; thence along said line, North three (3) degrees 00 minutes East, for a distance of one hundred thirty and thirty-five one-hundredths (130.35) feet to the place of beginning.

Northampton County Tax Parcel No. K5 12 1A.

BEING KNOWN AS 5558 Old Carriage Road, Bath, PA.

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

SEIZED AND TAKEN into execution of the writ as the property of Larry D. Mensinger and Lisa M. Mensinger.

ROBERT P. DADAY, ESQUIRE

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**No. 113**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2007-06659**

ALL THAT CERTAIN message and tract, piece or parcel of land, Situate in the Township of Williams, County of Northampton and Commonwealth of Pennsylvania, being Lot 2 as shown on a Minor Subdivision



Plan for lands owned by Joseph Masiado prepared by Lehigh Engineering Associates, Inc., dated June 6, 2001 and recorded November 16, 2001 in Record Book 2001-5 Page 334, bounded and described as follows, to wit:

BEGINNING at an iron pin located along the ultimate roadway right-of-way line of Steeley Hill Road, 25.00 feet Northeast of the parallel to centerline; said pin also located along Lot 1 in the Joseph Masiado Subdivision, and the land herein described thence; along the ultimate roadway right-of-way line of Steeley Hill Road, 25.00 feet Northeast of and parallel to centerline the following three courses: (1) North 41 degrees 25 minutes 20 seconds West, 43.81 feet to a concrete monument, thence; (2) along an arc curving to the right having a radius of 975.00 feet and a length of 86.98 feet (long chord North 38 degrees 52 minutes 00 seconds West, 868.95 feet) to a concrete monument, thence; (3) North 36 degrees 18 minutes 40 seconds West 19.21 feet to a concrete monument, thence; (4) North 29 degrees 29 minutes 52 seconds West, 215.93 feet along roadway of Steeley Hill Road to an iron pin, thence; (5) North 66 degrees 12 minutes 25 seconds East, 420.69 feet along lands now or former of George and Maria Zajac to an iron pin, thence; (6) South 39 degrees 08 minutes 42 seconds East, 243.49 feet along lands now or former of Halden Ballek to an iron pin,

thence; (7) South 50 degrees 51 minutes 18 seconds West, 242.29 feet along Lot 1 in the Joseph Masiado Subdivision to an iron pin, thence; (8) South 48 degrees 34 minutes 40 seconds West, 199.36 feet along the same to the aforementioned point and place of BEGINNING.

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

Northampton County Tax Parcel No. P9 16 2A.

BEING KNOWN AS 155 Steeley Hill Road, Easton, PA.

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 Paul Green and Anastasia Green.

ROBERT P. DADAY, ESQUIRE

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

RANDALL P. MILLER

Sheriff

Northampton County,  
Pennsylvania

CHRISTOPHER T. SPADONI  
ESQUIRE

Solicitor to the Sheriff

Feb. 17, 24; Mar. 3

We've Moved

**The Law Offices of  
Vivian I. Zumas**

*has relocated to*

**742 Main Street  
Bethlehem, PA 18018**

(610) 419-9800  
Fax (610) 419-9804

[zumaslaw@yahoo.com](mailto:zumaslaw@yahoo.com)

Mar. 3

**COMMONWEALTH OF PENNSYLVANIA v. JOSE WILMER  
VASQUEZ-SARMIENTO, Defendant**

*De Minimis Infraction—Tampering With Public Records.*

Defendant filed a petition to dismiss a charge of Tampering with Public Records as a de minimis infraction arising from an incident whereby he presented false identification at the Sands Casino in Bethlehem for purposes of obtaining a casino rewards card. In consideration of the nature of the offense and the fact that Defendant had been incarcerated for several months on the charge due to his inability to post bail, the Court granted the petition and dismissed the charge pursuant to 18 Pa. C.S.A. §312(2) and (3), relating to crimes which cause little or no appreciable harm, and extenuating circumstances, here, the fact that Defendant had served time in prison for the offense.

In the Court of Common Pleas of Northampton County, Pennsylvania,  
Criminal Division—No. C-0048-CR-2327-2010.

MICHAEL MCGINLEY, ESQUIRE, for the Commonwealth.

VANESSA NENNI, ESQUIRE, for Defendant.

Order of the Court entered on October 1, 2010 by DALLY, J.

*ORDER*

AND NOW, this 1st day of October 2010, upon consideration of “Defendant’s Motion to Dismiss on De Minimis Nature of Infraction pursuant to 18 Pa. C.S.A. §312,” it is hereby ORDERED and DIRECTED that the charge of Tampering with Public Records at 18 Pa. C.S.A. §4911(a)(2) docketed at the above-captioned term number is hereby DISMISSED. The reasons for the entry of this Order appear below.

*STATEMENT OF REASONS*

On May 30, 2010, Defendant was arrested and charged with Tampering with Public Records or Information at 18 Pa. C.S.A. §4911(a)(2) as a misdemeanor of the second degree, in connection with allegations that he had presented false identification for the purposes of obtaining a rewards card from the Sands Casino in the City of Bethlehem. Defendant has been incarcerated for this charge since the date of his arrest on May 30, 2010. He appeared for a preliminary hearing on July 6, 2010 at which time the charge was bound over to this Court. He was arraigned on August 5, 2010.

On October 1, 2010, counsel for Defendant brought the instant motion before the undersigned, seeking dismissal of the charges pursuant to 18 Pa. C.S.A. §312, governing de minimis infractions. A record was made, at which time the Commonwealth voiced an objection to the same.

Pursuant to 18 Pa. C.S.A. §312(a):

The court shall dismiss a prosecution if, having regard to the nature of the conduct charged to constitute an offense

and the nature of the attendant circumstances, it finds that the conduct of the defendant:

- (1) was within a customary license or tolerance, neither expressly negated by the person whose interest was infringed nor inconsistent with the purpose of the law defining the offense;
- (2) did not actually cause or threaten the harm or evil sought to be prevented by the law defining the offense or did so only to an extent too trivial to warrant the condemnation of conviction; or
- (3) presents such other extenuations that it cannot reasonably be regarded as envisaged by the General Assembly or other authority in forbidding the offense.

18 Pa. C.S.A. §312(a).

The purpose of the statute is to remove petty infractions from the purview of the justice system, where the alleged offense causes no harm to person or society. *Commonwealth v. Hoffman*, 714 A.2d 443 (Pa. Super. 1998); *Commonwealth v. Moses*, 350 Pa. Super. 231, 504 A.2d 330 (1986). The question of whether a defendant's conduct constitutes a de minimis infraction is a matter for the court to decide. 18 Pa. C.S.A. §312(b).

In the present case, Defendant, who has no prior record, has spent five (5) months in our county prison in connection with this matter. In that time, this case has made little progress. Discovery is lacking, and it lingers on.

A review of the facts as alleged<sup>1</sup> reveals that even if the Commonwealth were able to prove the charges against Defendant, his crime is essentially victimless, having caused no appreciable harm to a victim or society. Certainly, one could argue that if proven, the charge constitutes a crime of dishonesty against society. However, given the fact that the Defendant has no prior record, a conviction and a standard range sentence would be in the nature of restorative sanctions, and Defendant has already served five (5) months in jail awaiting prosecution. Accordingly, the Court finds that this case falls within the purview of subsections two (2) and three (3) of the statute, pertaining to offenses which cause or threaten no harm, or which do so trivially as not to warrant condemnation, and cases which present "such other extenuations" not contemplated in relation to the offense. Certainly, if any harm was done in the present case, it does not warrant further condemnation, given the fact that Defendant has already languished in prison for five (5) months. Accordingly, as set forth in the attached Order of Court, the charge against Defendant at the above-captioned case is hereby DISMISSED pursuant to 18 Pa. C.S.A. §312.

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<sup>1</sup> The facts of the case are that Defendant presented the alleged false identification to an employee of the Sands Casino for purposes of obtaining a casino rewards card, and not for any illegal purpose. The identification, a New York State driver's license, was provided only after Defendant had presented other forms of identification that had been rejected by casino personnel as unacceptable.

**LAW OFFICES OF ALAN R. MÈGE, Plaintiff v. MARK  
A. BRANDSTETTER, Defendant**

*Preliminary Objections—Verification.*

Defendant filed Preliminary Objections to Plaintiff's Complaint seeking dismissal on the basis that Plaintiff was not the real party in interest, to which Plaintiff filed Preliminary Objections seeking dismissal of Defendant's Preliminary Objections given the assertion of new, unverified facts therein. Upon review, the Court granted Plaintiff's Preliminary Objections to Defendant's Preliminary Objections pursuant to Pa. R.C.P. 1024 governing verification of pleadings, and granted Defendant twenty (20) days within which to file a revised pleading.

In the Court of Common Pleas of Northampton County, Pennsylvania,  
Civil Division—No. C-0048-CV-2010-6614.

ALAN R. MEGE, ESQUIRE, for Plaintiff.

DOUGLAS G. KUNKLE, ESQUIRE, for Defendant.

Order of the Court entered on October 6, 2010 by DALLY, J.

*ORDER*

AND NOW, this 6th day of October 2010, Plaintiff's Preliminary Objections to Defendant's Preliminary Objection are hereby SUSTAINED and Defendant's Preliminary Objection is hereby DISMISSED without decision on the merits. Pursuant to Pa. R.C.P. 1028(e), Defendant shall have twenty (20) days within which to file Amended Preliminary Objections.

*STATEMENT OF REASONS*

Presently before the Court are Defendant's Preliminary Objection to Plaintiff's Complaint, and Plaintiff's Preliminary Objections to Defendant's Preliminary Objection. The instant matter commenced on June 25, 2010 with the filing of a Complaint wherein Plaintiff, the Law Offices of Alan R. Mège, allege claims of breach of contract, account stated and quantum meruit against Defendant, Mark A. Brandstetter, amid allegations that he defaulted on a credit account initially issued by Washington Mutual Bank and, as a result of a series of sales, presently held by Plaintiff. By his Preliminary Objection to the Complaint, filed September 1, 2010, Defendant moves for dismissal on the premise that the named Plaintiff is not the real party in interest to the case, as required by Pa. R.C.P. 2002.

Plaintiffs' Preliminary Objections in response to Defendant seek dismissal of Defendant's Preliminary Objection for failure to conform to rule of law pursuant to Pa. R.C.P. 1028(a)(2), given that such preliminary objections contain averments of fact not previously of record, but are not endorsed with a verification as required by Pa. R.C.P. 1024.

The Rule provides in pertinent part that:

[e]very pleading containing an averment of fact not appearing of record in the action or containing a denial of fact shall state that the averment or denial is true upon the signer's personal knowledge or information and belief and shall be verified.

Pa. R.C.P. 1024(a). Further, it is well settled that:

[t]he preliminary objection authorized by Pennsylvania Rule of Civil Procedure 1017(b) is a pleading, and as such is subject to all pleading rules ... [w]here new factual matters are raised, the preliminary objection proceedings become, in effect, a new subsidiary issue, to be determined preliminarily prior to the adjudication of the main issues on the merits. The preliminary objection thus becomes a complaint subject to all the rules of pleading ... including the endorsement of a notice to plead and a verification of the new averments of fact, not of record.

*Lawrence County Housing Authority v. Fireman's Fund Insurance Co.*, 40 D. & C. 2d 597, 599-600 (Pa. Com. Pl. Lawrence Co. 1966). Defendant's Preliminary Objection consists of three (3) numbered paragraphs. Paragraph One (1) of the Preliminary Objection restates an averment of fact set forth in the Complaint, and Paragraph Three (3) draws a legal conclusion, based on a factual averment set forth at Paragraph Two (2), which states that:

[w]hile Alan Mege styles himself in the caption as a fictitious entity the "Law Offices of Alan Mege, Plaintiff" no such entity can be found in the Pennsylvania Department of State records. A copy of a search therefore it [sic] attached hereto as Exhibit A.

This paragraph constitutes an averment of fact not otherwise present in the record. Thus, in the absence of a verification of the same, and a notice to plead, the Court finds Defendant's Preliminary Objection substantively deficient. Accordingly, Plaintiff's Preliminary Objections to Defendant's Preliminary Objection are hereby SUSTAINED and Defendant's Preliminary Objection is hereby STRICKEN without consideration on the merits.<sup>1</sup> Pursuant to Pa. R.C.P. 1028(e), Defendant shall have twenty (20) days to file revised Preliminary Objections in accordance with the pleading requirements of the Pennsylvania Rules of Civil Procedure.

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<sup>1</sup> In the name of judicial economy, the Court notes however, that Defendant is correct with respect to the capacity of a sole proprietorship to bring suit, given that as a matter of Pennsylvania law, "a sole proprietorship has no existence separate and apart from its owner." *The Glidden Company Inc. v. Department of Labor and Industry*, 700 A.2d 555, 558 (Pa. Commw. 1997). The Court imparts this knowledge for the benefit of the parties in the hopes that it will facilitate the expeditious resolution of this matter.



**WESTERN UNION FINANCIAL SERVICES, INC., Plaintiff v.  
BHANU MARKETS, LLC a/k/a BAHANU MARKETS, LLC and  
SAILESH PATEL and ANITA PATEL, Defendants**

*Preliminary Objections—Speaking Demurrer—Gist of the Action Doctrine.*

After Plaintiff sued Defendants, Defendants filed a counterclaim that included a breach of contract claim, a negligence claim, an abuse of process claim, and a Fair Debt Collection Practices Act (“FDCPA”) claim. Plaintiff filed preliminary objections to Defendants’ counterclaim. Defendants then filed preliminary objections to Plaintiff’s preliminary objections.

Plaintiff argued that Defendants’ breach of contract claim was improper because the parties’ agreement, which was attached to Plaintiff’s objections, provided that Defendants were liable. The Court overruled Plaintiff’s speaking demurrer because it required the Court to consider evidence outside of Defendants’ counterclaim. Plaintiff next argued that the gist of action doctrine barred Defendants’ negligence claim. The Court sustained Plaintiff’s demurrer because Defendants improperly attempted to re-cast their breach of contract counterclaim as a negligence counterclaim. Plaintiff argued that Defendants’ abuse of process counterclaim was improper because Defendants ignored the agreement’s plain language, relying again upon the agreement. Thus, the Court overruled Plaintiff’s speaking demurrer. Finally, Plaintiff argued that the FDCPA does not apply to transactions between businesses. The Court sustained Plaintiff’s demurrer because the act applies only to consumer transactions.

Defendants’ preliminary objections to Plaintiff’s preliminary objections raised only arguments as to why the Court should overrule Plaintiff’s preliminary objections to Defendants’ counterclaim. Therefore, the Court overruled Defendants’ preliminary objections as moot.

In the Court of Common Pleas of Northampton County, Pennsylvania,  
Civil Division—No. C-48-CV-2010-1814.

J. KURT STRAUB, ESQUIRE and RONALD AMATO, ESQUIRE, for Plaintiff.

RONALD J. KARASEK, ESQUIRE, for Defendants.

Order of the Court entered on December 22, 2010 by BELTRAMI, J.

*OPINION*

This matter is before the Court on the “Preliminary Objections of Plaintiff, Western Union Financial Services, Inc., to the Counterclaim of Defendants, Bhanu Markets, LLC, Sailesh Patel and Anita Patel,” filed on August 6, 2010. Defendants filed their counterclaim on July 9, 2010. After Plaintiff filed its preliminary objections to Defendants’ counterclaim, Defendants filed “Defendants’ Preliminary Objections to Plaintiff’s Preliminary Objections Filed to Defendants’ Counterclaim” on August 18, 2010. The case was placed on the September 28, 2010 argument list. Briefs have been submitted, and the matter is now ready for disposition.

*I. FACTS AND PROCEDURAL HISTORY*

In its amended complaint, which was filed on June 18, 2010, after this Court sustained Defendants’ preliminary objections to Plaintiff’s original complaint, Plaintiff alleges that it is in the business of providing

various money transfer and bill payment services. Pl.’s Am. Compl. ¶5. On August 5, 2005, Plaintiff executed an agency agreement with Defendant Bhanu Markets, LLC (“Bhanu Markets”). *Id.* ¶6. By signing the agreement, Bhanu Markets agreed to serve as Plaintiff’s local agent. *Id.* ¶9. Pursuant to the agreement, Bhanu Markets was required to deposit all money received for Plaintiff’s services into a trust account. *Id.* ¶10. Plaintiff would use this money to complete money transfer and payment transactions paid for by its customers through Bhanu Markets. *Id.* ¶11. The agreement also required Bhanu Markets to compensate Plaintiff for any deficiency in the trust account between transactions conducted by Plaintiff and money deposited by Bhanu Markets. *Id.* ¶12. Plaintiff alleges that Bhanu Markets failed to pay Plaintiff a deficiency in the amount of \$18,790.00. *Id.* ¶¶13-14.

Plaintiff’s amended complaint contains three counts. Count I is a breach of contract claim against Bhanu Markets. *Id.* ¶¶5-19. Plaintiff seeks to recover the \$18,790.00 deficiency, as well as interest and reasonable attorney’s fees. *Id.* ¶¶15-18. Count II is captioned “Alternative to Count I—Unjust Enrichment” and is asserted against Bhanu Markets. Plaintiff alleges that, by providing services, it conferred a benefit upon Bhanu Markets. *Id.* ¶21. Plaintiff alleges that Bhanu Markets was unjustly enriched by retaining the benefit of Plaintiff’s services without paying fair and reasonable compensation to Plaintiff. *Id.* ¶25. Count III includes a personal guaranty claim against Defendants Sailesh and Anita Patel (“the Patels”). Plaintiff contends that the Patels executed a Personal Indemnity and Guaranty with Plaintiff in which they agreed to personally guarantee the repayment of all extensions of credit Plaintiff advanced to Bhanu Markets. *Id.* ¶29.

In response to Plaintiff’s amended complaint, Defendants filed “Answer, New Matter and Counterclaim of Bhanu Markets, LLC and Sailesh Patel and Anita Patel to Amended Complaint” on July 9, 2010. In their counterclaim, Defendants allege that a person and/or entity impersonating Plaintiff’s operator telephoned Defendant Anita Patel on January 19, 2009. Defs.’ Countercl. ¶46. The impersonator advised Defendant Anita Patel that Plaintiff was unable to mail documentation of its revised security measures to the Patels. *Id.* ¶47. When the impersonator suggested that the process could be completed over the telephone, Defendant Anita Patel provided limited identifying information. *Id.* On January 19, 2009, seven fraudulent money transfers occurred, totaling \$21,928.00. *Id.* ¶49(a). On January 20, 2009, six fraudulent money transfers occurred, totaling \$18,790.00. *Id.* ¶49(b). Although Plaintiff prevented the transfers on January 19, 2009, it failed to prevent the transfers that totaled \$18,790.00 on January 20, 2009. *Id.* ¶50.

Defendants’ counterclaim contains four causes of action. Defendants’ first cause of action is a breach of contract claim. Defendants allege that Plaintiff entered into an agreement with the Patels. *Id.* ¶52. The agreement

required Plaintiff to provide the Patels with money transfer and security measure training, to establish daily and/or single transaction limits and to suspend money transfer services if an agent exceeded a daily limit, to indemnify and hold the Patels harmless for Plaintiff's errors or omissions, and to establish weekday hours of operation from 7:00 a.m. until 7:00 p.m. *Id.* ¶52(a)-(d). Defendants allege that Plaintiff breached the agreement by failing to train the Patels, by failing to establish a daily transaction limit, by approving transactions that occurred after the Patels' designated hours of operation, and by failing to indemnify and hold the Patels harmless for its errors and omissions. *Id.* ¶54(a)-(d).

Defendants next assert a negligence cause of action. Defendants allege that the losses were caused by Plaintiff's negligence. *Id.* ¶58. Defendants contend that Plaintiff was negligent because it failed to have procedures in place to prevent the transfers on January 20, 2009, it allowed the transfers even though they involved multiple transactions and exceeded customary limits, it failed to immediately suspend the account after learning of the fraud, it failed to stop payment on the money transfers, and it provided a "BINGO" identification card with sequences that were either known or could have been deciphered by fraudulent impersonators. *Id.* ¶58(a)-(e).

In their third cause of action, Defendants assert a claim for abuse of process. Defendants argue that Plaintiff instituted this action in an attempt to extort payment from Defendants for the fraud that was perpetrated upon them. *Id.* ¶61. Defendants claim that after the money transfers occurred, Plaintiff notified Defendants that the transfers were fraudulent. *Id.* ¶62. Defendants contend that Plaintiff also advised the Patels to report the fraudulent transfers to the Federal Bureau of Investigation. *Id.* ¶64. Therefore, Defendants argue, Plaintiff wrongfully instituted this action because it knew that the losses sustained were as a result of fraud, not as a result of Defendants' actions or inaction. *Id.* ¶65. Defendants seek damages for the loss of their money transfer contract with Plaintiff, for lost profits, and for attorney's fees. *Id.* ¶66. Defendants also seek punitive damages. *Id.*

In the final cause of action in their counterclaim, Defendants allege that Plaintiff violated the Fair Debt Collection Practices Act, 15 U.S.C.A. §§1692-1692p. Defendants argue that Plaintiff engaged in unfair or unconscionable means to attempt to collect a debt. *Id.* ¶70. In addition, Defendants assert that Plaintiff violated the Electronic Fund Transfer Act, 15 U.S.C.A. §§1693-1700. *Id.* ¶71.

## II. PLAINTIFF'S PRELIMINARY OBJECTIONS TO DEFENDANTS' COUNTERCLAIM

On August 6, 2010, Plaintiff responded by filing preliminary objections to Defendants' counterclaim. Plaintiff objects to all four causes of action contained in Defendants' counterclaim in the nature of a demurrer,

arguing that Defendants have failed to sufficiently plead claims upon which relief can be granted. Pennsylvania Rule of Civil Procedure 1028(a)(4) allows for a preliminary objection on the ground of legal insufficiency of a pleading, which is called a demurrer.

The Court initially notes that “[a] plaintiff’s attack on a counterclaim is fundamentally the same as [a] defendant’s attack on the complaint.” *Commonwealth ex rel. Milk Marketing Board v. Sunnybrook Dairies, Inc.*, 32 Pa. Commonwealth Ct. 313, 315-16, 379 A.2d 330, 332 (1977). Therefore, the same standard that applies to a defendant’s demurrer to a plaintiff’s complaint also applies to a plaintiff’s demurrer to a defendant’s counterclaim. *See id.*

A demurrer will only be sustained if Defendants’ counterclaim fails to state any legally cognizable cause of action. *See Kane v. State Farm Fire and Casualty Co.*, 841 A.2d 1038, 1041 (Pa. Super. 2003); *Commonwealth ex rel. Milk Marketing Bd.*, supra at 316, 379 A.2d at 332. However, any doubt as to whether the counterclaim states a cause of action should be resolved in favor of overruling the demurrer. *See Hospodar v. Schick*, 885 A.2d 986, 988 (Pa. Super. 2005); *Com. ex rel. Milk Marketing Bd.*, supra at 316, 379 A.2d at 332. In ruling on a demurrer, a trial court may not consider any testimony or evidence outside of the counterclaim. *See Schmidt v. Deutsch, Larrimore, Farnish & Anderson, LLP*, 876 A.2d 1044, 1046 (Pa. Super. 2005); *Commonwealth ex rel. Milk Marketing Bd.*, supra at 316, 379 A.2d at 332. Further, a trial court may not consider the factual merits of the counterclaim, but must accept as true all well-pleaded, material, relevant facts, as well as all inferences reasonably deducible therefrom. *See Gordon v. Lancaster Osteopathic Hospital Association, Inc.*, 340 Pa. Super. 253, 260, 489 A.2d 1364, 1368 (1985); *Commonwealth ex rel. Milk Marketing Bd.*, supra at 316, 379 A.2d at 332.

In its first preliminary objection, Plaintiff argues that Defendants’ breach of contract claim must be dismissed because the parties’ agreement required the agent to safeguard the money transfer trust funds from loss, theft, or misappropriation, and the agreement provided that the agent is liable for such losses. Because the agreement states that Defendants are the agents, Plaintiff argues that Defendants are required to hold Plaintiff harmless from the loss. In addition, Plaintiff contends that Defendants did not plead Plaintiff’s nonperformance of any contractual obligation under the agreement. With regard to Defendants’ argument that Plaintiff failed to train Defendants, Plaintiff asserts that the agreement provides that such training shall be as Plaintiff “deems necessary.” Furthermore, Plaintiff contends that Defendants did not allege that Plaintiff failed to provide some specific training or that such omitted training would have prevented the Patels from divulging their information. Plaintiff next argues that its alleged failure to establish daily and single transaction limits and to establish weekday hours of operation from 7:00 a.m. until 7:00 p.m. was not implicated by the

fraudulent transactions. With regard to Defendants' allegation that Plaintiff promised to indemnify and hold the Patels harmless, Plaintiff contends that Defendants misleadingly quote that provision because it does not apply to losses that are attributable to the acts or omissions of an agent.

In support of its preliminary objection, Plaintiff refers to the written agreement, which it attached to its objections as "Exhibit B." As stated above, the Court cannot consider evidence outside of the counterclaim in ruling upon a demurrer. In this regard, the Superior Court has stated:

A 'speaking demurrer' is defined as 'one which, in order to sustain itself, requires the aid of a fact not appearing on the face of the pleading objected to, or, in other words, which alleges or assumes the existence of a fact not already pleaded, and which constitutes the ground of objection and is condemned both by the common law and the code system of pleading.' BLACK'S LAW DICTIONARY 299 (6th ed. 1991). A 'speaking demurrer' cannot be considered in sustaining a preliminary objection.

*Regal Industrial Corp. v. Crum and Forster, Inc.*, 890 A.2d 395, 398 (Pa. Super. 2005). In this case, Plaintiff's demurrer to Count I of Defendants' counterclaim requires the Court to consider the averments and evidence contained in and attached to Plaintiff's preliminary objections, specifically the written agreement. As such, Plaintiff's demurrer to Count I of Defendants' counterclaim constitutes a speaking demurrer which must be overruled.

Furthermore, Defendants have stated a legally cognizable breach of contract claim. To state such a claim, Defendants must have demonstrated the following elements in their counterclaim:

'The law of this Commonwealth makes clear that a contract is created where there is mutual assent to the terms of a contract by the parties with the capacity to contract.' *Shovel Transfer & Storage, Inc. v. Pa. Liquor Control Bd.*, 559 Pa. 56, 62-63, 739 A.2d 133, 136 (1999). In order for a contract to be formed, there must be an offer, acceptance, and an exchange of consideration. *Jenkins v. County of Schuylkill*, 441 Pa. Super. 642, 658 A.2d 380 (1995). An enforceable agreement exists if the parties have manifested their intent to be bound by its terms and the terms are sufficiently definite. *In re Estate of Hall*, 731 A.2d 617 (Pa. Super. 1999).

*Beaver Dam Outdoors Club v. Hazleton City Authority*, 944 A.2d 97, 103 n.2 (Pa. Commw. 2008).

In this case, Defendants have pleaded that the parties manifested an intent to be bound by the agreement. In fact, both parties have manifested their intent to be bound by the terms of the agreement because each party seeks to enforce the agreement against the other. Defendants have also al-

leged that in exchange for Plaintiff's agreement, Defendants served as Plaintiff's agents. Finally, Defendants' counterclaim states that Plaintiff failed to train the Patels, failed to establish a daily transaction limit, approved transactions that occurred after the Patels' designated hours of operation, and failed to indemnify and hold the Patels harmless for its errors and omissions. We must accept as true all well-pleaded, material, and relevant facts in Defendants' counterclaim at this stage of the proceeding. Viewed in this manner, Defendants' counterclaim sets forth a legally cognizable breach of contract cause of action. For all of the above reasons, we must overrule Plaintiff's demurrer to Count I of Defendants' counterclaim.

In its demurrer to Count II of Defendants' counterclaim, Plaintiff argues that Defendants' allegations of negligence are inappropriate because this case arises from an economic loss that was directly related to the written agreement. Plaintiff asserts that the gist of the action doctrine bars Defendants from alleging negligence because the duties and obligations that are relevant to the case are based upon the written agreement. Plaintiff therefore requests that the Court dismiss Defendants' negligence counterclaim.

The gist of the action doctrine was recognized by the Superior Court for the first time in *Bash v. Bell Telephone Company of Pennsylvania*, 411 Pa. Super. 347, 601 A.2d 825 (1992). The doctrine is designed to enforce the conceptual distinctions between tort claims and breach of contract claims. *eToll, Inc. v. Elias/Savion Advertising, Inc.*, 811 A.2d 10, 14 (Pa. Super. 2002). "As a practical matter, the doctrine precludes plaintiffs from re-casting ordinary breach of contract claims into tort claims." *Id.* The difference between contract claims and tort claims was explained in *Bash* as follows:

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

*Bash*, supra at 356, 601 A.2d at 829.

"[I]t is possible that a breach of contract also gives rise to an actionable tort[.] To be construed as in tort, however, the wrong ascribed to [the] defendant must be the gist of the action, the contract being collateral." *Id.* at 355-56, 601 A.2d at 829 (quoting *Closed Circuit Corporation of America v. Jerrold Electronics Corporation*, 426 F. Supp. 361, 364 (E.D. Pa. 1977)). A tort claim should not be allowed when "the parties' obligations



are defined by the terms of the contract, and not by the larger social policies embodied [by] the law of torts.” *Id.* at 357, 601 A.2d at 830. Stated another way, “If the plaintiff must rely wholly on the agreement to define the rights that the defendant violated, the claim is generally a contract claim.” *Greater Philadelphia Health Servs. II Corp. v. Complete Care Servs., L.P.*, 2000 WL 33711052, \*1 (Pa. Com. Pl. 2000). “Courts have generally invoked the gist of the action doctrine to bar a tort claim where the defendant negligently or intentionally breached a contract.” *Id.* at \*2.

In the instant case, Defendants have improperly attempted to re-cast their breach of contract counterclaim against Plaintiff as a negligence counterclaim. The foundation of Defendants’ negligence counterclaim is the written agreement and its terms. Defendants’ allegations of negligence against Plaintiff are that it failed to have procedures in place to prevent the transfers on January 20, 2009, it allowed the transfers even though they involved multiple transactions and exceeded customary limits, it failed to immediately suspend the account after learning of the fraud, it failed to stop payment on the money transfers, and it provided a “BINGO” identification card with sequences that were either known or could have been deciphered by fraudulent impersonators. Defs.’ Countercl. ¶58(a)-(e). Each of these allegations arises solely from the agreement, or a breach of the agreement, because without the agreement, the transfers would not have occurred.

Furthermore, Defendants have failed to plead a counterclaim for negligence. “To establish a cause of action sounding in negligence, [Defendants] must demonstrate they were owed a duty of care by [Plaintiff], [Plaintiff] breached this duty, and this breach resulted in injury and actual loss.” *McCandless v. Edwards*, 908 A.2d 900, 903 (Pa. Super. 2006). Thus, a counterclaim alleging negligence must set forth the material facts regarding the feasibility or nonfeasibility of the plaintiff that resulted in the harm. *See D’Antona v. Hampton Grinding Wheel Company, Inc.*, 225 Pa. Super. 120, 124, 310 A.2d 307, 309 (1973). Moreover, general declarations of negligence, carelessness, or other similar conclusions of law are improper and, with nothing more, insufficient to state a legally valid claim. *See Philadelphia Rapid Transit Co. v. King*, 110 Pa. Super. 475, 169 A. 23, 23 (1933).

Defendants may be able to establish that Plaintiff breached its duty when it failed to have procedures in place to prevent the transfers on January 20, 2009, allowed the transfers even though they involved multiple transactions and exceeded customary limits, failed to immediately suspend the account after learning of the fraud, failed to stop payment on the money transfers, and provided a “BINGO” identification card with sequences that were either known or could have been deciphered by fraudulent impersonators. However, Defendants will be unable to establish that the breach resulted in an injury recoverable for negligence because “[t]he general rule of law is that economic losses may not be recovered in tort

(negligence) absent physical injury or property damage.” *Spivack v. Berks Ridge Corp. Inc.*, 402 Pa. Super. 73, 78, 586 A.2d 402, 405 (1990). Defendants’ negligence counterclaim offers no allegation of either physical injury or property damage to Defendants resulting from Plaintiff’s alleged negligence.

For all of the above reasons, the gist of the action doctrine precludes Defendants from re-casting their breach of contract counterclaim against Plaintiff as a negligence claim. In addition, Defendants have failed to plead a cognizable negligence claim. Therefore, Plaintiff’s demurrer to Defendants’ negligence counterclaim must be sustained, and Count II of Defendants’ counterclaim will be dismissed. Because the case turns on a pure question of law and no amendment has been suggested that would cure the problem, leave to amend will not be granted. *See Wells v. Wells*, 166 Pa. Super. 635, 74 A.2d 702 (1950).

In its demurrer to Count III of Defendants’ counterclaim, Plaintiff argues that Defendants’ abuse of process claim is legally insufficient because it ignores the plain language of the written agreement, which provided for absolute liability of the agent even in the event of loss by fraud. Because the agreement provided Plaintiff with the right to recover against Defendants, Plaintiff argues that Defendants’ counterclaim has no legal basis. In support of its demurrer, Plaintiff once again relies upon the written agreement attached to its objections. As such, Plaintiff’s demurrer to Count III of Defendants’ counterclaim constitutes a speaking demurrer which must be overruled.

In its demurrer to Count IV of Defendants’ counterclaim, Plaintiff argues that the Fair Debt Collection Practices Act does not apply to this action because the act applies only to consumer transactions that are for personal, family, or household purposes. Plaintiff asserts that Defendants’ liability does not arise from such a transaction but from a transaction between two businesses.

The purpose of the Fair Debt Collection Practices Act is “to eliminate abusive debt collection practices by debt collectors, to insure that those debt collectors who refrain from using abusive debt collections practices are not competitively disadvantaged, and to promote consistent State action to protect consumers against debt collection abuses.” 15 U.S.C.A. §1692(e) (1968). The act defines a “debt” as “any obligation or alleged obligation of a consumer to pay money arising out of a transaction in which the money, property, insurance, or services which are the subject of the transaction are *primarily for personal, family, or household purposes*, whether or not such obligation has been reduced to judgment.” *Id.* §1692a(5) (emphasis added).

The Fair Debt Collection Practices Act applies only to transactions that are for personal, family, or household purposes. The act clearly does not apply to the money transfer transactions that are at issue in the instant case. Because the Fair Debt Collection Practices Act does not apply to the

transactions at issue, Defendants have failed to state a legally cognizable cause of action, pursuant to the act, in their counterclaim. Therefore, the Court must sustain Plaintiff's demurrer to Count IV of Defendants' counterclaim. Because this dismissal turns on a pure question of law, leave to amend will not be granted. *See Wells v. Wells*, supra.

### III. DEFENDANTS' PRELIMINARY OBJECTIONS TO PLAINTIFF'S PRELIMINARY OBJECTIONS

On August 18, 2010, Defendants filed "Defendants' Preliminary Objections to Plaintiff's Preliminary Objections Filed to Defendants' Counterclaim." A review of Defendants' preliminary objections reveals that they do not technically raise an objection specified by Rule 1028 of the Pennsylvania Rules of Civil Procedure. Rather, the objections raise arguments as to why Plaintiff's preliminary objections to Defendants' counterclaim should be overruled. We have considered the arguments raised by Defendants' preliminary objections in ruling on Plaintiff's preliminary objections. Thus, we will overrule Defendants' preliminary objections as moot.

WHEREFORE, we enter the following:

#### ORDER

AND NOW, this 22nd day of December, 2010, it is hereby ordered as follows:

1. The Preliminary Objections of Plaintiff, Western Union Financial Services, Inc., to the Counterclaim of Defendants, Bhanu Markets, LLC, Sailesh Patel and Anita Patel are hereby SUSTAINED, in part, and OVERRULED, in part;
2. Defendants' Preliminary Objections to Plaintiff's Preliminary Objections Filed to Defendants' Counterclaim are hereby OVERRULED;
3. Count II of Defendants' Counterclaim is hereby DISMISSED; and
4. Count IV of Defendants' Counterclaim is hereby DISMISSED.



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## **PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, March 7, 2011**