

# Northampton County Reporter

(USPS 395-280)

VOL. LVI

EASTON, PA April 14, 2011

NO. 67

**Commonwealth of Pennsylvania v. Luciano Jose Martinez**

**Commonwealth of Pennsylvania v. Marcos Misael Antonetty**

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**INSERT:** Pink: 1. NCBA/BALC Joint Event

2. 2011 Calendar

3. Quarterly Association Meeting

4. PBI/CLE Seminars—NCBA Office, March—August 2011

Cream: 1. "Business and Ethical Considerations When Representing Personal Injury Clients"

2. "Protecting You and Your Clients' Retirement from a Disability"

3. "Special Needs Trust—A Primer"

4. "Elder Law Traps: Guide for the General Practitioner"

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

### **N.C. Reporter Deadline Change**

Due to the holiday, the new deadline for the April 21, 2011 issue is  
Monday, April 18 @ 12:00 p.m.

\* \* \* \* \*

### **The Disciplinary Board of the Supreme Court of PA**

See notice on page 9.

**NORTHAMPTON COUNTY BAR ASSOCIATION  
2011 BAR ASSOCIATION OFFICERS**

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*Northampton County Reporter*

**Attorney Referral & Information Service**

**155 South Ninth Street, Easton, PA 18042-4399**

**Phone (610) 258-6333 Fax (610) 258-8715**

***E-mail: [ncba@norcobar.org](mailto:ncba@norcobar.org)***

**PBA (800) 932-0311—PBI (800) 932-4637**

**BAR ASSOCIATION STAFF**

Mary Beth Leeson . . . . . Executive Director  
Stephanie Pasquel . . . . . Accounting  
Heather Rizzotto-Stefanik . . . . . Legal Journal  
Gloria A. Robison . . . . . Attorney Referral  
Deborah J. Flanagan . . . . . Attorney Referral

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

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Edward P. Shaughnessy, Esquire

Editor

### **NOTICE TO NCBA MEMBERS – BAR NEWS**

#### **The Disciplinary Board of the Supreme Court of PA**

Annual attorney registration can be completed online beginning Monday, May 2, 2011.

See page 84 for the notice.

#### **Walk for a Healthy Community**

The YLD will be participating in the Walk for a Healthy Community. If you are interested in helping one of 23 local community organizations and, if you like to take a nice walk on a Saturday morning in downtown Bethlehem, consider joining the young lawyers in support of this event. Contact Karley Biggs if you need more information. [karleybiggs@gmail.com](mailto:karleybiggs@gmail.com)

Register online: [www.walkforahealthycommunity.org](http://www.walkforahealthycommunity.org)

Friends, family, strollers, dogs—all are welcome!

#### **Mark Your Calendars**

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

Registration form inside.

Quarterly Association Meeting—Thursday, May 19, 2011.

Malpractice Avoidance Seminar @ Best Western.

Summer Outing—Thursday, July 21, 2011.

A proverb is a short sentence based on long experience.

**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****BURROWS, JANE KRAFT a/k/a**

**JANE K. BURROWS**, dec'd.

Late of the City of Easton, Northampton County, PA

Executrix: Nancy Fritz c/o John C. Prevoznik, Esquire, 47 South Courtland Street, East Stroudsburg, PA 18301

Attorney: John C. Prevoznik, Esquire, 47 South Courtland Street, East Stroudsburg, PA 18301

**CONN, EVELYN L.**, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Lynn R. Shigo 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

**CRUTS, ALICE J.**, dec'd.

Late of Bangor, Northampton County, PA

Co-Executors: Thomas J. Cruts, III, 2355 Edgemore Ave., Easton, PA 18045 and Debra D. Schweitzer, 2164-1327 Ridgeroad, Bangor, PA 18013

**HUTCHISON, RICHARD C. a/k/a**

**R. C. HUTCHISON**, dec'd.

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

Executor: George F. Balzer, III c/o Karl H. Kline, Esquire, Karl Kline P.C., 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

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

**IFKOVITS, ROSE T.**, dec'd.

Late of the Borough of Northampton (formerly of Coplay), Northampton County, PA

Executor: Thomas Szerensits c/o Frank M. Skrapits, Esquire, Steckel and Stopp, 2152 Main Street, Northampton, PA 18067-1211

**JOHNSON, ROLLIN F.**, dec'd.

Late of the Township of Moore, Northampton County, PA

Executrix: Christine A. Daney, 2194 Lang Schtroos Drive, Bath, PA 18014

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

**KOSKOVICH, ANNAMAE C.**, dec'd.

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

Executrix: Diana Albright c/o Dionysios C. Pappas, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

Attorneys: Dionysios C. Pappas, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

**MARSH, MARY**, dec'd.

Late of the Township of Williams, Northampton County, PA

Co-Executors: Mr. Ronald Marsh, 130 East Madison Street, Easton, PA 18042 and Ms. Eileen Shoudt, 14 Phylis Lane, Milford, NJ 08848

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

**McPHERSON, JAMES H.**, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrices: Mrs. Leslie M. Rider, 3730 Remaly Street, Bethlehem, PA 18017 and Mrs. Lauren M. Fisher, 77 Quenby Mountain Road, Great Meadows, NJ 07838

Attorneys: Robert A. Nitchkey, Jr., Esquire, Hemstreet, Nitchkey & Freidl, 730 Washington Street, Easton, PA 18042

**MUSGNUNG, LENKA**, dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executors: John Charles Musgnung and Bernard Alex Musgnung c/o William P. Leeson, Esquire, Leeson, Leeson & Leeson, 70 E. Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426

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

**SMITH, RAY M.**, dec'd.

Late of the Borough of Bangor, Northampton County, PA

Administratrix: Vicki S. Sromowski c/o Robert V. Davison, Esquire, New Bridge Center, 480 Pierce Street, Suite 216, Kingston, PA 18704

Attorney: Robert V. Davison, Esquire, New Bridge Center, 480 Pierce Street, Suite 216, Kingston, PA 18704

**TOMASZEWSKI, FRANK**, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: David A. Tomaszewski 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

**SECOND PUBLICATION****ANDERSON, WILLIAM H., JR. a/k/a WILLIAM H. ANDERSON**, dec'd.

Late of Bethlehem, Northampton County, PA

Co-Executors: William H. Anderson III and Juliana P. Anderson, 7100 Old York Road, Philadelphia, PA 19126

**ASTEAK, RUTH a/k/a ROSE R. ASTEAK**, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executor: Gary Neil Asteak, 726 Walnut Street, Easton, PA 18042

**BURNETT, RICHARD G.**, dec'd.

Late of the Township of Williams, Northampton County, PA

Executrices: Kimberly Blake and Rebecca S. Jones 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

**DAVIS, MICHAEL B.**, dec'd.

Late of the Township of Williams, Northampton County, PA

Executor: Edward J. Davis, III  
c/o Theodore R. Lewis, Esquire,  
Lewis and Walters, 46 S. 4th  
Street, P.O. Box A, Easton, PA  
18044-2099

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

**DONCHEZ, GEORGE, JR.,** dec'd.

Late of Bethlehem, Northampton  
County, PA

Executrix: Monica M. Galles,  
6946 Helsinki Square, Bethle-  
hem, PA 18017

Attorney: Eric R. Shimer, Es-  
quire, 1 Bethlehem Plz., Ste. 830,  
Bethlehem, PA 18018

**FASICK, BARBARA F. a/k/a BAR-  
BARA FASICK,** dec'd.

Late of Wilson Borough,  
Northampton County, PA

Executor: Brian D. Fasick c/o  
Constantine M. Vasiliadis, Es-  
quire, Kolb, Vasiliadis and Flo-  
renz, 74 W. Broad Street, Suite  
170, Bethlehem, PA 18018-5738

Attorneys: Constantine M. Vasil-  
iadis, Esquire, Kolb, Vasiliadis  
and Florenz, 74 W. Broad Street,  
Suite 170, Bethlehem, PA 18018-  
5738

**INFUSINO, CHARLES I.,** dec'd.

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

Co-Executors: Charles M. In-  
fusino and Carol Lynn Tokar c/o  
Littner, Deschler & Littner, 512  
North New Street, Bethlehem, PA  
18018

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

**MILLER, DAVID J.,** dec'd.

Late of the Township of Moore,  
Northampton County, PA

Executor: Marshall Miller c/o  
Alfred S. Pierce, Esquire, Pierce  
& Dally, LLP, 124 Belvidere  
Street, Nazareth, PA 18064

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

**MOHN, NANCY J.,** dec'd.

Late of the Township of Plain-  
field, Northampton County, PA

Executor: Floyd W. Mohn c/o  
Alfred S. Pierce, Esquire, Pierce  
& Dally, LLP, 124 Belvidere  
Street, Nazareth, PA 18064

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

**ORLANDO, JOHN, JR.,** dec'd.

Late of the Borough of Bangor,  
Northampton County, PA

Administratrix: Mamie Orlando  
c/o David J. Ceraul, Esquire, 22  
Market Street, P.O. Box 19, Ban-  
gor, PA 18013-0019

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

**ROMEO, DELORES,** dec'd.

Late of Easton, Northampton  
County, PA

Executor: Nicodemo Romeo,  
1050 Ferry Street, Easton, PA  
18042

Attorney: William Clements,  
Esquire, 65 East Elizabeth Ave-  
nue, Suite 510, Bethlehem, PA  
18018

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

Late of Nazareth Borough,  
Northampton County, PA

Executrices: Jane A. Leposa and Debra M. Wilder c/o Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104  
Attorneys: Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104

**SALABSKY, WILLIAM K., SR.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Executor: William K. Salabsky, Jr. c/o Edward L. Redding, Esquire, 548 N. New Street, Bethlehem, PA 18018

Attorney: Edward L. Redding, Esquire, 548 N. New Street, Bethlehem, PA 18018

**SALVADGE, COLLEEN M.,** dec'd.

Late of the Township of Hanover, Northampton County, PA  
Co-Executors: Ralph M. Salvadge, Jr. and Karen M. Schifert c/o Stanley M. Vasiliadis, Esquire, CELA, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020  
Attorneys: Stanley M. Vasiliadis, Esquire, CELA, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

**WEAVER, CARL A. a/k/a CARL A. WEAVER, SR. a/k/a CARL WEAVER,** dec'd.

Late of the City of Easton, Northampton County, PA  
Executrix: Doris A. Houser c/o Karl H. Kline, Esquire, Karl Kline P.C., 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

Attorneys: Karl H. Kline, Esquire, Karl Kline P.C., 2925 William

Penn Highway, Suite 301, Easton, PA 18045-5283

**THIRD PUBLICATION**

**DEITER, HENRY F.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Executrix: Suzanne D. Deiter 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

**FLYTUTA, PETER,** dec'd.

Late of the Borough of Northampton, Northampton County, PA

Administrator: Stephen Flytuta c/o Dean C. Berg, Esquire, 1820 Main Street, P.O. Box 10, Northampton, PA 18067

Attorney: Dean C. Berg, Esquire, 1820 Main Street, P.O. Box 10, Northampton, PA 18067

**GARRITY, NINA R.,** dec'd.

Late of the Township of Palmer, Northampton County, PA  
Executor: Thomas R. Garrity 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

**GOLDSTEIN, EUGENE,** dec'd.

Late of Hanover Township, Northampton County, PA  
Executrix: Dr. Estelle R. Stein 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



**GORSKI, TIMOTHY R.,** dec'd.

Late of Lower Saucon Township,  
Northampton County, PA  
Administrator: Richard D. Gorski, Esquire, 2029 West Union St., Allentown, PA 18104  
Attorney: Richard D. Gorski, Esquire, 2029 West Union St., Allentown, PA 18104

**KECK, IRENE M.,** dec'd.

Late of the Township of Hanover,  
Northampton County, PA  
Executor: Luther W. Keck c/o Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018  
Attorneys: Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018

**MARSH, VICTORIA I.,** dec'd.

Late of Lower Nazareth Township, Northampton County, PA  
Executor: Randall A. Marsh, 455 Spruce Lane, Nazareth, PA 18064-9606  
Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064-2083

**PATEL, ANKIT,** dec'd.

Late of the Township of Upper Nazareth, Northampton County, PA  
Administrator: Rajanikant R. Patel, 5717 Sullivan Trail, Nazareth, PA 18064  
Attorney: Gary Neil Asteak, Esquire, 726 Walnut Street, Easton, PA 18042

**SNYDER, SHERRY S.,** dec'd.

Late of Lehigh Township, Northampton County, PA  
Administrator: Thomas J. Peters-Hall c/o Jon A. Swartz, Esquire,

Swartz & Associates, 1605 N. Cedar Crest Boulevard, Suite 514, Allentown, PA 18104-2351  
Attorneys: Jon A. Swartz, Esquire, Swartz & Associates, 1605 N. Cedar Crest Boulevard, Suite 514, Allentown, PA 18104-2351

**WILLIAMS, TERESA,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Executrix: Mary Ellen Fisher 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

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**TRUST NOTICES**

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

**SALVADGE, COLLEEN M.,** dec'd.

Late of the Township of Hanover, Northampton County, PA  
Colleen M. Salvadge Revocable Trust U/A/D 11/9/2004.  
Colleen M. Salvadge, Settlor of the Trust.

Co-Trustees: Ralph M. Salvadge, Jr. and Karen M. Schiffert c/o Stanley M. Vasiliadis, Esquire, CELA, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020



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

Apr. 7, 14, 21

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**THOMMA, EVA**, dec'd.

Late of Bushkill Twp., Northampton County, PA  
Personal Representative/Trustee: Dennis W. Thomma c/o Peter J. Gilbert, Esquire, HighPoint Law Offices, PC, 200 Highpoint Drive, Suite 209, Chalfont, PA 18914

Attorneys: Peter J. Gilbert, Esquire, HighPoint Law Offices, PC, 200 Highpoint Drive, Suite 209, Chalfont, PA 18914

Mar. 31; Apr. 7, 14

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**NOTICE OF TRANSFER TO  
INACTIVE STATUS**

NOTICE IS HEREBY GIVEN that by Order of the Supreme Court of Pennsylvania dated April 6, 2011, LAURI JABBOUR has been transferred to inactive status, effective immediately, pursuant to Rule 301(e), Pa. R.D.E. (relating to disabled attorneys) for an indefinite period and until further Order of the Supreme Court.

Elaine M. Bixler

Secretary of the Board

The Disciplinary Board of the  
Supreme Court of Pennsylvania

Apr. 14

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**CORPORATE FICTITIOUS NAME  
REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act No. 295 of 1982, as amended, of intent 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 a business in Pennsylvania, under the assumed or fictitious name, style or designation of:

**KPR INSURANCE**

with its principal place of business at: 1631 Main Street, Hellertown, Pennsylvania 18055.

The name and address of the entity owning or interested in said business is: Keystone Public Risk, Inc.

LEESON, LEESON & LEESON

Attorneys At Law

70 East Broad Street

P.O. Box 1426

Bethlehem, PA 18016-1426

(610) 691-3320

Apr. 14

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**LIMITED LIABILITY COMPANY  
NOTICE**

NOTICE IS HEREBY GIVEN that Notice of Certificate of Organization—Domestic Limited Liability Company were filed with the PA Dept. of State at Harrisburg, PA, for the purpose of creating a Limited Liability Company under the Limited Liability Company Law of 1994, P.L. 703. No. 106, under the name of:

The name of the LLC is:

**TNT OUTDOOR, LLC**

The Certificate of Organization was filed on March 30, 2011.

BOHDAN J. ZELECHIVSKY,  
ESQUIRE

211 West Broad Street  
Bethlehem, PA 18018

Apr. 14

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**CERTIFICATE OF AUTHORITY  
NOTICE**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, as amended, Section 4124(b), that a Certificate of Authority was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the following cor-

poration: **ARMAAN BIOTECH & IT CONSULTANTS, INC.** with its principal place of business at: 208 Donato Court, Nazareth, PA 18064.

ANNETTE P. LANDES, ESQUIRE  
PETERS, MORTIZ, PEISCHL,  
ZULICK, LANDES & BRIENZA, LLP  
One South Main Street  
Nazareth, PA 18064  
(610) 759-1530

Apr. 14

#### **NOTICE OF DISSOLUTION**

To all creditors of Wind Gap Beverage Co., Inc.:

NOTICE IS HEREBY GIVEN that the shareholders and directors of: **WIND GAP BEVERAGE CO., INC.** a Pennsylvania corporation, with an address of Route 512 and 115, Wind Gap, PA 18091 have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1977 of the Pennsylvania Business Corporation Law of 1988, as amended.

JOSEPH J. PIPERATO, III,  
ESQUIRE  
BENNER & PIPERATO

City Line Plaza  
2005 City Line Road  
Suite 106  
Bethlehem, PA 18017  
(610) 867-3900

Apr. 14

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

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

ESTATE; Accountant

MARTIN S. BECKER; Joel M. Scheer and Julie Gay Davison Becker, Co-Executors

MARTIN S. BECKER, REVOCABLE TRUST; Joel M. Scheer and Julie Gay Davison Becker, Co-Trustees

MARY S. BERNECKER; Christine Gyulai, Executrix

JAMES A. HERMAN; Thomas J. Maloney, Administrator

MARY JEAN JOHNSON; Fred Jay Benjamin and Katharine A. Strunk, Co-Executors

DENZIL R. MARTIN; Trula E. Mosher, Executrix

ANNA YESKA; Henry Yeska, Sr. and Henry D. Yeska, Jr., Co-Executors

#### **AUDIT NOTICE**

All Parties interested are notified that an audit list will be made up of all Accounts and the said list will be called for audit at the Northampton County Government Center, Easton, PA on: FRIDAY, APRIL 29, 2011 AT 9:00 A.M. IN COURTROOM #1.

Dorothy L. Cole  
Clerk of Orphans' Court

Apr. 14, 21

#### **NORTHAMPTON COUNTY COURT OF COMMON PLEAS**

CIVIL ACTION/COMPLAINT IN  
MORTGAGE FORECLOSURE  
Financial Freedom Acquisition LLC  
Plaintiff

vs.

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

**Number C-48-CV-2010-14358**

TO: UNKNOWN SURVIVING HEIRS  
OF EARL H. PENDERS, DECEASED MORTGAGOR AND REAL OWNER

PREMISES SUBJECT TO FORECLOSURE: 830 Pardee Street, Easton, Pennsylvania 18042

**NOTICE**

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

TERRENCE J. McCABE, ESQUIRE  
ID #16496

MARC S. WEISBERG, ESQUIRE  
ID #17616

EDWARD D. CONWAY, ESQUIRE  
ID #34687

MARGARET GAIRO, ESQUIRE  
ID #34419

McCABE, WEISBERG AND  
CONWAY, P.C.

Attorneys for Plaintiff

123 South Broad Street  
Suite 2080  
Philadelphia, PA 19109  
(215) 790-1010

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

JAMES K. AND SHARON L. CARTY,  
HUSBAND AND WIFE AND  
PARENTS AND NATURAL  
GUARDIANS OF SHAUNA N.  
CARTY, A MINOR

PLAINTIFFS

vs.

ROBERT P. ZELLNER

Defendant

**No. C48 CV20102137**

**JURY TRIAL DEMANDED**

NOTICE TO ROBERT P. ZELLNER

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint is served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiffs. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES

Apr. 14

ES TO ELIGIBLE PERSONS AT A  
REDUCED FEE OR NO FEE.

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

RONALD W. SHIPMAN,  
ESQUIRE  
I.D. No. 07959

Attorney for Plaintiffs  
318 Spring Garden Street  
Suite 100  
Easton, PA 18042-3552

Apr. 14

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

Northampton Area School District  
vs.

Eric R. Ellis

**NO. C48CV-2010-9707**

NOTICE IS HEREBY GIVEN that the above was named as Defendant in a civil action instituted by plaintiff. This is an action to recover delinquent real estate taxes for the year 2009, for the property located at 2375 Yost Road, Moore Township, Pennsylvania, Tax Parcel H6 25 3. A tax claim in the amount of \$1,435.00 was filed on or about September 7, 2010, for this claim and a Writ of Scire Facias was filed.

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

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

may lose property or other rights important to you.

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

Northampton County  
Lawyer Referral Service  
155 S. Ninth Street  
Easton, PA 18042  
(610) 258-6333

PORTNOFF LAW  
ASSOCIATES, LTD.

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

Apr. 7, 14, 21

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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 MAY 6, 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-2008-12058**

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: C9-1-45 for purposes of compliance with Northampton County Ordinance No. 159-L989.

ALL THAT CERTAIN lot, tract, or piece of land situate in the Township of Upper Mt. Bethel, County of Northampton and Commonwealth of Pennsylvania, known as Parcel Iden-

tifier Number: Map: C9 Block: 1 Lot: 45, more fully bounded and described as follows, to wit:

PARCEL NO. 1

BEGINNING at a concrete monument on the westerly right of way line of Pennsylvania State Route 191, said concrete being located North 57 degrees 03 minutes 11 seconds West 45.00 feet from the most southerly corner of land now or formerly of James McCarthy; thence along said right of way line South 32 degrees 56 minutes 49 seconds West, 50.00 feet to a point on line of lot number 2 of the Roanoke Subdivision as recorded in Plan Book 89, at page 134; thence along said lot number 2, North 57 degrees 03 minutes 11 seconds West, 475.89 feet to an iron pipe; thence along the same, South 39 degrees 55 minutes 41 seconds West, 287.67 feet to an iron pipe; thence along the same South 57 degrees 03 minutes, 11 seconds East, 441.95 feet to an iron pipe on line of land of Bruce H. Pysher, thence along said land of Bruce H. Pysher, the following four (4) courses; (1) South 39 degrees 55 minutes 46 seconds West, 76.03 feet; (2) North 57 degrees 03 minutes 11 seconds West, 19.70 feet; (3) South 41 degrees 59 minutes 09 seconds West, 391.58 feet to an iron pipe, (4) South 47 degrees 30 minutes 30 seconds East, 158.23 feet to an iron pipe; thence along parcel number 3, hereinafter mentioned, and along land of Drew Arndt, South 73 degrees 06 minutes 44 seconds West, 305.94 feet to an iron pipe; thence along said right of way line; South 32 degrees 56 minutes 49 seconds West, 38.99 feet to a point; thence along land of Drew Arndt, North 44 degrees 35 minutes 59 seconds West, 46.37 feet to an iron pipe; thence along the following described Parcel Number 2, North 33

degrees 42 minutes 27 seconds West, 1577.46 feet to an aluminum National Park Service marker; thence along said land of the National Park Service, North 51 degrees 38 minutes 50 seconds East, 2191.15 feet (at 1107.77 passing an aluminum marker) to a National Park Service marker; thence along the same, North 41 degrees 21 minutes 44 seconds East, 519.55 feet to an aluminum marker; thence along land now or formerly of Peter Kneibbe South 31 degrees 40 minutes 21 seconds East, 158.07 feet to a stone corner; thence along land of the Pennsylvania American Water Company, South 43 degrees 55 minutes 41 seconds West, 1362.69 feet to an iron pipe; thence along the same, South 46 degrees 04 minutes 19 seconds East, 606.25 feet to a concrete monument; thence along land of William DiCarlo and land now or formerly of James McCarthy, above mentioned, South 39 degrees 55 minutes 41 seconds West, 640.54 feet to an iron pipe; thence along land of said James McCarthy, South 57 degrees 03 minutes 11 seconds East, 469.77 feet to the place of beginning.

CONTAINING 45.0283 acres.

PARCEL NO.2

BEGINNING at an iron pipe which marks the most southerly corner of Parcel Number 1, above described, said iron pipe also being a corner on land of Drew Arndt; thence along land of said Drew Arndt, South 26 degrees 21 minutes 49 seconds West, 374.50 feet to an iron pipe; thence along the same, South 00 degrees 21 minutes 51 seconds West, 86.57 feet to an iron pipe; thence along land of Scott P. Policelli and Debra Policelli, his wife, North 64 degrees 00 minutes 00 seconds West, 950.00 feet to an iron pipe; thence along the same, North 40 degrees 23 minutes 24 seconds

East, 244.23 feet to a point; thence along Lot Number 2, being other land of the grantors, North 53 degrees 25 minutes 00 seconds East, 276.02 feet to a point; thence along the same, South 75 degrees 33 minutes 32 seconds East, 110.97 feet to a point; thence along the same, South 85 degrees 06 minutes 52 seconds East, 168.17 feet to a point; thence along the same, North 26 degrees 47 minutes 19 seconds West, 1130.76 feet to an aluminum National Park Service market; thence along Parcel Number 1, first above mentioned, South 33 degrees 42 minutes 27 seconds East, 1577.46 feet to the place of beginning.

CONTAINING 12.2387 acres.

The above described parcels and designated as Lot Number 3 on the Roanoke Subdivision Number 2 as recorded in the Office for the Recording of Deeds in Plan Book 1998-5, at page 118.

ALSO KNOWN AS Northampton County Parcel Identifier Number: Map: C9 Block: 1 Lot: 45.

ALSO BEING KNOWN AS 880 Cara Court, Bangor, PA, 18013.

BEING the same premises which Joseph E. Policelli, widower, and Marc L. Policelli and Jerilyn Policelli, his wife, by deed dated December 30, 2004 and recorded February 28, 2005 in and for Northampton County, Pennsylvania, in Deed Book Volume 2005-1, Page 70954, granted and conveyed unto Marc L. Policelli and Jerilyn Policelli, his wife.

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

SEIZED AND TAKEN into execution of the writ as the property of Marc L. Policelli and Jerilyn Policelli.

SCOTT A. DIETTERICK, ESQUIRE

## No. 2

### BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-08916

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

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

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

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

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

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

Containing 5847.14 square feet-0.1342 acres of land.

BEING the same premises which Redevelopment Authority of Easton, Pennsylvania, a municipal corporation, by Corporate Deed dated November 20, 1987 and recorded November 23, 1987 in the Office of the Recorder of Deeds in and for Northampton



County in Deed Book Volume 738 Page 587, granted and conveyed unto George B. Martinez and Doris D. Martinez, husband and wife, in fee.

PARCEL NO. L9SE4D-10-1.

BEING KNOWN AS 306 McKeen Street, Easton, PA 18042.

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 George B. Martinez and Doris D. Martinez.

STEVEN K. EISENBERG, ESQUIRE

**No. 3**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-7574**

ALL THAT CERTAIN tract of land situate in the township of Lehigh, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point (PK) at the intersection of the public roads leading from Treichlers to Lehigh Gap and from Danielsville to Slatington; thence along the Township road North 25 30' East, a distance of 201.92 feet to a railroad spike, thence North 28' East, a distance of 167.34 feet to an iron pin; thence south 63 24' East; a distance of 125.00 feet to an iron pin; thence South 22 14' West, a distance of 364.03 feet to a point in LR 48057; thence along LR 48057 North 80 00' West, a distance of 197.00 feet to the place of beginning.

CONTAINING 1.3 acres, more or less.

Parcel# H3-18-16B.

Property address: 1120 Municipal Road, Walnutport, PA 18088.

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 David P. Crout.

MICHAEL T. MCKEEVER, ESQUIRE

**No. 4**

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

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

PARCEL NO. 1:

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

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

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

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

PARCEL NO. 2:

Purpart No. 1: ALL THAT CERTAIN messuage or tenement and lot or piece of ground situate on Wood-



land Avenue known as Lot #9 on Woodland Avenue, being an Avenue laid out in a new development on lands now or late of Russel Reinhard and Emma Reinhard, his wife, in Pennsville, Lehigh Township, Northampton County, Pennsylvania, said Avenue running west from the road leading from Pennsville to Stone Church to the Old Mill property on lands now or late of Samuel Solliday and William Solliday, said lot being bounded and described as follows, to wit:

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

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

Purpart No. 2: ALL THAT CERTAIN messuage or tenement and lot or piece of ground situate on the south side of Woodland Avenue in Pennsville, Lehigh Township, Northampton County, Pennsylvania and known as Lot No. 10 on plan of Indian Trail Heights. Said Lot No. 10 contains forty (40) feet in front on Woodland Avenue, and extending in depth of that width eighty (80) feet to the north side of Forest Avenue.

Parcel #'s: J3SE3-2-13/J3SE3-2-14.

Property address: 3739 Mangrove Drive, Northampton, PA 18067.

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

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

MICHAEL T. MCKEEVER, ESQUIRE

## No. 5

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

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

Parcel #1—Map #J3SE3 (Lot 2, Block 12).

BEING Lot No. 8 on plan of lots of Indian Trail Heights recorded in the Office for the Recording of Deeds in and for Northampton County in Map Book Vol. 10, page 32, said lot containing ninety-six (96) feet in front on the southerly side of Woodland Avenue, as shown on said plan, and extending southwardly in depth of equal width eighty (80) feet to the northerly side of Forest Avenue, as shown on said plan.

Parcel #2—Map #J3SE3 (Lot 5, Block 10).

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

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

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

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

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

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

CONTAINING 0.762 acres more or less.

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

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

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

MICHAEL T. McKEEVER, ESQUIRE

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**No. 6**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-09320**

ALL THAT CERTAIN messuage and tenement, tract, piece or parcel of land containing thereon a two and one-half (2 1/2) story frame and stucco house and a one (1) car garage situate at 598 McKinley Street in the Borough of Bangor, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the west side of a twenty-eight (28) foot wide street known as McKinley Street, said point being eighty (80) feet from the southwest corner of the intersection of McKinley Street and a street presently known as Jefferson Street (running east and west and located in the Borough of Roseto); thence along land formerly of Vito M. Trigiani, now or late of Mr. & Mrs. Peter Racciato, in a westwardly direction one hundred eighty (180) feet to a twelve (12) foot wide alley; thence along the east side of said public alley northwardly forty (40) feet to a corner of land formerly of Michael V. Trigiani, now of late of the Boy Scouts of America; thence along land now or late of the said Boy Scouts of America in an eastwardly direction one hundred eighty (180) feet to a point on the west side of the

aforesaid twenty-eight (28) foot wide street known as McKinley Street; thence along the west side of said street in lien therewith southwardly to the place of beginning.

CONTAINING forty (40) feet frontage on the west side of the twenty-eight (28) foot wide McKinley Street and extending of the same width westwardly one hundred eighty (180) feet to a twelve (12) foot wide alley.

IT BEING THE SAME PREMISES which Carl F. Cerino, Administrator of the estate of Margaret Cerino, also known as Maria Domenica Cerino, deceased, by his Indenture bearing date the twenty-seventh day of July, A.D. 1999, for the consideration therein mentioned, granted and conveyed unto the said Carl F. Cerino, and to his heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Record Book Volume 1999-1, Page 112763, etc., relation being thereunto had, more fully and at large appears.

Being known as 598 McKinley Street, Bangor, Pennsylvania, and having Northampton County Uniform Parcel Identifier D9SE4B-5-2.

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 Carl F. Cerino.

ALFRED S. PIERCE, ESQUIRE

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**No. 8**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-08989**

ALL THOSE CERTAIN lots or pieces of land, with the messuage or tenement No. 1224 Fairmount Street (Formerly Know No. 1224 Fairmont

Street) thereon erected, situate, lying and being in the 15th Ward of the City of Bethlehem, County of Northampton and State of Pennsylvania, and designated as Lots Nos. 7 and 7-A of Block No. 4600; according to a certain map or plan entitled, 'Sub-Division Layout for Section 3, of the Property of the Zinzendorf Realty Corporation at Bethlehem, Pa.', said plan being recorded in the Office for the Recording of Deeds at Easton, in and for the said County of Northampton, in Map Book 9, at Page 88, the said lots being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the southerly line of Fairmount Street (now known as Fairmont Street) at a distance of eighty (80) feet west from the westerly line of Woodbine Street, thence extending westwardly along said southerly line of Fairmount Street (now known as Fairmont Street) a distance of forty (40) feet to a point, and of that same width of forty (40) feet extending southwardly between parallel lines, the easterly line thereof for a distance of one hundred sixteen and eighty-eight one-hundredths (116.88) feet, more or less, and the westerly line thereof for a distance of one hundred sixteen and seventy-eight one-hundredths (116.78) feet, more or less, to lands now or late of William M. Weaver Estate.

BOUNDED on the north by Fairmount Street (now known as Fairmont Street) on the east by Lots Nos. 8 and 8-A in Block 4600, according to plan aforesaid, on the south by lands now or late of William M. Weaver Estate, and on the West by Lots, 6 and 6-A in Block No. 4600, according to plan aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Orlando Selpa and Mar-

garita Selpa, h/w, by Deed from Jose Arocho, dated 02/08/2005, recorded 03/08/2005 in Book 2005-1, Page 82455.

Premises being: 1224 FAIRMOUNT STREET, BETHLEHEM, PA 18017-6658.

Tax Parcel No. N7SW1D 17 7.

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

SEIZED AND TAKEN into execution of the writ as the property of Orlando Selpa and Margareta Selpa a/k/a Margarita Selpa.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 9****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-00728**

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

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

THENCE along the western side of Trone Street, South 05 degrees 00 minutes 00 seconds East 85.86 feet

to an iron pipe on the western side of Trone Street;

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

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

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

CONTAINING 3932.388 square feet more or less.

Tax map#: P6SE2B 11 2A 0204.

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

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

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

MICHAEL T. McKEEVER, ESQUIRE

**No. 10**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-06877**

ALL THAT CERTAIN messuage or tenement and Town Lot situated in the Borough of Nazareth aforesaid, being the northern half of lot marked on the draft or plan of said Borough as No. 44 South Broad Street, now known as 223 South Broad Street, Nazareth, Pennsylvania, containing in front on said South Broad Street thirty-five (35) feet and extending of that same width eastwardly two hundred ten (210) feet to an alley. Bounded on the north by lot late of Elmer Miller, on the east by said Alley, on the south by land late of Anna C.

Savitz, and on the west by said South Broad Street.

BEING the same premises which Leota V. Feather, Executrix under the Will of Houston T. Steed, deceased, widower, by Deed dated January 6, 1984 and recorded January 13, 1984 in the Office or the Recorder of Deeds in and for Northampton County in Deed Book Volume 659 Page 1113, granted and conveyed unto James R. Powell, Sr. and Lisa A. Powell, his wife, in fee.

PARCEL NO. J7SE 3D-12-7

BEING KNOWN AS 223 South Broad Street, Nazareth, PA 18064.

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

SEIZED AND TAKEN into execution of the writ as the property of James R. Powell, Sr. and Lisa A. Powell.

STEVEN K. EISENBERG, ESQUIRE

**No. 11**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-05961**

All the real property located in the Township of Williams, County of Northampton State of Pennsylvania and being further described as follows:

Known as Block 3 Lot 41-9, named and identified on the Record Final Subdivision and Land Development Plans last revised 12/17/2002, recorded in the Northampton County Recorder of Deeds Office in Plan/Book Volume 2002-5, Page 000384. Further revised and recorded 7/17/2003 the following pages; Cover Sheet in Book 2003-5, Page 231, Sheet 2 in Book 2003-5, Page 232, Sheet 5, Book 2003-5, Page 233, Sheet 7, Book 2003-5, Page 234, Sheet 8, Book 2003-5, Page 235 and Sheet 9, Book 2003-5, Page 236.

Further revised and recorded 12/10/2003 in Book 2003-5, Pages 451-452.

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

Being Parcel Number M10-3-41-9.

TITLE TO SAID PREMISES IS VESTED IN Gregory F. Goldsmith, by Deed from Country Classics at Morgan Hill, LLC, dated 03/29/2006, recorded 04/06/2006 in Book 2006-1, Page 136950.

Premises being: 90 CLUBHOUSE DR, EASTON, PA 18042-6979.

Tax Parcel No. M10 3 41-9 0836.

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 Gregory F. Goldsmith.

DANIEL G. SCHMIEG, ESQUIRE

#### **No. 12**

#### **BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-04834**

ALL THAT CERTAIN lot, piece or parcel of land, situate on the North side of Goepp Street in the City of Bethlehem, Northampton County, Pennsylvania between New and Center Streets, bounded and described as follows, to wit:

BEGINNING at a point; said point being sixty (60 feet) feet west of the northwest corner of Goepp Street and a twenty (20 feet) feet wide private alley; thence northwardly along line of lands now or late of H. Stahle, a distance of one hundred nine (109

feet) feet to lands now or late of Moravian Congregation; thence westwardly twenty-five (25 feet) feet to a point and joining lands now or late of Hugh Huber and Robert Peyset; thence southwardly one hundred nine (109 feet) feet to Goepp Street; thence eastwardly along the northerly line of said Goepp Street; a distance of twenty-five (25 feet) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN CRAIG A. MCGINNIS NAD REBECCA L. MCGINNIS BY DEED FROM GEORGE PSARROS, MARRIED, DATED 04/24/2003, RECORDED 05/07/2003 IN BOOK 2003-1, PAGE 164711.

Premises being: 11 EAST GOEPP STREET, BETHLEHEM, PA 18018-2817.

Tax Parcel No. P6NE1A-5-5-0204.

THEREON BEING ERECTED a two-and-a-half 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 Rebecca L. McGinnis and Craig A. McGinnis.

DANIEL G. SCHMIEG, ESQUIRE

#### **No. 13**

#### **BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2008-01307**

ALL THAT CERTAIN lot or piece of ground situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania being known as Lot No. 22 on the Plan of Altonah Estates, dated June 14, 1960, as prepared by G. Edwin Pidcock Company, Registered Engineers, and later revised on July 5, 1960, said Plan being recorded in the Office for the Recording of the Recording of Deeds in and for the County of

Northampton in Map Book Vol. 14, page 51.

BEGINNING at a point in the easterly property line of Altonah Road (50 feet wide) said point being distant fourteen and sixty-two one-hundredths (14.62) feet on a curve of South two degrees fifty-two minutes thirty seconds East from the intersection of the easterly property line of Altonah Road extended with the southerly property line of Green Meadow Drive (50 feet wide) extended: thence (1) on a curve to the right having a radius of fifteen (15) feet (delta angle 88 degrees 31 minutes 00 seconds a distance of twenty-three and seventeen one-hundredths (23.17) feet to a point of tangency; thence (2) along the southerly property line of Green Meadow Drive North eighty-five degrees thirty-eight minutes thirty seconds East one hundred thirty-five (135) feet to a point in line of Lot No. 23; thence (3) along Lot No. 23 South four degrees twenty-one minutes thirty seconds East one hundred sixty-eight and fifty-five one-hundredths (168.55) feet to a point in line of Lots Nos. 20 and 21; thence (4) along Lot No. 1 South eighty-seven degrees seven minutes thirty seconds West one hundred fifty-three and ninety-three one hundredths (143.93) feet to a point in the easterly property line of Altonah Road; thence (5) along the easterly property line of Altonah Road, North two degrees fifty-two minutes thirty seconds West one hundred fifty (150) feet to the point or place of beginning.

BEING KNOWN AS 3379 Green Meadow Drive on current city numbering.

BEING NORTHAMPTON COUNTY TAX PARCEL: Map M6SE2 Block 11 Lot 1.

TAX PARCEL NUMBER: M6SE2-11-1-0204.

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 Brad F. Horwath.

MICHAEL T. MCKEEVER, ESQUIRE

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**No. 14**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-08592**

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the Northerly side of West Lincoln Street, known as No. 827 West Lincoln Street In the City of Easton, County of Northampton and Commonwealth of Pennsylvania, as shown on a Plan prepared by Kenneth R. Hahn, R.S. Drawing No. 84-209, dated September 14, 1984, bounded and described as follows:

BEGINNING at a point on the Northerly right-of-way line of West Lincoln Street, said point being located 196 feet Westerly of the West side of Valley Street thence extending along the Northerly right-of-way line of West Lincoln Street South 89 degrees 29 minutes West 58.80 feet to a point; thence extending along the Easterly property line now or late of James M. Gilds, No. 835 West Lincoln Street as recorded in Deed Book 614, Page 74 located 196 feet Westerly of the West aide of Valley Street thence extending along the North 02 degrees 08 minutes 20 seconds West 141.27 feet to a point on the Southerly side of Wirebach Alley (20 feet wide); thence extending along the Southerly side of Wirebach Alley South 89 degrees 16 minutes 50 seconds East 58.85 feet to a point; thence extending



along the Westerly property line of No. 825 West Lincoln Street as recorded in Deed Book G90 Page 282, passing partly in and through the party wall separating No. 825 from No. 827 West Lincoln Street, South 02 degrees 08 minutes 20 seconds, East 140.00 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Roberto E. Morales and Kristal Morales, his wife, by Deed from Luis M. Delarosa, Jr., dated 05/31/2006, recorded 06/12/2006 in Book 2006-1, Page 234935.

Premises being: 827 WEST LINCOLN STREET, EASTON, PA 18042-6317.

TaxParcelNo.M9NE1A-11-9-0310.

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 Roberto E. Morales and Kristal L. Morales a/k/a Kristal Morales.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 15**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-08954**

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

BEGINNING at a point on the west side of South Main Street one hundred and sixty (160) feet, more or less, north of the corner of South Main and Messinger Streets; thence along the west side of said street in a northerly direction, thirty (30) feet to a corner of land of Flora A. Spangenberg; thence along said Spangenberg's land, west one hundred and thirty-

five (135) feet to a corner; thence southwardly, thirty (30) feet to a corner; thence eastwardly, one hundred and thirty-five (135) feet to the place of beginning, containing one building lot, thirty (30) feet front and being one hundred thirty-five (135) feet in depth.

HAVING THEREON ERECTED A DWELLING KNOWN AS 432 SOUTH MAIN STREET, BANGOR, PA 18013.

PARCEL: E9NE3A-10-8.

BEING THE SAME PREMISES WHICH James J. Yaun and Karen Yaun, his wife, by deed dated 6/30/87 and recorded 7/2/87 in Northampton County Record Book 729 Page 316, granted and conveyed unto Chien Van Ngo and Alisia A. Fiorucci.

TO BE SOLD AS THE PROPERTY OF CHIEN VAN NGO and ALISIA A. FIORUCCI ON JUDGMENT NO. C-48-CV-2010-8954.

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 Alisia A. Fiorucci and Chien Van Ngo.

LEON P. HALLER, ESQUIRE

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**No. 16**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-07968**

TRACT NO. 1

ALL THAT CERTAIN lot or piece of ground with improvements thereon erected, situate in the City of Bethlehem, County of Northampton, State of Pennsylvania, known as 215 Hobart Street, BOUNDED and DESCRIBED as follows, to wit:

BEGINNING at a point on the east side of Hobart Street, a distance of one hundred (100') feet north from the northeast corner of Third and Hobart Streets; thence northwardly along the east line of Hobart Street



thirty-six and thirty-seven one-hundredths (36.37") feet to a point; thence eastwardly at right angles to said Hobart Street and along property known as 1204 Railroad Street a distance of twenty-five (25') feet to a point; thence southwardly along land now or late of Burhardt Schmidli and parallel to Hobart Street a distance of thirty-six and thirty-seven one-hundredths (36.37") feet to a point; thence westwardly along land of Stephen Rigo a distance of twenty-five (25') feet to the place of beginning.

BEING PART OF THE SAME PREMISES which Joseph Gutierrez and Florentina Gutierrez a/k/a Florentina Garcia Gutierrez, his wife, by Joseph Gutierrez, her Attorney-in-Fact, by Deed dated March 3, 2000 and recorded March 7, 2000 in the Office of the Recorded of Deeds in and for Northampton County in Deed Book 2000-1, Page 26031 conveyed to Joseph Gutierrez.

BEING KNOWN AS TAX PARCEL: P6NE3C-6-38.

PROPERT BEING KNOWN AS: 215 Hobart Street, Bethlehem, PA 18015.

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

SEIZED AND TAKEN into execution of the writ as the property of Joseph Gutierrez.

RICHARD B. SOMACH, ESQUIRE

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**No. 18**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-10823**

ALL THAT CERTAIN message, tenement and lot or piece of land situated on the east side of Maple Street, between Laurel and Locust Streets, in the City of Bethlehem, County of Northampton, State of

Pennsylvania, being the southern half of a two and a half story double brick dwelling house, comprising fifteen (15) feet of Lot No. 91 and five (5) feet of Lot No. 90 according to the Plan of Lots of the Fairview Land and Improvement Company, filed in the Recorder's Office of Easton, Pennsylvania in Map Book No. 4, Page 28, bounded and described as follows, to wit:

BEGINNING at a point in the eastern line of said Maple Street distant forty (40) feet north of the northeastern corner of Maple and Laurel Streets, thence extending northwardly along the eastern line of said Maple Street a distance of twenty (20) feet to a point in the partition wall dividing said double brick dwelling house, thence extending eastwardly (through said partition wall) a distance of one hundred (100) feet to a point in the western line of an unamed twenty (200 feet wide alley, thence extending southwardly along the western line of said alley a distance of twenty (20) feet to a point in Lot No. 91 thence extending westwardly through Lot No. 91 parrallel to the northern line of said Laurel Street a distance of one hundred (100) feet to Maple Street, the place of BEGINNING.

BOUNDED on the North by property now or late of William W. Speck, on the East by said alley, on the South by property now or late of William J. Souders, and on the West by said Maple Street.

TITLE TO SAID PREMISES IS VESTED IN Seaman Revocable Declaration of Trust, dated July 19, 2006, by Robert S. Seaman and Michele A. Seaman, the settlors and trustees, by Deed from Robert S. Seaman, a/k/a Robert Seaman and Michele Seaman, h/w, dated 11/10/2006, recorded

12/11/2006 in Book 2006-1, Page 507646.

Premises being: 1106 MAPLE STREET, BETHLEHEM, PA 18018-2923.

Tax Parcel No. N6SE3D-2-3.

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

SEIZED AND TAKEN into execution of the writ as the property of Michele Seaman a/k/a Michele A. Seaman and Robert Seaman a/k/a Robert S. Seaman and Seaman Revocable Declaration of Trust.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 19**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-09543**

ALL THOSE CERTAIN Lots, Tracts or Pieces of land situate in line and being in the 17th Ward of the City of Bethlehem, County of Northampton and State of Pennsylvania, and known as Lot Nos. 45, 46, 47 according to a plan of Lots of Philip J. Byrne, bounded and described as follows, to wit:

Beginning at a point, said point being the boundary line between Lot No. 45 and Lot No. 44 and being approximately 273.54 feet from the southwest corner of the intersection of Edward Street and Fifth Street;

Thence, in the southerly direction along the boundary line of Lot Nos. 44 and 45 a distance of one hundred twenty (120) feet to a fifteen (15) feet wide alley;

Thence, westwardly a distance of sixty (60) feet to a point, the said point being the boundary line of Lot Nos. 47 and 48;

Thence, northwardly along said boundary line of Lot Nos. 47 and 48,

a distance of approximately one hundred twenty (120) feet to a point;

Thence, eastwardly along Fifth Street, a distance of sixty (60) feet to a point, the Place of Beginning.

Also being known as Northampton County Uniform Parcel Identifier: Map P6SE2B Block 11 Lot 9.

TITLE TO SAID PREMISES IS VESTED IN Angelica Saucedo deed from Jessica E. Baer, recorded 12/5/06, book 2006-1, page 500181.

Premises being: 1230 EAST 5TH STREET, BETHLEHEM, PA 18015-2102.

Tax Parcel No. P6SE2B-11-9-0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Angelica Saucedo.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 20**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-05761**

ALL THAT CERTAIN piece or parcel of land with the improvements thereon situate on the South side of Tenth Street in the Borough of Northampton, Northampton County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the South side of Tenth Street in line of Lot No. 75 owned by Stephen and Justine Karner; thence in a Southerly direction along the Western boundary of Lot No, 75, 159 feet to a paint on the North side of Center Alley; thence along the same in a West-erly direction 25 feet 10 a point in line of lands now or late of John Supper and wife; thence in a Northerly direction along the same passing through the party wall of a brick dwelling house, a distance of 150 feet to a point

on the South side of Tenth Street; thence along the same in an Easterly direction, 25 feet to the point or place at BEGINNING.

CONTAINING 3,750 square feet.

BEING the Eastern half at Lot No. 74 on plan at Town lots laid out of the land of Peter Beil, by L.S. Jacoby, Civil Engineer and recorded in the Office for the Recording of Deeds at Easton, in Miscellaneous Book No.1, Page 342.

BEING known as House 462 East 10th Street.

BEING THE SAME PREMISES WHICH Dennis M. Smith and Diane G. Smith, husband and wife by Indenture dated April 30, 1987 and recorded May 5, 1987 in and for the Northampton County Recorder at Deeds Office, in Deed Book 724 page 1092, granted and conveyed unto Bruce L. Keefer and Patricia A. Keefer, husband and Wife, in fee.

TAX PARCEL NUMBER: M4NE1D 1 4 0522.

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

SEIZED AND TAKEN into execution of the writ as the property of Nicole Wildoner.

MICHAEL T. MCKEEVER, ESQUIRE

**No. 21**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2007-06253**

ALL THAT CERTAIN messuage and parcel of land located on the Northeast corner of Center Street and East Union Boulevard in Ward 9, City of Bethlehem, County of Northampton and the Commonwealth of Pennsylvania, known as 802 Center Street, being bounded and described according to a survey made February 2001

by Hanover Engineering Associates, Inc., as follows, to wit:

BEGINNING at the intersection of the North right-of-way of East Union Boulevard (70 feet wide) and the East right-of-way of Center Street (80 feet wide);

THENCE along said right-of-way of Center Street, North 11 degrees 12 minutes 30 seconds East, a distance of 22.08 feet to a point in line with lands now or formerly of Angel Luis and Minerva Gonzalez;

THENCE along said lands, the following five (5) courses:

1. Along the center of a mutual party wall, South 78 degrees 37 minutes 49 seconds East, a distance of 58.81 feet to a point;

2. North 10 degrees 47 minutes 20 seconds East, a distance of 12.51 feet to a point;

3. South 79 degrees 12 minutes 40 seconds East, a distance of 22.78 feet to a point;

4. South 11 degrees 20 minutes 48 seconds West, a distance of 9.9 feet to a point;

5. South 79 degrees 05 minutes 00 second East, a distance of 34.39 feet to a point on the West side of a 4-foot private alley;

THENCE along said alley, South 10 degrees 55 minutes 00 second West, a distance of 25.09 feet to a point on the Northern right-of-way of East Union Boulevard;

THENCE along said East Union Boulevard, North 79 degrees 05 minutes 00 second West, a distance of 116.00 feet to a point; thence place of Beginning.

CONTAINING 2,923.73 square feet or 0.0671 acres.

TITLE TO SAID PREMISES IS VESTED IN Matilde Rosales, by Deed from Tommy McPherson, II and Beth Ann McPherson, dated 06/28/2006,

recorded 07/13/2006, in Deed Book 2006-1, page 284488.

Premises being: 802 CENTER STREET, BETHLEHEM, PA 18018.

Tax Parcel No. P6NE1B-14-4.

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 Matilde Rosales.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 22**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2007-003348**

ALL THAT CERTAIN messuage or tenement and tract, parcel or piece of ground situate in the Fourteenth Ward of the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, known as 2717 Nottingham Road according to present city numbering, bounded and described as follows, to wit:

BEGINNING at a point on the west street line of Nottingham Road one hundred two and seven one-hundredths (102.07) feet south of the intersection of the west street line of Nottingham Road and the south street line of Butztown Road; thence along the west street line of Nottingham Road South 3 degrees 7 minutes 30 seconds East 70 feet to a point; thence South 86 degrees 52 minutes 30 seconds West 125 feet to a point; thence North 3 degrees 7 minutes 30 seconds West 70 feet to a point; thence North 86 degrees 32 minutes 30 seconds East 125 feet to a point the place of Beginning.

BOUNDED on the north by Lot 1, on the east by Nottingham Road, on the south by Lot 3, and on the west by property now or late of Peter L. Huth.

BEING Lot 2, Block C, Section 1 on a plan of Northdale Manor, Wind-sor Gardens, Inc., Developers, dated April 14, 1955.

TITLE TO SAID PREMISES IS VESTED IN Theodore A. Gilbert and Vanessa S. Gilbert, husband and wife, by Deed from Kathryn R. Smith, widow, dated 06/05/1998, recorded 06/08/1998, in Deed Book 1998-1, page 71994.

Premises being: 2717 NOTTINGHAM ROAD, BETHLEHEM, PA 18017.

Tax Parcel No. N7NW2-26-3.

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

SEIZED AND TAKEN into execution of the writ as the property of Vanessa S. Gilbert and Theodore A. Gilbert.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 23**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-09734**

ALL THAT CERTAIN lot or piece of land situate in the Township of Palmer, County of Northampton and State of Pennsylvania, being the Northeasternmost portion of Lot No. 13 on 'Plan of Thomas Sherman' dated 2/22/1977 and recorded in the Office for the Recording of Deeds in and for Northampton County at Easton, PA in Plan Book 45 page 7, as is more fully bounded and described as follows, to wit:

BEGINNING at an iron pipe on the South side of Jonathan Drive and the corner of Lot No. 12; thence along Lot No. 12 North 52 degrees 14 minutes West, 109.20 feet to an iron pipe on line of Lot No. 11; thence along Lot No. 11 South 27 degrees 50 minutes

35 seconds West, 46.35 feet to a point; thence along land of Ken Helm South 47 degrees 45 minutes West, .24 feet to a point; thence through Lot No. 13 of which this was a part and through the partition wall of a 1/2 double dwelling North 55 degrees 53 minutes 41 seconds West, 109.44 feet to a point on the South side of Jonathan Drive; thence around a curve to the left having a radius of 225 feet a length of 24.96 feet a delta of 6 degrees 21 minutes 19 seconds and a chord bearing and distance of North 30 degrees 55 minutes 39 seconds East, 24.94 feet; thence still along Jonathan Drive North 27 degrees 45 minutes East, 28.55 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christopher B. Weber and Maria C. Silva, h/w, by Deed from Charles Gambino and Rosalind Gambino, h/w, dated 03/31/2006, recorded 04/26/2006 in Book 2006-1, Page 162354.

Premises being: 96 JONATHAN DRIVE, EASTON, PA 18045-5966.

Tax Parcel No. M8SE2 12 12C-11 0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Christopher B. Weber and Maria C. Silva.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 24**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-05021**

ALL THAT CERTAIN lot or piece of ground situate in the City of Easton, County of Northampton and State of Pennsylvania, together with the dwelling erected thereon situated on the

West side of Center Street and known as 845 Centre Street, bounded and described as follows, to wit:

BEGINNING at a point 50 feet North of the Northwest corner of Center and Williams Street; thence North along the West side of Center Street 50 feet, thence Westwardly along land formerly of Mabel Titlon 120 feet to a point; thence South along other land of the said Grantors hereof 50 feet to land now or late of Frank Assise and wife; thence Eastwardly 120 feet to the point the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN WILLIAM B. MACKEY, III AND MICHELLE T. MACKEY, HUSBAND AND WIFE, GIVEN BY ANGELO LaDUCA, INDIVIDUALLY AND AS EXECUTOR OF THE LAST WILL AND TESTAMENT OF ROSARIA LaDUCA AND JOYCE CREAZZO AND CATHERINE M. NICRONE RECORDED 12/13/1997 IN VOLUME 1997-1 PAGE 86610.

Premises being: 845 CENTRE STREET, EASTON, PA 18042-6422.

Tax Parcel No. M9NE1C-1A-2-0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Michelle T. Mackey and William B. Mackey, III.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 25**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-07765**

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate in the Township of Plainfield,

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

BEGINNING at a point on the North side of the Mountain Road leading from Wind Gap to Pen Argyl, now known as Constitution Avenue and corner of land now or late of Martin R. Cory and wife; thence along said land in a Northerly direction 150 feet to a point, corner of other land now or late of Henry A. Male; thence along the same in an Easterly direction 75 feet to a point, corner of the same; thence along the same in a Southerly direction 150 feet to a point in the North side of said Constitution Avenue; thence along the same in a Westerly direction 75 feet to a point, the place of beginning.

BEING known as 1073 CONSTITUTION AVENUE, PEN ARGYL, PA 18072.

BEING THE SAME PREMISES which Randy T. Detrick by Indenture dated February 28, 2007 and recorded March 6, 2007 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2007-1 Page 85005, granted and conveyed unto RHONDA M. ANDERSON, an unmarried woman.

PARCEL #E8-1-11B-0626.

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

SEIZED AND TAKEN into execution of the writ as the property of Rhonda M. Anderson.

GREGORY JAVARDIAN, ESQUIRE

**No. 26**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-09325**

LANDS DESCRIBED AS OPEN SPACE, THENCE ALONG SAID

LANDS. SOUTH 00 DEGREES 09 MINUTBS 35 SECONDS EAST 22.00' TO A POINT IN THE COMMON LINE OF LOTS 20 AND 21 OF SAID FORT LEE COURT, THENCE ALONG THE COMMON LINE OF SAID LOTS 20 AND 21, SOUTH 89 DEGREES 50 MINUTES 2S SECONDS WEST 115.00' TO A POINT, THE PLACE or BEGINNING.

CONTAINING 2,530.00 SQUARE FEET.

ALSO DESCRIBED IN DEED AS:

ALL THAT CERTAIN tract of land situated in the Township of Forks, County of Northampton, Commonwealth of Pennsylvania, being Lot 20 of Fort Lee Court, as shown on a plan "corrective Final Plat, Independence Development, Section 1", prepared by Huth Engineers Inc., Allentown, PA, Plan No. A82-04053, bounded and described as follows:

BEGINNING at a point in line of Fort Lee Court and in the common line of Lots 20 and 21 of Fort Lee Court, as shown on said plan, located 1044.02' from a concrete monument in the northerly right-of-way line of Orchard Road (SO' wide) and at the end of radius of the westerly right-of-way line of George Street (50' wide), as measured along the following seven (7) courses and distances:

(1) along the northerly right-of-way line of said Orchard Road, south 80 degrees 50' 2S" West 439.60' to a point in line of said Fort Lee Court;

(2) along said Fort Lee Court; North 00 degrees 09" 3S" West 14S.00' to a point at the beginning of a curve;

(3) along a curve to the right, the radius of which is 20.00' for an arc distance of 31.42', with a central angle of 90 degrees 00' 00" and a chord which bears North a44 degrees



SO' 2S" East 28.28' to its point of tangency;

(4) North 89 degrees SO' 2S" East 93.00' to a point; (5) South 00 degrees 09' 3S" East 85.00' to a point; (6) North 89 degrees SO' 2S" East 130.00' to a point; (7) North 00 degrees 09' 3S" West 120.00' to a point, the place of beginning;

thence partly along said Fort Lee Court and partly along the common line of Lots 19 and 20 of said Fort Lee Court, North 00 degrees 09' 35" West 22.00' to a point; thence continuing along the common line of said lots 19 and 20, North 89 degrees 50' 25" East 115.00' to a point in line of lands reserved as open space; thence along said lands, South 00 degrees 09' 35" East 22.00' to a point in the common line of lots 20 and 21 of said Fort Lee Court; thence along the common line of said Lots 20 and 21, South 89 degrees SO' 25" West 115.00' to a point, the place of beginning.

CONTAINING 2,530.00 square feet.

TAX PARCEL NO: K9SE4-16-3-6-0311.

BEING KNOWN AS: 20 Fort Lee Court, Easton, PA 18040.

BEING THE SAME PREMISES BY DEED FROM RICHARD H. SABA AND TURKMANE SABA, HUSBAND AND WIFE DATED: 11/21/03 AND RECORDED: 12/08/03 IN BOOK 2003-1 PAGE 506564 IN INSTRUMENT # 2003086908 GRANTED AND CONVEYED UNTO LOUIS SCECCHITANO.

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

SEIZED AND TAKEN into execution of the writ as the property of Louis Sceccitano.

MICHAEL T. MCKEEVER, ESQUIRE

## **No. 27**

### **BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-03994**

PARCEL NO. 1:

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situated on the north side of Lafayette Street, between McCartney and Cat-tell Streets, in the City of Easton, Northampton County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the north building line of said Lafayette Street, at the distance of one hundred twenty-seven (127) feet eastward from the northeast corner of said McCartney and Lafayette Streets, thence running eastward along said building line forty-five (45) feet to line of lot now or late of Maria Flad and of that same width, extending northward on the west side of said lot now or late of Maria Flad, between two parallel lines at right angles with said Lafayette Street, one hundred thirty (130) feet to lands late of Jacob Raub and George F.P. Young.

AND ALSO the use of a private alley laid out from the west side of the premised hereby granted at the rear or north end thereof to the east side of McCartney Street over Land now or late of Wilson H. Bowers and his predecessors in title, the same to be for free ingress, egress and regress of the party of the second part, their heirs and assigns, and for the other lot owners on the west of the premises hereby granted; the said private alley to be opened between said points ten (10) feet wide.

AN ALSO the free and uninterrupted use, liberty, and privilege of, and passage in and along, a certain alley or passage, of ten (10) feet in breadth by fifty (50) feet in depth, being



the southern most ten (10) feet of the following described premises:

ALL THAT CERTAIN lot or piece of ground situate on the southwesterly side of Knox Street in the City of Easton, Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the southwest building line of said Knox Street where it intersects the western boundary line of the lot now or late of Mrs. Maria Flad, thence on said building line in a northwesterly direction about sixty two feet to a point where the east line of a twelve feet wide alley intersects said building line of Knox Street, thence south along the east side of said alley one hundred twenty-six (126) feet, more or less, to a point one hundred and thirty (130) feet north of the north building line of Lafayette Street, thence east along the lands now or late of Ephraim Bowers, fifty (50) feet to said lot now or late of Mrs. Maria Flad, thence north along said lot now or late of Mrs. Maria Flad one hundred feet (100) feet, more or less, to the place of beginning. For Deed Reference see Misc. Vol. 112, page 554, Northampton County Records.

Being known as Northampton County Parcel Identifier No.: L9NE2A 15 5.

PARCEL NO. 2:

ALL THAT CERTAIN lot or tract of land situate on the southwesterly side of Knox Avenue, in the City of Easton, County of Northampton and State of Pennsylvania which tract has been recently surveyed by Walter F. Auch, Registered Surveyor, as more particularly described as follows, to wit:

BEGINNING at a point on the southerly building line of Knox Avenue, said point being the intersection of the easterly line of an alley of the

width of twelve (12) feet with the said building line of Knox Avenue and the easterly line of said alley being one, hundred twenty-two (122) feet in an easterly direction at right angles to McCartney Street, from the easterly building line of McCartney Street; thence by the southerly building line of Knox Avenue, South forty-nine degrees twenty-one minutes East (S 49 degrees 21 minutes E), fifty-three and thirty-one one-hundredths (53.31 feet, more or less, to a point; thence by lot now or late of Maria Flad, South twelve degrees thirty minutes East (S 12 degrees 30 minutes E), ninety-eight and ninety-eight one-hundredths (98.98) feet to an iron pipe; thence by lots of Morris Drucker and Theodore H. Schlough South seventy-seven degrees thirty minutes West (S 77 degrees 30 minutes W), forty-seven (47) feet, more or less, to an X mark on the stone retaining wall; (the last names course is parallel to Lafayette Street and one hundred and thirty (130) feet northerly thereof measured at right angles to Lafayette Street); thence by the easterly line of the aforesaid alley of the width of twelve (12) feet, North twelve degrees thirty minutes West (N 12 degrees 30 minutes W), one hundred twenty-four and thirteen one-hundredths (124.13) feet to a point, the place of beginning.

The above described lot is subject to use of an alley of the width of ten (10) feet extending across the entire rear of the lot on the course South seventy-seven degrees thirty minutes (S 77 degrees 30 minutes W), granted by Harry J. Morrison, widower, to Bessie Drucker by agreement dated August 1, 1951, and recorded in the Office for the Recording of Deeds in and for Northampton County, at

Easton, Pa., in Misc. Docket No. 112, page 544.

Being known as Northampton County Parcel Identifier No.: L9NE2A 15 1.

TITLE TO SAID PREMISES IS VESTED IN Tabitha Bruno deed from Jerry C. Thomas, David K. Thomas, and Sallie Mallach by POA, Jerry C. Thomas dated 12/18/07, recorded 12/31/07, Book 2007-1, Page 460378.

Premises being: 523 WEST LA-FAYETTE STREET, A/K/A 523 KNOX AVENUE, EASTON, PA 18042-1538.

Tax Parcel No. L9NE2A 15 5 0310, L9NE2A 15 1 0310.

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 Tabitha A. Bruno.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 28**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-02030**

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

BEGINNING at a point on the east side of Sixth Street and the intersection of Walnut Street therewith; thence along the south side of Walnut Street in a northeasterly direction seventeen (17) feet to the intersection of Northampton Street; thence along the south side of said Northampton Street eastwardly eleven (11) feet to

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

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP: L9SE2A BLOCK: 14 LOT: 1.

BEING THE SAME PREMISES which Matthew D. Connolly and Ann M. Connolly, husband and wife, their heirs and assigns, by their Indenture dated August 24, 2007, and recorded in the Office for the Recording of Deeds in and for Northampton County in Deed Book Volume 2007-1, page 313772, et seq., granted and conveyed Lavery-Tarsi LLC, its heirs and assigns.

TOGETHER with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents issues, and profits thereof, and of every part and parcel thereof.

And also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity of said parties of the first part, of, in, and to the said premises, with the appurtenances, EXCEPT as aforesaid:

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances unto the said party of the second part, its successors and assigns, to the only proper use, benefit and behoof of the said party of the

second part, its successors and assigns forever, EXCEPT as aforesaid,

AND the said parties of the first part, their heirs, executors and administrators, do by these presents, covenant, grant and agree, to and with the said party of the second part, its successors and assigns forever, that they the said parties of the first party, their heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said parties of the first part, their heirs, and against all and every other person or persons, whomsoever lawfully claiming or to claim the some or any part thereof, by, from or under him, her, them or any of them SHALL and WILL SPECIALLY WARRANT and forever DEFEND.

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

TAX PARCEL NUMBER: L9SE2A 14 1.

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

SEIZED AND TAKEN into execution of the writ as the property of Lavarey-Tarsi, LLC and Vincent M. Tarsi and Susan Tarsi and Sean G. Lavery.

RONALD AMATO, ESQUIRE

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**No. 29**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-08786**

ALL THAT CERTAIN ALL THAT CERTAIN tract, piece or parcel of land, together with the buildings erected thereon, situate, lying and being in the Ninth Ward, City of Bethlehem. County of Northampton, Commonwealth of Pennsylvania, being Lot #1 as shown on plan "Minor Subdivision—Ralph O. Arrue Property", said

plan recorded in the Recorder of Deeds Office for Northampton County at Easton, Pennsylvania, at Map Book 90, page 151, bounded and described as follows:

BEGINNING at an iron pin marking the intersection of the southerly line of Pembroke Road, a city street 70.00 feet in width and the westerly line of Weston Place, a city street 50.00 feet wide in width; thence along the westerly line of Weston Place, S 10° 20' W 134.25 feet to an iron pin; thence along Lot #2 of the above referenced Minor Subdivision Plan the following three courses and distances: (1) N 79° 56' 41" W 82.59 feet to an iron pin; thence (2) N 89° 40' 18" W 51.23 feet to an iron pin; thence (3) S 10° 14' 09" W 24.48 feet to an iron pin; thence along land now or late of Alfred A. Narzisi, N 79° 40' W 54.24 feet to an iron pin; thence along the easterly line of Carson Street, a city street 10.00 feet in width, N 10° 20' E 75.73 feet to an iron pin; thence along the southerly line of Pembroke Road, N 74° 04' E 208.80 feet to the place of beginning. Containing 0.427 of an acre of land, more or less.

SUBJECT TO a sanitary sewer easement 12.00 feet in width with the non-exclusive right, liberty and privilege to cross and re-cross for the purposes of inspection and repair of the sanitary sewer line therein running eastwardly and northeastwardly from Carson Street crossing a part of Lot 1 and a part of Lot 2 as shown on the above referenced Minor Subdivision Plan.

BEING KNOWN AS 530 Pembroke Road, City of Bethlehem, Pennsylvania.

TAX PARCEL NUMBER: N6SE3D-31-1.

BEING THE SAME PREMISES Galus Real Estate, LLC, conveyed to

Bistrioni Real Estate, LLC, by its Deed dated April 10, 2008, and recorded on April 11, 2008, at Deed Book 2008-1, Page 103489.

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

SEIZED AND TAKEN into execution of the writ as the property of Bistrioni Real Estate, LLC.

JACK M. SEITZ, ESQUIRE

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**No. 30**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-06180**

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: N7NW2-16-3 for purposes of compliance with Northampton County Ordinance No. 159-L989.

TRACT NO. 1: ALL THOSE CERTAIN lots or pieces of ground situate in the Township of Bethlehem, County of Northampton and State of Pennsylvania, known as the building lot numbers 193 and 194 designated and located according to a certain map or plan as laid out for Ritter and Miller, and duly recorded in the Office for the Recorder of Deeds at Easton, Pennsylvania, in Map Book No. 6, page 38; said tract being known as "Larkhurst" in and for the County of Northampton where reference thereunto being had will more fully and at large appear:

Said Lots 193 and 194 being bounded on the north by Lot No. 248, on the east by Lot No. 194, correctly 195, on the south by Christine Avenue, and on the east by Cawley Avenue. The aforementioned Lots 193 and 194 contain a frontage together of 50 feet and extend in depth of equal width 120 feet.

TRACT NO. 2: ALL THOSE CERTAIN lots or pieces of land situate in

the Township of Bethlehem, County of Northampton and State of Pennsylvania, being designated as Lot Nos. 195 and 196, Block 1, according to plan of Larkhurst as surveyed and laid out for N. M. Ritter in the Township of Bethlehem on June 7, 1916, said plan being recorded in the Office for the Recording of Deeds in and for the County of Northampton, in Map Book 6, page 38.

BEING TAX PARCEL NO. N7NW2-16-3.

ALSO BEING KNOWN AS 3035 Christine Street, Bethlehem, PA, 18020.

BEING the same premises which Jason R. Nelson, by deed dated February 17, 2006 and recorded March 2, 2006 in and for Northampton County, Pennsylvania, in Deed Book Volume Instrument #2006014961, page \_\_\_\_, granted and conveyed unto Joseph Tonzola and Amylynn Burns, as joint tenants with right of survivorship.

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

SEIZED AND TAKEN into execution of the writ as the property of Joseph Tonzola and Amylynn Burns.

SCOTT A. DIETTERICK, ESQUIRE

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**No. 31**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-06068**

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

BEGINNING at a point marked by a P.R. masonry nail at the intersection of South Mink Road (T586) and West

Walker Road (T511-B); thence in and along T511-B, North eighty-five (85) degrees forty (40) minutes thirty-eight (38) seconds West, a distance of two hundred seventy-seven (277.00') feet to a corner marked by a P.R. spike; thence along line of land now or late of Shirley Smith, passing through an iron pipe, thirty-two and eighty hundredths (32.80') feet distant, North forty-one (41) degrees fourteen (14) minutes fifty-four (54) seconds West, a distance of four hundred eighty-six and twelve hundredths (486.12') feet to a corner marked by an iron pipe with a four (4") inch square plate welded on top; thence along line of land now or late of Charles C. and Geraldine M. Wuchter, North sixty-four (64) degrees twenty-one (21) minutes forty-nine (49) seconds East, a distance of two hundred four and ninety-four hundredths (204.94') feet to a corner marked by an iron pipe with a four (4") inch square plated welded oil top; thence South twenty (20) degrees fifty-seven (57) minutes fifty-five (55) seconds East, a distance of ten and eighty-two hundredths (10.82') feet to a boat spike, and North sixty-three (63) degrees twenty-one (21) minutes four (04) seconds East, a distance of twenty-five (25.00') feet to a P. K. masonry nail in the center of T586; thence in and along the center of T586, South twenty-seven (27) degrees forty-six (46) minutes fifty-six (56) seconds East, a distance of one hundred eighty-three and ten hundredths (183.10') feet to a P. K. masonry nail; and by the same, South forty-four (44) degrees twenty-six (26) minutes fifty-six (56) seconds East, a distance of three hundred thirty-four and seventy-five hundredths (334.75') feet to a point, the place of beginning.

CONTAINING 1.9799 ACRES.

UNIFORM PARCEL IDENTIFIER:  
Map H4—Block 22—Lot 4B.

Being Parcel No. H4-22-4B.

BEING the same premises which Shirley A. Petrich and William L. Petrich, her husband by Deed dated January 18, 2002, and recorded February 6, 2002, in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2002-1, Page 034039, granted and conveyed unto Jeffrey E. Werner and Sandra A. Werner, husband and wife, in fee.

BEING KNOWN AS 733 South Mink Road, Bath, PA 18014.

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

SEIZED AND TAKEN into execution of the writ as the property of Jeffrey E. Werner and Sandra A. Werner.

PATRICIA L. BLAIS, ESQUIRE

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**No. 32**

**BY VIRTUE OF A CERTAIN  
WIT OF EXECUTION  
CV-2010-09593**

ALL THAT CERTAIN piece, parcel or tract of land, situate in the Township of Palmer, County of Northampton, Commonwealth of Pennsylvania shown as Lot 52 on the Final Plan of Victoria Square, Phase Two as recorded in Map Book 1994-5, page 177 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 Northerly right of way line of Victoria Lane (50 feet wide) at the Southwest corner of Lot 53 of Victoria Square Phase Two; thence along said Northerly right of way line of Victoria Lane (50 feet wide), South 74 degrees 31 minutes 00 seconds West, 38.00 feet

to a point at a corner of Lot 51 of Victoria Square Phase Two; thence along said lands of Lot 51 of Victoria Square Phase Two, North 15 degrees 29 minutes 00 seconds West, 111.94 feet to a point on line of lands of the Victoria Square II Subdivision; thence along said lands of Victoria Square II Subdivision, North 75 degrees 29 minutes 06 seconds East, 38.01 feet to a point at a corner of Lot 53 of Victoria Square Phase Two; thence along said lands of Lot 53 of Victoria Square Phase Two, South 15 degrees 29 minutes 00 seconds East, 111.30 feet to a point, the place of beginning.

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

UNDER AND SUBJECT TO RESTRICTIONS AS OF RECORD.

TITLE TO SAID PREMISES IS VESTED IN Kamaljit Serah by Deed from Richard F. Crowley, Jr., and Jaime Crowley, Husband and Wife, dated 05/30/2007, recorded 06/18/2007 in Book 2007-1, Page 222973.

Premises being: 2711 VICTORIA LANE, PALMER, PA 18045-5274.

Tax Parcel No. M9NW1 15 11D 0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Kamaljit Serah.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 33**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-08590**

ALL THAT CERTAIN tract, piece or parcel of land situate in the Borough of Bangor, County of Northamp-

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

BEGINNING at the northeast corner of North Fourth Street and a 12 foot wide alley known as Long Alley; thence along the east side of said Fourth Street and in line therewith generally North 40 feet to a corner of lot now or late of David Pritchard; thence along said Pritchard lot generally east 122 feet to a point, corner of tract about to be conveyed by Grantors hereof to Adea Steinmetz, Clarence J. Steinmetz and Helen S. Jackson; thence generally south in a line parallel to the east side of North Fourth Street, along the lot about to be conveyed to Steinmetz, Steinmetz and Jackson, aforementioned, 40 feet to a point on the north side of Long Alley; thence along the north side of Long Alley and in line therewith generally West 122 feet to a corner on the east side of North Fourth Street, the place of Beginning.

CONTAINING the above described lot which has 40 feet front on North Fourth Street and extends of the same width in an easterly direction 122 feet.

LESS AND EXCEPTING ALL THAT CERTAIN lot piece or parcel of land situate in the Borough of Bangor, County of Northampton and Commonwealth of Pennsylvania, shown as Lot Number 1 on a plan of the Muschok Subdivision according to Drawing 89C2082, prepared by Joseph E. Policelli, Registered Surveyor, and recorded in the Recorder of Deeds Office for Northampton County, in Plan Book 90 at Page 194, bounded and described as follows:

BEGINNING at a notch at the rear of the concrete sidewalk on the easterly line of North Fourth Street, said notch also marking the southwestern corner of land now or late of



Foster Bray; thence along said land now or late of Foster Bray, South 88 degrees 45 minutes 43 seconds east, 122.00 feet to an iron pipe; thence along land now or late of Michael Zibulnik, Due South 19.48 feet to an iron pipe, said pipe also marking the northeasterly corner of Lot Number 2; thence along said Lot Number 2, North 88 degrees 45 minutes 43 seconds West 59.93 feet to a point on the east line of a 2-1/2 story frame duplex dwelling; thence along the middle of the partition wall of the said dwelling, North 89 degrees 47 minutes 50 seconds West, 62.06 feet to a point on the easterly line of North Fourth Street, first above mentioned; thence along said street line, Due North, 20.60 feet to the place of beginning.

CONTAINING 2411 square feet.

TITLE TO SAID PREMISES IS VESTED IN Jason J. Fleming, individual, by Deed from John J. Barilla and Joyce M. Barilla, h/w, dated 09/24/2008, recorded 10/01/2008 in Book 2008-1, Page 271323.

Premises being: 25 NORTH 4TH STREET, BANGOR, PA 18013-1809.

Tax Parcel No. E9NE1B 15 28A 0102.

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

SEIZED AND TAKEN into execution of the writ as the property of Jason J. Fleming.

DANIEL G. SCHMIEG, ESQUIRE

#### **No. 34**

#### **BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-10247**

ALL THAT CERTAIN parcel of land known as Lot No. 1-T2 located in Palmer Township, Northampton County, Commonwealth of Pennsyl-

vania, as shown on a plan entitled 'The Villages At Mill Race' prepared by Harte Engineering, Inc., recorded July 2, 2002, in Northampton County Map Book Volume 2002-5, pages 170-178, bounded and described as follows:

BEGINNING at a point on the westerly right-of-way line of Cobblestone Drive, said point being in line with the lands known as Lot 1-T3 of The Villages At Mill Race; thence, along said Lot 1-T3, South 81 degrees 11 minutes 20 seconds West 100.00 feet to a point; thence, along the lands known as Lot 1-64, North 08 degrees 48 minutes 40 seconds West 24.00 feet to a point; thence, along the lands known as Lot 1-T3, North 81 degrees 11 minutes 20 seconds East 100.00 feet to a point; thence, along the westerly right-of-way line of Cobblestone Drive, South 08 degrees 48 minutes 40 seconds East 24.00 feet to the POINT OF BEGINNING,

CONTAINING: 2,400 sq. ft. or 0.0551 acres.

TITLE TO SAID PREMISES IS VESTED IN Winston O. Collado, an unmarried person, by Deed from CMC Development Corporation, a Pennsylvania Corporation, dated 02/23/2004, recorded 02/25/2004 in Book 2004-1, Page 69104.

Premises being: 4 COBBLESTONE DRIVE, fka LOT 2 COBBLESTONE DRIVE, EASTON, PA 18045-7470.

Tax Parcel No. K9-1-1-R2-0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Winston O. Collado.

DANIEL G. SCHMIEG, ESQUIRE



**No. 35**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-00946**

ALL THAT CERTAIN message, tenement and lot or piece of land situate in Bushkill Township, Northampton County, State of Pennsylvania, bounded and described as follows, to wit;

BEGINNING at an iron pin set in line of lands now or late of John W. Kunkel said pin being the most easterly point of lands herein described, thence along lands now or late of Beatrice C. King and lands now or late of Brian David Feist and lands now or late of Aivars Jaunarajs N 39 degrees 11 minutes 21 seconds E, 584.83 feet to an iron pin set; thence along lands now or late of Russell E. Lerch S 36 degrees 21 minutes 41 seconds E, 589.73 feet to a 30 inches tree; thence along lands now or late of John W. Kunkel S 88 degrees 25 minutes 22 seconds W, 673.02 feet to an iron pin found and N 49 degrees 08 minutes 16 seconds W, 61.37 feet (crossing over an iron pin found at 56.05 feet) to an iron pin, the place of Beginning.

CONTAINING 4.1535 acres of land.

TITLE TO SAID PREMISES IS VESTED IN Daniel Bickert and Melissa Bickert, h/w, by Deed from Carl Bickert. and Robert Bickert, executors under the last will and Testament of Warren C. Bickert, deceased, dated 03/17/2003, recorded 03/21/2003 in Book 2003-1, Page 98110.

Premises being: 102 BICKERT LANE, NAZARETH, PA 18064-7904.

Tax Parcel No. H7-21-12-0406.

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

SEIZED AND TAKEN into execution of the writ as the property of Melissa Bickert and Daniel Bickert.

DANIEL G. SCHMIEG, ESQUIRE

**No. 36**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-09645**

ALL THAT CERTAIN message tract of land, situate in the Township of Lower Saucon, County of Northampton and Commonwealth of Pennsylvania described according to a plan to made by Mease Engineering P.C. dated 24 September 1990 revised 15 October 1990 and recorded in Book 90, Page 342 bounded and described as follows:

BEGINNING at a P.K. nail Wassergass Road (T.381); thence along land now or late of Maurice A. and Irene B. Street, North twenty-one degrees twenty-five minutes zero seconds West (N 21 degrees 25 minutes 00 seconds W) two hundred forty-seven and eighty-nine one-hundredths feet (247.89 feet) to an iron pin found for a corner; thence along land now or late of Kathryn Hayes Bradoka North two degrees zero minutes zero seconds West (N 2 degrees 00 minutes 00 seconds W) two hundred eighty-one and fifty one-hundredths feet (281.50 feet) to an iron pin for a corner; thence along land nor or late of Raymond and Arlene Wetzel South seventy-two degrees fifty-seven minutes nineteen seconds East (S 72 degrees 57 minutes 19 seconds E) three hundred forty-one and fifty-five one-hundredths feet (341.55 feet) to a P.K. nail for a corner in Lower Saucon Road (S.R. 2001); thence in and along Lower Saucon Road South zero degrees seven minutes fifty-nine seconds East (S 0 degrees 07 minutes 59 seconds E) three hundred six and eighteen

one-hundredths feet (306.18 feet) to a point for a corner; thence in and along Wassergrass Road South sixty-five degrees zero minutes zero seconds West (s 65 degrees 00 minutes 00 seconds W) two hundred fifty and thirty-seven one hundredths feet (250.37 feet) to the place of beginning.

CONTAINING 2.8688 Acres.

TITLE TO SAID PREMISES IS VESTED IN William D. Kehs and Kristen L. Kehs, h/w, by Deed from Thomas Polak and Nancy Polak, h/w, dated 01/27/1997, recorded 01/28/1997 in Book 1997-1, Page 8397.

Premises being: 3644 LOWER SAUCON ROAD, HELLERTOWN, PA 18055-3251.

Tax Parcel No. Q8 1 23 0719.

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

SEIZED AND TAKEN into execution of the writ as the property of Kristen L. Kehs and William D. Kehs.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 38**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-09649**

ALL THOSE CERTAIN lots numbers 136 and 137 situate in the Borough of Wind Gap, Northampton County, Pennsylvania as depicted upon that plan of lots of Wind Gap, Pennsylvania, extended for Anthony Zenelle, originally dated 1886, as recorded in the Office for the Recording of Deeds in and for Northampton County at Easton, Pennsylvania in Plan Book 4 at Page 14, and being more fully described as follows:

BEGINNING at a point on the north side of Front Street, said point also being the southeast corner of Lot No. 41; thence along the east side of

Lot No. 41 in a northeasterly direction one hundred twenty-five (125) feet to the south side of twelve (12) feet wide unnamed alley; thence along the south side of said unnamed alley in a southeasterly direction eighty-five (85) feet to a point and land now or late of Roy Shoemaker; thence along said land of Shoemaker south nine (9) degrees thirty-nine (39) minutes forty (40) second west 130.95 feet to a point in the north side of said Front Street; thence along the north side of Front Street in a northwesterly direction 124.01 feet to the point of Beginning.

Containing Lots Numbers 136 and 137 on the aforesaid plan of lots.

UNDER AND SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS AND RESERVATIONS APPEARING IN, DEPICTED UPON MAPS OR REFERRED TO IN DOCUMENTS IN THE CHAIN OF TITLE OR OTHERWISE VISIBLE UPON THE LAND.

BEING NORTHAMPTON COUNTY TAX PARCEL IDENTIFIER NUMBER MAP F8NW1D BLOCK 12 LOT 3A.

BEING KNOWN AS: 124 East 1st Street, Wind Gap, PA 18091.

TAX PARCEL #: E927510134.

THEREON BEING ERECTED a two-story single bi-level 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 Gina Bonisese and John Bonisese, Jr.

MICHAEL T. McKEEVER, ESQUIRE

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**No. 39**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-09379**

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Allen, County of Northampton and Commonwealth of Pennsylvania,

and being designated as Lot No. 2, Block "C" according to the map or plan entitled "East Allen Manor, Section III," prepared by Samuel F. Shireman, P.E., dated January 15, 1968, and recorded March 21, 1968, in Plan Book 24, page 5, Northampton County records, and also known as "Colony Farms."

Parcel# L5 SW 3-6-2.

Property address: 5485 Colony Drive, Bethlehem, PA 18017.

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 Tracey L. Miller.

MICHAEL T. MCKEEVER, ESQUIRE

**No. 40**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-11455**

The following described real property situate in the Township of Bethlehem, County of Northampton, and Commonwealth of Pennsylvania, to wit

ALL THAT CERTAIN Unit, designated as Unit VV-4, being a Unit in the Penn's Farms Condominium, situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Penn's Farms Condominium dated April 26, 1988 and recorded April 1988 in Northampton County Miscellaneous Book Volume 337, Page 448, as amended by the First Amendment to the Declaration of Condominium recorded June 8, 1988, in Northampton County Miscellaneous Book Volume 339, Page 86, as amended by the Second Amendment to the Declaration of Condominium recorded July 12, 1988 to Northampton

County Miscellaneous Book Volume 340 Page 165, and as amended by the Third Amendment to the Declaration of Condominium recorded October 20, 1988, in Northampton County Miscellaneous Book Volume 343, Page 908 and as amended by the Fourth Amendment to the Declaration of Condominium recorded January 17, 1989, in Northampton County Miscellaneous Book Volume 346, Page 973, and as amended by the Fifth Amendment to the Declaration of Condominium recorded April 27, 1989, in Northampton County Miscellaneous Book Volume 350, Page 42, as amended by the Sixth Amendment to the Declaration of Condominium recorded July 20, 1989, in Northampton County Miscellaneous Book Volume 362, Page 234, and as amended by the Ninth Amendment to the Declaration of Condominium recorded December 20, 1989 in Northampton County Miscellaneous Book Volume 564, Page 209, and as amended by the Tenth Amendment to the Declaration of Condominium recorded February 14, 1990, in Northampton County Miscellaneous Book Volume 357, Page 408, and as amended by the Eleventh Amendment to the Declaration of Condominium recorded April 5, 1990, in Northampton County Miscellaneous Book Volume 370 Page 438, and as further described in the Plans of the Penn's Farms Condominium dated April 26, 1988 and recorded April 27, 1988 in Northampton County Plan Book Volume 88, Page 118, as amended in Plan Book Volume 88, Page 176, Plan Book Volume 88, Pages 212 and 213, Plan Book Volume 88, Page 353 and 353A, Plan Book Volume 89, Pages 21 and 21A, Plan Book Volume 89, Pages 149 and 149A, and Plan Book Volume 88,

Pages 249 and 249A, Plan Book Volume 89, Pages 298 and 298A, Plan Book Volume 89 Pages 395 and 395A, Plan Book Volume 89, Pages 429, 429A, 429B and 429C, Plan Book Volume 90, Page 52, and Plan Book Volume 90, Pages 109 and 109A.

TOGETHER with a 4717 percent undivided interest of in and to the common elements as set forth in the aforesaid Declaration of Condominium and Amendments thereto.

BEING KNOWN AS Penn's Farm Condominium, Unit No. VV-4, 104 Commonwealth Drive, Bethlehem, Pennsylvania.

BEING KNOWN AS 104 Commonwealth Drive, Unit VV-4, Bethlehem, PA 18020.

TAX PARCEL NUMBER: M7NE3 1 191.

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

SEIZED AND TAKEN into execution of the writ as the property of Kelly R. Nelson and Derek Z. Taylor. MICHAEL T. MCKEEVER, ESQUIRE

**No. 41**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-02930**

ALL THAT CERTAIN lot or parcel of land situate in Bushkill Township, Northampton County, Commonwealth of Pennsylvania but known as Lot #4 on Plan of Township Line Estate II Subdivision as more fully shown at Map Book 1996-5, Page 378, bounded and described as follows:

BEGINNING at a point on the southerly right of way line of Sexton Road, said point being in line with the lands known as Lot 3 of Township Line Estate Two; thence,

ALONG said Lot 3 South 5° 47' 54" West 50.00' to a point; thence,

ALONG the same South 10° 16' 16" East 295.98' to a point; thence,

ALONG Pennsylvania Route 33 the following seven courses: South 63° 28' 44" West 20.00; to a point; thence,

ON a curve to the left having a radius of 5899.58' and an arc length of 205.94' to a point; thence, South 61° 28' 44" West 49.99' to a point; thence,

ON a curve to the left having a radius of 5849.58' and an arch length of 80.06' to a point; thence, North 29° 18' 19" West 121.58' to a point; thence, South 60° 41' 41" West 20.00' to a point; thence, North 29° 18' 19" West 64.00 to a point; thence,

ALONG the lands now or formerly of Paul N. Newhard, Jr. North 81° 30' 39" East 215.37' to a point; thence,

ALONG the southerly right of way line of Sexton Road on a curve to the left having a radius of 30.00' and an arc length of 86.65' to a POINT OF BEGINNING.

CONTAINING: 49,098 sq. feet or 1.1271 acres.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER NO.: Map G8 Block 14 Lot 1A-3.

BEING A PART OF THE SAME PREMISES which Joyce E. Miller by Deed dated 4/15/96 granted and conveyed to Timothy L. Doto and John Kardelis, Co-Partners, t/d/b/a Washington Street Associated, at Deed Book Vol. 1996-1, Page 34218, Northampton County Records.

TOGETHER with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, Hereditaments and appurtenances, to the same belonging or in any wise appertaining, and the reversion and

reversions; remainder and remainders, rents, issues, and profits thereof and of every part and parcel thereof.

AND ALSO all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said parties of the first part, of, in and to the said premises, with the appurtenances:

TO HAVE AND TO HOLD the said premises which all and singular the appurtenances unto the said parties of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said parties of the second part, their heirs and assigns forever.

AND the said parties of the first part, their heirs and assigns, do by these presents, covenant, grant and agree to and with the said parties of the second part, their heirs and assigns forever, that the said parties of the first part, their heirs and assigns, all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said parties of the second part their heirs and assigns, against the said parties of the first part, their heirs and assigns and against all and every other person or persons, whomsoever lawfully claiming or to claim the same of any part thereof, SHALL and WILL SPECIALLY WARRANT and forever DEFEND.

BEING KNOWN AS 550 Sexton Road, Nazareth, PA.

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

SEIZED AND TAKEN into execution of the writ as the property of John M. Wooley and Kelly L. Wooley.

CHRISTOPHER A. DeNARDO,  
ESQUIRE

**No. 42**

**BY VIRTUE OF A CERTAIN  
WIT OF EXECUTION  
CV-2010-07760**

ALL THAT CERTAIN message, tenement and lot or piece of land situate on Clearfield Terrace, in the Borough of Freemansburg, County of Northampton and Commonwealth of Pennsylvania, commonly known and designated as No. 222 Juniata Street, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the westerly line of Juniata Street, said point being distant two hundred one and seventy-three one-hundredths (201.73) feet north of the intersection of the westerly line of Juniata Street, with the north line of Lincoln Street, 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 south; thence extending northwardly a distance of twelve and three one-hundredths (12.03) 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 to the north; thence extending in a westerly direction through the middle of said party or partition wall a distance of one hundred twenty (120) feet to a fifteen (15) feet wide alley; thence extending southwardly along the same a distance of eleven and ninety-three one-hundredths (11.93) feet to a point; thence extending in an eastwardly direction through a party or partition wall a distance of one hundred twenty (120) feet to a point, the place of beginning.

BOUNDED on the north by No. 69 Juniata Street; on the east by Juniata

Street; on the south by No. 65 Juniata Street; and on the west by a fifteen (15) feet wide alley. Said premises formerly being designated as No. 67 Juniata Street.

HAVING ERECTED THEREON a dwelling house now known as 222 Juniata Street, Freemansburg, PA 18017.

PARCEL NO.: P7NW2A-3-11.

UNDERAND SUBJECT to certain building restrictions as of record, if any.

BEING THE SAME PREMISES WHICH Donald W. Mack, Jr. and Carol L. Mack, by deed dated 12/14/87 and recorded 1/11/88 in Northampton County Record Book 741 Page 251, granted and conveyed unto Donald W. Mack, Jr.

TO BE SOLD AS THE PROPERTY OF DONALD W. MACK, JR. ON JUDGMENT NO. C-48-CV-2010-7760.

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 Donald W. Mack, Jr.

LEON P. HALLER, ESQUIRE

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**No. 43**

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

**CV-2009-06835**

ALL THOSE CERTAIN lots or parcels of land situate in Bethlehem Township, Northampton County, Pennsylvania, being designated as Lots Nos. 17, 18, 19 and 20, Block 29, according to the "Plan of Freemansberg Heights" recorded in Map Book 6, page 52, Northampton County Records, being known as 1526 Third Street, Bethlehem Township, Northampton County, Pennsylvania.

CONTAINING in front on the easterly side of Third Street one hundred (100') feet and extending in depth between parallel lines a distance of one hundred ten (110') feet to an unopened street.

TAX PARCEL NO: N7SE11413.

BEING KNOWN AS: 1526 3rd Street, Bethlehem, PA 18020.

THEREON BEING ERECTED a two-story single 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 Diane K. Ochman and Jan S. Ochman.

MICHAEL T. MCKEEVER, ESQUIRE

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**No. 44**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-09592**

ALL THAT CERTAIN lot of land situate in the Township of Palmer, County of Northampton, and Commonwealth of Pennsylvania, and being designated as Lot No. 17 as shown on a plan of lots entitled Final Plan—Hillcrest, Phase II, Section I,' prepared by Environmental Design and Engineering, dated January 18, 1994 and revised through April 30, 1997, and recorded in the Office of the Recorder of Deeds of Northampton County, Pennsylvania on May 16, 1997 in Record Book Volume 1997-5, Pages 106 and 107, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the easterly right-of-way line of Glenfield Court (50 feet wide) at the northwest corner of Lot No. 18 of Hillcrest, Phase II-Section I; thence along said easterly right-of-way line of Glenfield Court (50 feet wide) the following two courses and distances:



1. Along the arc of a curve deflecting to the right having a radius of 125.00 feet and central angle of 15 degrees—53 minutes—56 seconds for an arc length of 34.69 feet (chord: North 17 degrees—10 minutes—12 seconds West 34.58 feet) to a point; thence

2. North 09 degrees—13 minutes—14 seconds West 62.00 feet to a point at a corner of Lot No. 16 of a Hillcrest, Phase II—Section I;

thence along said lands of Lot No. 16 of Hillcrest, Phase II—Section I North 80 degrees—46 minutes—46 seconds East 132.74 feet to a point on the line of lands of Lot No. 22 of a Future Section of Hillcrest, Phase II; thence along said lands of Lot No. 22 and also along lands of Lot No. 21; both of a Future Section of Hillcrest, Phase II South 07 degrees—51 minutes—23 seconds East 60.22 feet to a point at a corner of Lot No. 18 of Hillcrest, Phase II—Section I; thence along said lands of Lot No. 18 of Hillcrest, Phase II—Section I South 64 degrees—52 minutes—49 seconds West 131.56 feet to a point the place of the Beginning.

Containing 10,346.54 square feet or 0.238 acre.

UNDER AND SUBJECT, nevertheless, to the declarations, easements, rights-of-way, restrictions and conditions of record.

TITLE TO SAID PREMISES IS VESTED IN Marcia L. Leishman, by Deed from Frank Oieni and Grace M. Oieni, his wife, dated 03/29/2001, recorded 03/30/2001 in Book 2001-1, Page 050305.

BEING KNOWN AS 5 Glenfield Court, Easton, PA 18045.

TAX PARCEL NUMBER: L8NE3 20 30 0324.

THEREON BEING ERECTED a two story single dwelling with at-

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

SEIZED AND TAKEN into execution of the writ as the property of Marcia L. Leishman.

DANIEL G. SCHMIEG, ESQUIRE

**No. 45**

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

**CV-2010-08305**

All that certain piece or parcel of land shown as Lot #134, situate in the Township of Hanover, County of Northampton, Commonwealth of Pennsylvania, on the Final Record Plan of Monocacy Farms, prepared by The Pidcock Company, being dated 05/21/01, and last revised 05/10/02, recorded in Map Book Volume 2003-5, pages 152-164, in the Northampton County Recorder of Deeds Office, being more fully described as follows to wit:

BEGINNING at a point on the southerly right-of-way line of Monocacy Drive (50.00 feet wide, 25.00 feet from center) said point being the common corner of Lots 133 & 134 of the aforesaid subdivision:

Thence along said southerly right-of-way line of Monocacy Drive, North 58 degrees 31 minutes 04 seconds East a distance of 92.40 feet to a point;

Thence along Lot #135 of the aforesaid subdivision, South 31 degrees 28 minutes 56 seconds East a distance of 129.66 feet to a point:

Thence along Lot #140 of the aforesaid subdivision, South 58 degrees 07 minutes 56 seconds West a distance of 92.40 feet to a point;

Thence along Lot #133 of the aforesaid subdivision, North 31 degrees 28 minutes 56 seconds West a distance of 130.28 feet to a point, the place of beginning.

CONTAINING: 12,009 S.F. or 0.276 AC.

UNDER AND SUBJECT to the easements and conditions set forth on the foregoing subdivision plan affecting the premises.

ALSO, UNDER AND SUBJECT to all conditions, rights-of-way and restrictions set forth on prior deeds.

SUBJECT to the drainage, landscape planting and utility easements as shown on the above referenced Final Record Plan.

TITLE TO SAID PREMISES IS VESTED IN Antonio J. DeMattos and Ana P. DeMattos, h/w, by Deed from DeLuca Enterprises, Inc., a Pennsylvania Corporation, dated 12/21/2006, recorded 01/09/2007 in Book 2007-1, Page 11294.

Premises being: 5851 MONOCACY DRIVE, BETHLEHEM, PA 18017-8215.

Tax Parcel No. L6 15 10-134 0214.

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

SEIZED AND TAKEN into execution of the writ as the property of Antonio J. DeMattos and Ana P. DeMattos.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 46**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-08591**

ALL THAT CERTAIN piece or parcel of land, with the improvements thereon, situate on the west side of Washington Street, in the Borough of North Catasauqua, Northampton County, Pennsylvania, being Lot No. 24 in Block 1 as designated and laid out on plot or map of Northampton Terrace Annex, which said plot or map is recorded in the Office for said County of Northampton in Map Book 9, Page 77, said Lot is bounded and described as follows, to wit:

BEGINNING at a point on the west side of Washington Street and in line of Lot No. 23, thence northward along the west side of said Washington Street a distance of forty-four and fourteen one-hundredths (44.14 feet) feet to a point on the south side of Wyandotte Street, thence westward along the south side of Said Wyandotte Street, a distance of one hundred twenty-four and eighty-nine one-hundredths (124.89 feet) feet to a point in the east side of Line Street, thence southward along the east side of said Line Street, a distance of thirty-four and twenty-three one-hundredths (34.23 feet) feet to a point in line of Lot No. 23, thence eastward along said lot a distance of one hundred twenty-four and fifty one-hundredths (124.50 feet) feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Daniel M. Meckes and Kristine M. Meckes, h/w, by Deed from Charles J. Gustitus and Jean M. Gustitus, h/w, dated 11/15/1995, recorded 11/16/1995 in Book 1995-1, Page 109536.

Premises being: 1622 WASHINGTON STREET, CATASAUQUA, PA 18032-2628.

Tax Parcel No. M4SE1D 2 1 0923.

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

SEIZED AND TAKEN into execution of the writ as the property of Daniel J. Meckes a/k/a Daniel M. Meckes and Kristine M. Meckes.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 47**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-05963**

ALL THAT CERTAIN unit in the property known, named and identi-

fied in the Declaration referred to below as 'Bordeaux Lofts at The Vineyard at Wagner Farms, A Condominium', located in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa.C.S.A.3101, et seq., by the recording in the Office of the Recorder of Deeds of Northampton County of a Declaration dated August 9, 2005 and recorded August 11, 2005 in Record Book Volume 2005-1, Page 305989, and amended as follows:

(a.) A First Amendment of Additional Real Estate and First Amendment to Declaration of Condominium dated October 7, 2005 and recorded in Record Book Volume 2005-1, Page 402917. The Declaration and First Amendment are collectively referred to herein as the Declaration.

(b.) A Second Amendment of Additional Real Estate and Second Amendment to Declaration of Condominium dated January 10, 2006 and recorded in Record Book Volume 2006-1, Page 26099. The Declaration and Amendments are collectively referred to herein as the Declaration.

(c.) A Third Amendment of Additional Real Estate and Third Amendment to Declaration of Condominium dated March 9, 2006 and recorded in Record Book Volume 2006-1, Page 104090. The Declaration and Amendments are collectively referred to herein as the Declaration.

(d.) A Fourth Amendment of Additional Real Estate and Fourth Amendment to Declaration of Condominium dated May 31, 2006 and recorded in Record Book Volume 2006-1, Page 217507. The Declaration and Amendments are collec-

tively referred to herein as the Declaration.

(e.) A Fifth Amendment of Additional Real Estate and Fifth Amendment to Declaration of Condominium dated December 4, 2006 and recorded in Record Book Volume 2006-1, Page 505089. The Declaration and Amendments are collectively referred to herein as the Declaration

The Unit referred to in the Declaration is UNIT NO.: 1783-C, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.923%.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights of way, easements and agreements of record, including (but not limited to) those contained in the Declaration of Condominium.

TOGETHER with all and singular the Streets, Alleys, Passages, Ways, Waters Watercourses, Rights, Liberties, Privileges, Hereditaments and Appurtenances whatsoever thereunto belonging or in anywise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof; and all the Estate right, title, interest, property, claim and demand whatsoever of the said Grantor in law, equity, or otherwise howsoever, of in and to the same and every part thereof, to have and to hold the said unit above-described and the Hereditaments and Premises hereby granted or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and Assigns to and for the only proper use and behoef of the said Grantees, their heirs, and Assigns forever, Subject as aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Guisepppe Mannino and Theresa D. Viana, as Tenants in Com-

mon. Deed by Wagner Enterprises, Limited, a Pennsylvania Corporation. Deed dated 2/1/07 recorded 3/6/07 book 2007-1 page 84038.

Premises being: 1783 CHATEAU PLACE, UNIT C, EASTON, PA 18045-5475.

Tax Parcel No. N8-2-38-11C-0205.

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

SEIZED AND TAKEN into execution of the writ as the property of Guiseppe Mannino and Theresa D. Viana.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 48**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-08154**

ALL THAT CERTAIN message, tenement and lot or piece of land situate on the west side of Maple Street between Garrison and North Streets, in the City of Bethlehem, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the west side of Maple Street, said point being distant sixty (60) feet from the southwest corner of Garrison and Maple Streets, thence southwardly along the west side of Maple Street twenty-one (21) feet to a point, thence westwardly and through the middle of a brick partition or party wall dividing the house erected on these premises with the one adjoining it on the south a distance of eighty (80) feet to a point in line of lands now or late of Sophie Schipke, thence northwardly along the same twenty-one (21) feet to lands now or late of Charles E. Bieneman and wife, thence eastwardly along the same eighty (80) feet to a point, the place of Beginning.

BOUNDED on the north by lands now or late of Charles F. Bieneman and wife, on the south by property now or late of Joseph M. Keen and wife, on the east by Maple Street, and on the west by lands now or late of Sophie Schipke.

TITLE TO SAID PREMISES IS VESTED IN Seaman Revocable Declaration of Trust, dated July 19, 2006, by Robert S. Seaman and Michele A. Seaman, the settlors and trustees, by Deed from Robert S. Seaman, aka, Robert Seaman and Michele Seaman, h/w, dated 11/10/2006, recorded 12/11/2006 in Book 2006-1, Page 507646.

Premises being: 713 MAPLE STREET, BETHLEHEM, PA 18018-4204.

Tax Parcel No. P6NE2A 20 6 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Michele A. Seaman, Individually and Trustee and Robert S. Seaman, Individually and Trustee and Seaman Revocable Declaration of Trust.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 49**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-06645**

ALL THAT CERTAIN lot or piece of land known as Block A, Lot 8 as shown on the Map or Plan entitled Rose Inn Manor, Upper Nazareth Township, Northampton County, Pennsylvania, as prepared by Keystone Consulting Engineers, Inc., and recorded in the Office of the Recorder of Deeds of Northampton County at Easton, Pennsylvania in Plan Book 90, Page 87, bounded and described as follows, to wit:

BEGINNING at a point located the following two courses and distances from the intersection of the center-lines of Rose Inn Avenue and West Beil Avenue; (1) South 14 degrees 07 minutes 00 seconds West, 684.86 feet to a point; (2) North 75 degrees 53 minutes 00 seconds West 30.00 feet to a point in the Westerly right-of-way line of Rose Inn Avenue; thence along the said right-of-way line South 14 degrees 07 minutes 00 seconds West 92.00 feet to a point in lien with Block A, Lot 9, Rose Inn Manor; thence along Lot 9 North 75 degrees 53 minutes 00 seconds West 100.00 feet to a point in line of Block A, Lot 24, Rose Inn Manor; thence along Lot 24 North 14 degrees 07 minutes 00 seconds East 92.00 feet to a point in line of Block A, Lot 7, Rose Inn Manor; thence along Lot 7 South 75 degrees 53 minutes 00 seconds East 100.00 feet to a point, being the point and place of Beginning.

CONTAINING 9,200 square feet of land or 0.2112 acre.

TITLE TO SAID PREMISES IS VESTED IN Brandy M. Williams and Keum Ye Kim, By Deed From Nicholas H. Ciriello and Rose M. Ciriello, Husband and Wife, Dated 06/20/2005, Recorded 06/27/2005 in Book 2005-1, page 236312.

Premises being: 175 ROSE INN AVENUE, NAZARETH, PA 18064-1137.

Tax Parcel No. J8NW4-22-8-0432.

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 Brandy M. Williams and Keum Ye Kim.

DANIEL G. SCHMIEG, ESQUIRE

#### **No. 50**

#### **BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-00209**

ALL THAT CERTAIN messuage, tenement or lot of land, situate on the north side of Lincoln Street, better known as 931 Lincoln Street, in the City of Easton, County of Northampton and State of Pennsylvania, said lot being the western one-half of Lot No. 46, and containing in front or width on Lincoln Street 20 feet and extending of that width in depth 140 feet to a 20 feet wide alley known as Wireback Street.

BOUNDED on the south by Lincoln Street, on the east by the eastern half of Lot No.46, on the north by Wireback Street, and on the west by Lot No. 47.

TAX PARCEL IDENTIFIER: M9NE1A-10-13.

TITLE TO SAID PREMISES IS VESTED IN Douglas J. Hall and Stephanie A. Hall, h/w, by Deed from Donna F. Bartholomew and Elvis A. Goble, dated 01/31/2007, recorded 02/02/2007 in Book 2007-1, Page 46941.

Premises being: 931 WEST LINCOLN STREET, a/k/a 931 LINCOLN STREET, EASTON, PA 18042-6319.

Tax Parcel No. M9NE1A 10 13 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Stephanie A. Hall and Douglas J. Hall.

DANIEL G. SCHMIEG, ESQUIRE

#### **No. 51**

#### **BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-06579**

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

Yost Avenue (formerly known as Berlin Street) in the Township of Lower Saucon, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the south building line of Yost Avenue, said point being one hundred sixty and two-tenths (160.2) feet west from the southwest intersection of Yost Avenue and Frederick Street and in line with the middle of a partition wall; thence in and along the southern line of Yost Avenue, North fifty-nine (59) degrees thirty-eight (38) minutes East, a distance of sixty-five and two-tenths (65.2) feet, more or less, to a point in line of land now or late of Earl E. Trappe; thence along the same, South thirty-seven (37) degrees East, a distance of one hundred nineteen (119) feet, more or less, to a point; thence South fifty-three (53) degrees West, a distance of sixty-four and eight-nine one hundredths (64.89) feet to a point; thence North thirty-seven (37) degrees West, and passing through the middle of a partition wall dividing the house erected upon the premises herein described from the house adjoining on the West, a distance of one hundred twenty-eight and fifty-one one-hundredths (128.51) feet to a point, the place of Beginning. Being commonly known and designated as No. 11 Yost Avenue.

TITLE TO SAID PREMISES IS VESTED IN Michel N. Breault and Deborah Breault, h/w, by Deed from Gene Caponigro, dated 02/25/1998, recorded 02/26/1998 in Book 1998-1, Page 20944.

Premises being: 2281 YOST ROAD f/k/a, 11 YOST ROAD, BETHLEHEM, PA 18015-4621.

Tax Parcel No. Q6NW2-2 7-0719.

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

SEIZED AND TAKEN into execution of the writ as the property of Michel N. Breault and Deborah A. Breault a/k/a Deborah Breault.

DANIEL G. SCHMIEG, ESQUIRE

**No. 52**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-07326**

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the west side of Easton Road in the Borough of Hellertown, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the curb line on the west side of Easton Road in said Borough, said point being located 83 feet 3-1/4 inches north of the northern line of land now or late of Harvey Wohlbach; thence northwardly in and along said west line a distance of 19 feet to a point in the southern boundary line of other premises of the grantors; thence westwardly in and along said last mentioned premises a distance of 120 feet to a point in the east line of a 10 feet wide private alley; thence southwardly along said east line a distance of 19 feet to a point in line of land now or late of Minnie E. Bachman; thence eastwardly in and along said last mentioned land a distance of 120 feet to a point, the place of beginning.

BOUNDED on the east by Easton Road, on the north by other premises of the grantors, on the west by a private alley and on the south by property now or late of Minnie E. Bachman.

BEING known as premises No. 762 Easton Road according to the



Plan of the Borough of Hellertown for numbering streets.

BEING Northampton County Parcel Identifier No.: Q7SW2D-4-1.

BEING THE SAME PREMISES BY DEED FROM MICHELE D. FEHR AND DOLORES M. FEHR, BY MICHAEL D. FEHR, HER ATTORNEY-IN-FACT DATED: 02/10/06 AND RECORDED: 02/14/06 IN BOOK 2006-1 PAGE 61948 GRANTED AND CONVEYED UNTO LANCE K. PORUBSKI.

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 Lance K. Porubski.

MICHAEL T. McKEEVER, ESQUIRE

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**No. 53**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-08700**

ALL THAT CERTAIN building lot, piece or parcel of land situate in the Borough of Pen Argyl, County of Northampton and State of Pennsylvania, being bounded and described as follows to wit:

BEGINNING at a point on the South side of Applegate Avenue in Lot No. 6, of Block 13 on the map entitled "Slateland View," of record in the Northampton County Recorder of Deeds Office at Easton, Pennsylvania, said point being directly in line with the center partition of a double dwelling; thence in a southerly direction directly through the said center partition one hundred feet (100'), more or less, to a point in Lot No. 12; thence along said Lot No. 12 in an easterly direction twenty-five feet (25'), more or less, to a point, the southwest corner of Lot No. 6; thence in a northerly direction along Lot No. 6, Block No. 13, one hundred feet (100'), more

or less, to a point on the south side of Applegate Avenue; thence in a westerly direction twenty-five feet (25'), more or less, to the place of Beginning. Containing the Eastern one-half of a double dwelling, said one-half being known and numbered as 314 Applegate Avenue, Pen Argyl, PA.

BEING KNOWN AS: 314 Applegate Avenue, Pen Argyl, PA 18072.

TAX PARCEL #: E8NE1B-8-3.

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 John Metzger a/k/a John A. Metzger, Jr. MICHAEL T. McKEEVER, ESQUIRE

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**No. 54**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-09457**

ALL THAT CERTAIN lot or tract of land situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at the northwest corner of Sixth and Hayes Streets, thence extending north along Hays Street a distance of fourteen (14') feet to a point, thence extending west through the middle of the partition wall of this and property now or late of William A. Finady adjoining on the north a distance of sixty-two (62) feet to a three (3') feet wide private alley, thence extending south along said alley a distance of fourteen (14') feet to a point on Sixth Street, thence extending east along said Sixth Street a distance of sixty-two (62') feet to a point, the place of beginning.

BEING KNOWN AS: 538 Hayes Street, Bethlehem, PA 18015.

TAX PARCEL #P6SE2D-3-18.

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

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

MICHAEL T. McKEEVER, ESQUIRE

**No. 55**

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

**CV-2010-10243**

ALL THAT CERTAIN unit designated as unite EE-6 being unit in Penn's Farms Condominium situated in the Township of Bethlehem, County of Northampton, Commonwealth of Pennsylvania as in Declaration of Condominium Penn's Farm condominium dated 4/26/88, recorded 4/27/88 in Northampton County in Misc. Book 337, page 448 and last amended in Misc. Book vol. 398, page 325 and any further amendments thereto.

NORTHAMPTON COUNTY TAX PARCEL: M7NE3-1-116.

BEING KNOWN AS 107 Quaker Drive, Bethlehem, PA 18020.

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

SEIZED AND TAKEN into execution of the writ as the property of Thomas L. Jaskewicz and Malissa M. Wolenski.

MICHAEL T. McKEEVER, ESQUIRE

**No. 56**

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

**CV-2010-10952**

ALL THAT CERTAIN lot, piece or parcel of land with the improvements thereon erected situate in the Township of Moore, County of Northampton, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the easterly side of Pennsylvania State Highway Route #512, leading from Bath to Moorestown, and on the southerly side of a proposed 33 feet wide street; thence along the southerly side of the said proposed street, passing over a state at the top of the bank, passing parallel to and 33 feet from the land about to be conveyed to now or late Clarence E. Traugher, South 88 degrees 50 minutes 30 seconds East, 164.00 feet to a stake and the land now or late of prior grantors, said stake being in line with the easterly line of lands now or late of Clarence E. Traugher produced Southwardly; thence along the land now or late of prior grantors, of which this was a part, South 19 degrees 54 minutes 30 seconds West, 100.00 feet to a stake; thence still along the same land, North 88 degrees 50 minutes West, 169.50 feet, passing over a stake at the top of the bank to a point on the easterly side of the said State Highway; thence along the easterly side of the highway, North 23 degrees 04 minutes 30 seconds East, 102.06 feet to the point and place of BEGINNING.

IT BEING THE SAME PREMISES which Mark W. Hagley, and Kristie L. Sticka, now known by marriage as Kristie L. Hagley by Deed dated April 25, 2008, and recorded in the Recorder of Deeds Office in and for the County of Northampton, Pennsylvania, in Record Book Volume 2008-1, Page 133119 on May 5, 2008, did grant and convey unto Mark W. Hagley.

UNIFORM PARCEL IDENTIFIER NO.: J6-16-8F.

GIS PIN: 5262-17-1016-5302.

BEING KNOWN AS 90 Moorestown Road, Bath, PA 18014.

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

SEIZED AND TAKEN into execution of the writ as the property of Mark W. Hagley.

JAMES V. FARERI, ESQUIRE

**No. 57**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-06643**

ALL THAT CERTAIN lot or tract of land (thereon being erected a two and one half story frame dwelling) now known and designated as number 1206 Railroad Street situate on the south side of Railroad Street in the City of Bethlehem, Northampton County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point in the south side of Railroad Street distant twenty-five (25) feet more or less eastwardly from the southeast corner of Railroad and North Streets, thence extending eastwardly along the south side of Railroad Street twenty-five (25) feet and of that same width of twenty-five (25) feet extending back southwardly one hundred (100) feet to a division line between Railroad Street and East Third Street.

BEING the same premises which Carlos De La Rosa Gonzalez and wife by Deed dated November 20, 1956 and recorded November 21, 1956 in the Office of the Recorder of Deeds in and for Northampton County in Book B95, Page 384 conveyed to Joseph Gutierrez.

PROPERTY BEING KNOWN AS: 1206 RAILROAD STREET, BETHLEHEM, PENNSYLVANIA 18015.

TAX PARCEL NUMBER: P6NE3C 6 2 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Joseph Gutierrez.

RICHARD SOMACH, ESQUIRE

**No. 58**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-13857**

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the West side of Carlton Avenue (formerly Walnut Street), in the City of Bethlehem (formerly Borough of South Bethlehem), County of Northampton and State of Pennsylvania, bounded and described as follows, in wit:

BEGINNING at a point on the Southeast corner of Lot now or late of John Brown; thence South along said Carlton Avenue, a distance of twenty-one feet six inches (21' 6") to the middle of a partition or party wall of a double brick dwelling house; thence of said width of twenty-one feet six inches (21' 6") and between parallel lines at right angles to said Carlton Avenue, extending Westwardly ninety-four feet (04').

BOUNDED on the North by property now or late of John Brown, on the East by said Carlton Avenue, on the South by lot now or late of Charles W. Bachert and on the West by lot now or late of Isaiah Swenker.

TAX PARCEL NUMBER: P65W-ZC9-11.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling.

TITLE TO SAID PREMISES IS VESTED IN Steven R. Bailey and Betsy A. Bailey by Deed from John B. Cornish and Seth A. Cornish, trading as Cornish Associates dated 3/3/

1999 and recorded 4/1/1999 in Volume 1999-1 Page 45040.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Steven R. Bailey, Sr. a/k/a Steven R. Bailey and Betsy A. Bailey a/k/a Betsy Bailey.

BEING KNOWN AS 418 Carlton Avenue, Bethlehem, PA.

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

SEIZED AND TAKEN into execution of the writ as the property of Steven R. Bailey, Sr. a/k/a Steven Bailey and Betsy A. Bailey a/k/a Betsy Bailey.

MARTHA E. VON ROSENSTIEL,  
ESQUIRE

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**No. 59**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-07402**

ALL that certain lot or piece of land with improvements thereon erected, situated near the northeast corner of Tenth and Jackson Streets, in the City of Easton, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point forty feet east from the northeast corner of Tenth and Jackson Streets; thence north along the property now or late of Lillian L. Buchman, North one hundred and forty feet to Juniper Street; thence east on the south side of Juniper Street forty feet to a point; thence on line parallel with said Tenth Street one hundred forty feet to Jackson Street; thence along the north side of Jackson Street West forty feet to a point, the place of beginning.

BEING the same premises which George A. Schaffer and Dawn M. Border, n/k/a Dawn M. Schaffer, by Deed dated September 26, 1997 and recorded in the Office of the Recorder

of Deeds of Northampton County on September 30, 1997 at Deed Book Volume 1997-1, Page 106411 and Instrument No. 1997034582, granted and conveyed unto Melissa Y. Bowens and Santeargo V. Brown, Sr.

BEING KNOWN AS 937 Jackson Street, Easton, PA 18042.

TAX PARCEL NUMBER:  
L9NE4D-8-4.

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

SEIZED AND TAKEN into execution of the writ as the property of Melissa Y. Bowens and Santeargo V. Brown, Sr.

KRISTINE M. ANTHOU, ESQUIRE

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**No. 60**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-07768**

All that certain tract or parcel of land, with improvements thereon, known as Lot No. 50 M as shown on the Plan of Greenleaf Estates Phase II, being situated in Forks Township, Northampton County, Commonwealth of Pennsylvania, recorded in Northampton County Recorder of Deeds Office in Map Book Volume 1997-5, Pages 311-313, being known and designated as 1025 Greenleaf Street.

SUBJECT to easements, covenants and restrictions which appear in the chain of title, as shown on recorded plans and which presently exist.

TITLE TO SAID PREMISES IS VESTED IN Omar Garcia and Maria L. Garcia, h/w, by Deed from Forks Land Associates, Inc., dated 04/27/2001, recorded 04/27/2001 in Book 2001-1, Page 70092.

Premises being: 1025 GREEN LEAF STREET, EASTON, PA 18040-8206.

Tax Parcel No. K9SW2 27 13 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 Omar Garcia and Maria L. Garcia.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 61**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-11487**

ALL THAT CERTAIN house and lot or piece of land situate on the north side of Washington Street, in the City of Easton, and bounded and described as follows, to wit:

BEGINNING at a point on the north side of said Washington Street one hundred and nineteen (119) feet east of the east building line of Fourteenth Street, thence extending eastwardly along the north side of said Washington Street twenty-one (21) feet, thence the lot extending northwardly of the same width in depth one hundred twenty eight feet and three inches to a ten foot wide private alley.

BOUNDED on the north by said alley, on the east by property of Rose M. Guffy, on the south by said Washington Street, and on the West by property of Antonio Grifo.

TITLE TO SAID PREMISES IS VESTED IN Samuel G. Lebowitz, as trustee and not personally, by Deed from Samuel G. Lebowitz, dated 09/19/2003, recorded 09/29/2003 in Book 2003-1, Page 405764.

Premises being: 1341 WASHINGTON STREET, EASTON, PA 18042-4764.

Tax Parcel No. L9SW2C-23-14-0310.

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

ing with aluminum siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Samuel G. Lebowitz, as Trustee and Individually.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 63**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-7393**

Parcel No. 1:

ALL THOSE eight lots or pieces of land lying and being in the Township of Lower Mt. Bethel, in the County of Northampton and State of Pennsylvania, and known on plan of lots of the Hutchison Heights, Martins Creek, Pennsylvania as Lots Nos. 535, 536, 537, 538, 539, 540, 541, 542 said plan of lots is duly entered of record at Easton, in the County of Northampton and State of Pennsylvania in the Office of the Recorder of Deeds in and for the said County of Northampton in Book of Maps Vol 5, page 14.

Parcel No. 2:

ALL THAT CERTAIN lot or piece of land lying and being in the Township of Lower Mt. Bethel in the County of Northampton and State of Pennsylvania, and known on plan of lots of the Hutchinson Land and Improvement Company as Lot No. 543 bounded and described as follows, to wit:

BEGINNING at the Northwestern corner of the intersection of 3rd Avenue and Summit Avenue said point being the Southeasterly corner of said Lot No. 543; thence in a Northerly direction along the Westerly line of said Summit Avenue, a distance of 125 feet more or less to an alley; thence Westerly along the Southerly line of said alley a distance of 20 feet more or less to the Northeasterly

corner of Lot No. 542; thence Southerly along the dividing line of Lots Nos. 542 and 543 a distance of 125 feet more or less to 3rd Avenue; thence Easterly along the Northerly line of said 3rd Avenue a distance of 20 feet more or less to point of beginning.

TAX PARCEL #H10NW4-9-1.

BEING KNOWN AS: 6120 3rd Avenue, Martins Creek, PA 18063.

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

SEIZED AND TAKEN into execution of the writ as the property of Nicole A. Austin and Michael J. Austin.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 64**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-08071**

ALL THAT CERTAIN UNIT, designated as 11 West 2nd Street Unit #352 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.

The Grantee, for and on behalf of the Grantee and their heirs, personal representatives, successors and assigns, by the acceptance of this Deed, covenants and agrees to pay such charges for the maintenance, repairs, replacements and other expenses in connection with the Common Elements, as may be assessed against themselves or said Unit, from time to time by the Executive Board of the Lehigh Riverport Condominium Association, in accordance with the Uniform Condominium Act of Pennsylvania and further covenants and agrees that the Unit conveyed by this Deed shall be subject to a lien for all amounts so assessed except in so far as Section 3407(c) of said Uniform Condominium Act may relieve a subsequent Unit owner of liability for prior unpaid assessments. This covenant shall run with and bind the Land or Unit hereby conveyed and all subsequent owners thereof.

TITLE TO SAID PREMISES IS VESTED IN Ruta Buchholz by deed from Lehigh Riverport Realty, L.P. successor by merger to Lehigh Riverport Development LLC., recorded 9/5/06, book 2006-1, page 363010.

Premises being: 11 WEST 2ND STREET UNIT 352, BETHLEHEM, PA 18015-1385.

Tax Parcel No. P6-2-352-0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Ruta Buchholz.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 65**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-12080**

All that certain lot or piece of land situate in the Borough of Portland,



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

Beginning at the Southwestern corner of Washington Avenue and Ruth Street; thence along the Western line of Washington Avenue, South 22 degrees 30 minutes East 100 feet to a point; thence along land of the grantors, South 67 degrees 30 minutes West, 120 feet to a point; thence along the same, North 22 degrees 30 minutes West 100 feet to a point in the Southern line of aforesaid Ruth Street; thence along the said line of Ruth Street North 67 degrees 30 minutes East 120 feet to the place of beginning. Containing 12,000 square feet.

TITLE TO SAID PREMISES IS VESTED IN William C. Oxforth, Jr., married individual, by Deed from Federal National Mortgage Association, dated 11/29/2004, recorded 01/31/2005 in Book 2005-1, Page 38774.

Premises being: 625 WASHINGTON STREET, PORTLAND, PA 18351.

Tax Parcel No. B11SE3A7 1 0127.

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 William C. Oxforth, Jr.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 66**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-09884**

ALL THAT CERTAIN tract of parcel of land situated in Lehigh Township, Northampton County, Commonwealth of Pennsylvania, being known as Lot 3 as shown on the Final Plan of the Melo Subdivision, dated March 26, 2004, and last revised on April 23, 2004, as prepared by Lehigh

Engineering Associates, Inc., and recorded on June 21, 2004, in Northampton County Plan Book 2004-5, page 367, more particularly further bounded and described as follows, to wit:

BEGINNING at an iron pin located along Lot 2 of the Melo Subdivision, said pin also located along the required roadway right-of-way of Magellan Drive, 25.00 feet from centerline, and the lands herein-described, thence South 09 degrees 12 minutes 59 seconds East 193.73 feet along Lot 2 of the Melo Subdivision to an iron pin; thence South 74 degrees 12 minutes 43 seconds West 213.13 feet along lands now or formerly of Elias and Georgette Shetavh to an iron pin; thence North 09 degrees 12 minutes 59 seconds West 213.87 feet along Lot 4 of the Melo Subdivision to an iron pin; thence along an arc curving to the right having a radius of 25.00 feet, a length of 14.79 feet, a tangent of 7.62 feet, and a delta angle of 33 degrees 54 minutes 10 seconds (long chord North 63 degrees 49 minutes 56 seconds East 14.58 feet) along the required roadway right-of-way of Magellan Drive to an iron pin; thence North 80 degrees 47 minutes 01 second East 197.78 feet along the required roadway right-of-way of Magellan Drive, 25.00 feet from centerline, to the aforementioned iron pin and place of BEGINNING.

CONTAINING: 1.0005 acres (43,580.97 sq. ft.).

Said property subject to easements, restriction and covenants of record as contained within the chain of title of said deed of record.

BEING the same premises which Saucon Valley Custom Homes, Inc, a Pennsylvania Corporation by deed dated 1/31/2006 and recorded 2/2/2006 in and for Northampton

County in Deed Book 2006-1 page 47697 granted and conveyed to Michael Petruska, a single man and Charlene Mateus, a single woman.

BEING KNOWN AS 4603 Magellan Drive, Walnutport, PA 18088.

TAX PARCEL NUMBER: K2 6 13C-3 0516.

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

SEIZED AND TAKEN into execution of the writ as the property of Michael Petruska and Charlene Mateus.

CHRISTOPHER A. DeNARDO,  
ESQUIRE

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**No. 67**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-12556**

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

BEGINNING at a point at the intersection of the northwesterly right of way line of Farmersville Road with the northerly line of lands now or formerly of K&E Corporation (M7SE2 3 33A), and from said point running:

Thence (1) along the lands now or formerly of K&E Corporation, North 82 degrees 23' 06" West, a distance of 448.08 feet to a point in line of lands now or formerly of Walter K. & Elisabeth J. Kutz (M7SE2 3 10);

Thence (2) along the lands now or formerly of Walter K. & Elisabeth J. Kutz, also along lands now or formerly of Paul & Francine M. Hancez (M7SE2 3 9), and along lands now or formerly of Robert D. & Teresa L. Henshaw (M7SE2 3 8), lands now or formerly of Richard D. & Donna M. McCandless (M7SE2 3 7), lands now

or formerly of Lillian E. Rhodes (M7SE2 3 6), lands now or formerly of John C. & Maura Z. McGuire (M7SE2 3 5), lands now or formerly of Richard M. & Linda B. Cortis (M7SE2 3 4), lands now or formerly of David S. & Jeanne M. Pratt (M7SE2 3 3), lands now or formerly of James J. & Anne F. McCullin (M7SE2 3 2), and lands now or formerly of Earl P. & Irene R. Werkheiser (M7SE2 3 1), North 01 degrees 13' 54" East, passing over an iron pin found at 140.35 feet from the beginning of this course, a total distance of 442.05 feet to a point on the southerly right of way line of William Penn Highway (SR 2020);

Thence (3) along the southerly right of way line of William Penn Highway, South 89 degrees 10' 06" East, a distance of 524.09 feet to a point;

Thence (4) along an arc curving to the right (not tangent to the prior course) having a radius of 47.00, an arc length of 21.93 feet, a delta angle of 26 degrees 43' 49", a chord bearing South 27 degrees 48' 53" East, a chord distance of 21.73 feet to a point on the aforementioned northwesterly right of way line of Farmersville Road;

Thence (5) along the northwesterly right of way line of Farmersville Road, South 11 degrees 50' 54" West, a distance of 484.83 feet to the POINT OF BEGINNING.

Containing a calculated area of 5.315 acres.

BEING KNOWN AS Easton Avenue, Easton, PA.

TAX PARCEL NUMBER: M7SE2 3 32 0205.

THEREON BEING ERECTED a two-story commercial building with aluminum siding and cinder block exterior; detached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Star\*Crete, LLC.

HEATHER BURNS POZNIAK,  
ESQUIRE

**No. 68**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-10616**

ALL THAT CERTAIN tract of land with the dwelling No. 323 East Goepp Street thereon erected situate in the City of Bethlehem, County of Northampton, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a nail on the Northern street line of Goepp Street, said point being a distance of one hundred forty-six and forty-two hundredths (146.42) feet West of and along said street line from the Northwestern most corner of intersection of said Goepp Street with Maple Street; thence along said Northern line of Goepp Street, North eighty-one degrees and fifty minutes West, a distance of twenty (20.00) feet to a mark in the joint of the concrete pavement; thence along the Eastern property line of No. 321 Goepp Street and passing through the party wall of a twin dwelling, North eight degrees and ten minutes East, a distance of ninety-five (95.00) feet to a steel pin corner on the Southern line of a ten foot wide easement; thence along said line of said easement, South eighty-one degrees and fifty minutes East, a distance of twenty (20.00) feet to a steel pin corner; thence across and through the adjacent property now or formerly of Henry Torres-Campos and Ivania Figueroa, to the East, South eight degrees and ten minutes West, a distance of ninety-five (95.00) feet to a nail corner, the place of beginning.

CONTAINING exactly 1,900 square feet of area and the Eastern half of a twin dwelling.

TOGETHER with all of the right, title and interest of the Grantor in the Agreement dated July 2, 1951 between Adam Meyer and Adelaide M. Meyer of the first part and the City of Bethlehem of the second part creating an easement across premises No. 321 East Goepp Street for the sewerage of premises No. 323 Goepp Street.

TOGETHER with an easement to Grantees herein, their heirs, executors, administrators, assigns, invitees and lessees, for the purposes of ingress, egress and regress in common with the owner of premises No. 321 East Goepp Street and the owner of the premises adjoining to the East the premises No. 323 East Goepp Street, over and upon a strip of land ten feet in width extending Eastwardly from the East side of Pulaski Street a distance of 40 feet, the South side of said strip coinciding for a portion of its length with the North line of the premises herein conveyed.

TITLE TO SAID PREMISES IS VESTED IN Anh N. Tran and Bich N. Nguyen, h/w, by Deed from The Jabrier Company, LLC., a Pennsylvania limited liability, dated 05/10/2005, recorded 05/11/2005 in Book 2005-1, Page 174851.

Premises being: 323 EAST GOEPP STREET, BETHLEHEM, PA 18018-4129.

Tax Parcel No. P6NE2A 1 2A 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Anh N. Tran and Bich N. Nguyen.

DANIEL G. SCHMIEG, ESQUIRE

**No. 69****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-08563**

ALL THAT CERTAIN message, tenement and Lot or piece of ground situate on the Southerly side of Freemansburg Avenue, in the Borough of Wilson, County of Northampton and State of Pennsylvania, being known as 2248 Freemansburg Avenue, also being the Northerly one hundred (100) feet of Lot# 15 on Plan of E. J. Richards as recorded in Easton in Map Book 2 page 83, bounded and described as follows, to wit:

CONTAINING in front on Freemansburg Avenue twenty (20) feet and extending in depth of said width Southwardly one hundred (100) feet to land now or formerly of M. Lipshitz.

BOUNDED on the North by Freemansburg Avenue, on the East by land now or formerly of B. Schultz, on the South by land of M. Lipshitz and on the West by Lot# 14, Plan aforesaid.

Having thereon erected as two and one-half story frame dwelling house, known as 2248 Freemansburg Avenue.

TITLE TO SAID PREMISES IS VESTED IN James Grube and Joanne Grube, h/w, by Deed from Deborah L. Hayes and Tara L. Hayes, dated 03/30/2001, recorded 04/02/2001 in Book 2000-1, Page 50866.

Premises being: 2248 FREEMANSBURG AVENUE, EASTON, PA 18042-5314.

Tax Parcel No. L9SW4C-20-10-0837.

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 Joanne Grube and James Grube.

DANIEL G. SCHMIEG, ESQUIRE

**No. 70****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-10562**

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, situate on the East side of Rotterdam Square in East Allen Township, Northampton County, Pennsylvania, known and designated as Lot No. 68 on Plan of Victoria Square as prepared by Reimer & Fischer Engineering, Inc., dated July 11, 1980, Issue 1, Revision 5, Drawing No. 79-128-1, duly recorded in the Office for the Recording of Deeds in and for Northampton County on September 12, 1980.

TITLE TO SAID PREMISES IS VESTED IN Allen Petchonka and Grace Petchonka, by Deed from Carol A. Thompson, dated 12/13/2005, recorded 12/19/2005 in Book 2005-1, Page 512029.

Premises being: 7042 ROTTERDAM SQUARE, BETHLEHEM, PA 18017-9385.

Tax Parcel No. L5 14 3J 0508.

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 Allen Petchonka and Grace Petchonka.

DANIEL G. SCHMIEG, ESQUIRE

**No. 71****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-13216**

ALL THAT CERTAIN message, tenement and parcel of land situate in the Township of Bethlehem, Northampton County, Pennsylvania, known as Lot 23 on Final Plan, Section 6, Green Pond Crest, recorded in

Northampton County Plan Book Volume 25, page 28, being more particularly bounded and described as follows:

BEGINNING at a point in the westerly building line of Pond Circle, said point being at the dividing line between Lots 23 and 24, according to said Plan; thence, along the said line, South 57 degrees 06 minutes 30 seconds West, a distance of 227.86 feet to a point in the easterly line of land now or late of Ulysses K. Clause; thence, along the same, North 1 degree 27 minutes 00 second West, a distance of 320 feet to a point, said point being at the dividing line between Lots 22 and 23 according to said Plan; thence, along said line, South 58 degrees 30 minutes 52 seconds East, a distance of 232.79 feet in the northwesterly building line of Pond Circle; thence, along the same, on a curve to the left with a radius of 70 feet, a distance of 78.65 feet to a point, the place of Beginning.

BEING KNOWN as 4060 Pond Circle, Bethlehem, Pennsylvania.

CONTAINING 0.8702 acres of land.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP M7NE1 BLOCK 2 LOT 6.

TITLE TO SAID PREMISES IS VESTED IN John M. Kroemer and Rita L. Kroemer, h/w, by Deed from Joseph J. Patton and Donna R. Patton, h/w, dated 01/04/1995, recorded 01/10/1995 in Book 1995-1, Page 2951.

Premises being: 4060 POND CIRCLE, BETHLEHEM, PA 18020-9501.

Tax Parcel No. M7NE1 2 6.

THEREON BEING ERRECTED 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 John M. Kroemer and Rita L. Kroemer.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 72**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-07243**

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania, known as Lot W-002 of Riverview Estates West, Phase I as recorded in the Office of the Recorder of Deeds in Record Book 2005-5, page 194, bounded and described as follows, to wit:

BEGINNING at the point formed by the intersection of the division line between Lot 1 and Lot 2, Phase I on the Westerly right-of-way line of Meadow Lane Drive (50 feet right-of-way) (N 215,365.68, E 2,673,297.18), thence with reference to North American Datum 1983 (Pennsylvania North)(NAD83).

1) South 69 degrees 07 minutes 54 seconds West 130.00 feet coincident with the division line between Lot 1 and Lot 2 to a point; thence with reference to North American Datum 1983 (Pennsylvania North)(NAD83).

2) North 20 degrees 52 minutes 06 seconds West 100.00 feet coincident with the division line between Lot 2 and Parcel No. 228, Stormwater Conveyance Area to a point; thence with reference to North American Datum 1983 (Pennsylvania North)(NAD83).

3) North 69 degrees 07 minutes 54 seconds East 130.00 feet coincident with the division line between

Lot 2 and Lot 3 to a point on the Westerly right-of-way line of Meadow Lane Drive (50 feet right-of-way); thence with reference to North American Datum 1983 (Pennsylvania North)(NAD83).

4)South 20 degrees 52 minutes 06 seconds East 100.00 feet coincident with said Westerly right-of-way line of Meadow Lane Drive to the point and place of Beginning.

SAID property subject to a 10 feet wide utility easement coincident with the first (1st) course of the foregoing description and to any other easements, restrictions and covenants of record as contained within the chain of title of said deed of record.

BEARINGS for this description refer to a map entitled 'Riverview Estates West, Block 32A, Lots 2, 3 and 4, Final Plat—Phase II, Major Subdivision,' sheet 1 of 1, last revised December 23, 2005, prepared by Medina Consultants, P.C., One Edgeview Drive, Hackettstown, New Jersey 07840.

TITLE TO SAID PREMISES IS VESTED IN Giuseppe Sivo and Rosanna Sivo, h/w, by Deed from Segal & Morel at Forks Township X, LLC, dated 10/11/2006, recorded 10/23/2006 in Book 2006-1, Page 437360.

Premises being: 2646 MEADOW LANE DRIVE, EASTON, PA 18040-1204.

Tax Parcel No. K9 32A2-2-0311.

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 Giuseppe Sivo and Rosanna Sivo.

DANIEL G. SCHMIEG, ESQUIRE

### No. 73

### BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-10561

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

#### TRACT NO. 1

ALL THAT CERTAIN Lot No 197 of the Bath Land Improvement Company as shown on their Plans of the Sunnyside Building Lots as filed in the Office of the Recording of Deeds in the City of Easton in and for the County of Northampton, bounded and described as follows, to wit:

BEGINNING at a point at the Southeast corner of Lot No. 196; thence in an Easterly direction 20 feet to a point at the Southwest corner of Lot No. 198; thence in a Northerly direction and passing through the center of the middle partition wall of a certain frame dwelling 150 feet to a 16 feet wide alley; thence in a Westerly direction 20 feet to the Northeast corner of Lot No. 196; thence in a Southerly direction 150 feet to the place of Beginning.

#### TRACT NO. 2

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

ON THE NORTH by a 16 feet wide alley; on the South by Main Street; on the East by Lot No. 197; and on the West by Lot No. 194,

CONTAINING in front on Main Street 40 feet and extending in depth of equal width 150 feet. Being Lots Nos. 195 and 196 as shown upon the Map or Plan of the Sunnyside Building Lots belonging to the Bath Land Improvement Company.



Subject to covenants, restrictions, easements of record and taxes for the current year.

TITLE TO SAID PREMISES IS VESTED IN Arthur P. Kufrovich, Jr. and April L. Bolton, as joint tenants with full rights of survivorship and not as tenants in common, by Deed from John A. Fry and Donna W. Fry, h/w, dated 06/27/2000, recorded 07/07/2000 in Book 2000-1, Page 085220.

Premises being: 349 EAST MAIN STREET, a/k/a 349 MAIN STREET EAST, BATH, PA 18014-1912.

Tax Parcel No. K6NW3D 9 7 0503.

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

SEIZED AND TAKEN into execution of the writ as the property of Arthur Kufrovich a/k/a Arthur P. Kufrovich, Jr. and April Bolton a/k/a April L. Bolton.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 74**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-07817**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Palmer, Northampton County, Pennsylvania, being known as Lot 14A which is the Easterly portion of Lot 14 of Rosemont, more fully bounded and described as follows:

BEGINNING at an iron pin set on the Easterly side of the cul-de-sac of Rosemont Court, said iron pin being the Northwest corner of the lands of Lot 13 of Rosemont; thence along the cul-de-sac of Rosemont Court along the arc of a curve to the left having a radius of 45.00 feet and central angle of 23 deg. 13 min. 27 sec. For an arc length of 18.11 feet (chord: North 41 deg. 47 min. 05 sec. West 17.99 feet)

to an iron pin; thence through the lands of Lot 14, of which this was a part, through the center of a party wall, North 36 deg. 41 min. 12 sec. East 134.26 feet to an iron pin set on line of the lands of Lot 6 of Rosemont; thence along said lands of Lot 6 of Rosemont South 14 deg. 10 min. 12 sec. East 73.07 feet to an iron pin set on the Northeast corner of the lands of Lot 13 of Rosemont; thence along said lands of Lot 13 of Rosemont South 59 deg. 44 min. 38 sec. West 99.70 feet to an iron pin, the place of beginning. Being parcel number M8NE2-11-16A.

SUBJECT TO PARTY WALL RIGHTS.

TITLE TO SAID PREMISES IS VESTED IN David Huff, a married man, by Deed from David Huff, a married man and Patti Jo Patino, dated 05/12/2004, recorded 05/20/2004 in Book 2004-1, Page 190715.

Premises being: 29 ROSEMONT COURT, EASTON, PA 18045-5254.

Tax Parcel No. M8NE2-11-16A-0324.

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

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

DANIEL G. SCHMIEG, ESQUIRE

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**No. 75**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-07923**

ALL THAT CERTAIN lot or tract or parcel of ground situated in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania, being known and referred to as Lot 32, as shown and identified on a certain subdivision map, plat or plan entitled 'Plan of Knollwood Estates,'

which Plan was recorded on June 24, 2005, in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, in Plan Book Volume 2005-5, Page 352.

UNDER AND SUBJECT to the following condition and restriction which shall run with the land: That no construction activity or structure shall be permitted within the area designated as 'Flood Plain' on the record Plan. Any alteration or regrading of this land shall require the approval of the Pennsylvania Department of Environmental Protection and the Township of Forks.

UNDER AND SUBJECT to the Declaration of Protective Covenants as recorded in Record Book Volume 2005-1, Page 394774.

UNDER AND SUBJECT to the Declaration of Knollwood Estates, a Planned Community, as recorded in Record Book Volume 2005-1, Page 394781.

THIS DEED is made under and by virtue of a resolution of the Board of Directors of the Party of the First Part, duly passed at a meeting thereof duly and legally held on the 20th day of February, 2009.

TITLE TO SAID PREMISES IS VESTED IN Carlos B. Chorro and Jacqueline Chorro, h/w, by Deed from Nic Zawarski and Sons Builders, Inc., a Pennsylvania Corporation, dated 02/20/2009, recorded 02/20/2009 in Book 2009-1, Page 34153.

Premises being: 1155 MECO ROAD, EASTON, PA 18040-8086.

Tax Parcel No. K9-10-7A-32.

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

SEIZED AND TAKEN into execution of the writ as the property of Carolos B. Chorro and Jacqueline Chorro.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 76**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-09927**

ALL THAT CERTAIN lot or piece of ground with frame dwelling house thereon, situate on the South side and known as No. 728 Berwick Street, in the City of Easton, County of Northampton, and State of Pennsylvania, containing in front on said Berwick Street 20 feet and extending of that width in depth Southwardly 140 feet to a 20 feet wide alley.

BOUNDED on the North by Berwick Street, on the East by land now or late of William Smull, on the South by the 20 feet wide alley aforesaid, and on the West by land now or late of John Kantner.

BEING Tax Parcel No. M9NE1A-8-7.

BEING known as 728 West Berwick Street, Easton, PA 18042.

BEING the same premises which Serafina Giovanni, widow, by Indenture bearing date 3/20/2006 and recorded 3/22/2006 in the Office of the Recorder of Deeds, in and for the County of Northampton in Deed Book Volume 2006-1 page 113054 etc., granted and conveyed unto Grace Oren and Harry E. Oren, her husband, in fee.

BEING the same premises which Harry E. Oren and Grace Oren, husband and wife, granted and conveyed unto Edwin Luna-Martinez by Deed dated January 22, 2007 and recorded on January 29, 2007 in the Office of the Recorder of Deeds in and for the County of Northampton, State

of Pennsylvania in Record Book 2007-1, Page 37684.

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

SEIZED AND TAKEN into execution of the writ as the property of Edwin Martinez a/k/a Edwin Luna-Martinez.

RICHARD M. SQUIRE, ESQUIRE

**No. 77**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-10619**

ALL THAT CERTAIN message or tenement and tract or piece of land commonly known as No. 1521 Center Street situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point in the West line of Center Street distant 191 feet 7 3/8 inches North of the Northwest corner of Center and Hillmond Streets; thence extending Northwardly along Center Street a distance of 20 feet mor or less to a point in line with the middle of the partition wall erected on the premises herein described and premises immediately adjoining on the North; thence extending Westardly of that same width and through the middle of said partition wall a distance of 136 feet 9 3/8 inches more or less to Shipman Street.

BOUNDED on the North by lands now or late of William F. Bastian and Morris Landis; on the East by Center Street; on the South by lands now or late of Dayton K. Unangst; on the West by Shipman Street.

NORTHAMPTON COUNTY UNIFORM PARCEL ID.: N6SE1C 21 5.

BEING KNOWN AS 1521 Center Street, Bethlehem, PA 18018.

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

SEIZED AND TAKEN into execution of the writ as the property of Adam Gottwald.

MICHAEL T. MCKEEVER, ESQUIRE

**No. 78**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-10004**

ALL THAT CERTAIN parcel and tract of land situate, lying and being in the Borough of Bangor (formerly Washington Township), County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West curb line of South Seventh Street and land of Lloyd Buskirk, the said point being distant one hundred eight and five-tenth (108.5) feet measured from the intersection of the North curb line of Walnut Street and the West curb line of south Seventh Street; thence along land of said Buskirk South seventy-nine (79) degrees ten (10) minutes West sixty-four and twenty-five hundredth (64.25) feet to a point; thence North nineteen (19) degrees sixteen (16) minutes West eighty-six (86.0) feet to a point in the South side of a twelve (12) foot wide alley; thence along the South side of said alley North seventy-nine (79) degrees ten (10) minutes East one hundred seventeen and seventy-one hundredths (117.71) feet to a point in the west curb line of South Seventh Street; thence along the West curb line of South Seventh Street; thence South fourteen (14) degrees ten (10) minutes West ninety-three and nine-tenths (93.9) feet to the place of Beginning.

Parcel# E9NE1C-9-6.

Property address: 220 South 7th Street, Bangor, PA 18013.

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

SEIZED AND TAKEN into execution of the writ as the property of Agnes T. Clark and Jeffrey T. Clark. MICHAEL T. McKEEVER, ESQUIRE

**No. 80**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-06874**

ALL THE CERTAIN message, tenement and one tract of land situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Western line of New Street 45 feet North of the Northwest corner of New and Fairview Streets, said point being the exact middle of a partition wall dividing the house erected on these premises from the one adjoining it on the South, thence Northwardly in and along the Western line of New Street a frontage of 15 feet to a point, said point being the exact middle of a partition or party wall dividing the house erected on these premises from the one adjoining it on the North and of that same width extending Westwardly a distance of 98 feet to a 12 feet wide alley in the rear.

Parcel# N6SE4D-22-7.

Property address: 1007 North New Street, Bethlehem, PA 18018.

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

SEIZED AND TAKEN into execution of the writ as the property of Faye Antonios.

MICHAEL T. McKEEVER, ESQUIRE

**No. 81**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-13442**

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

BEGINNING at a point in the Easterly property line of Fiot Avenue, said point being distant 160 feet Northerly from the intersection of the Northerly property line of Sioux Street with the Easterly property of Fiot Avenue, North 19 degrees 00 minutes West 20.80 feet to a point in line of No. 623 Fiot Avenue; thence along No. 623 Fiot Avenue and passing through a party wall North 71 degrees 00 minutes East 55 feet to a point in line of No. 638 Alaska Street; thence along Nos. 638 and 640 Alaska Street, South 19 degrees 00 minutes East 20.80 feet to a point in line of No. 627 Fiot Avenue; thence along No. 627 Fiat Avenue, South 71 degrees 00 minutes West 55.00 feet to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John J. Roth and Jane E. Roth, by Deed from Faith E. Brenneisen, dated 06/01/2006, recorded 06/19/2006 in Book 2006-1, Page 244187.

Premises being: 625 FIOT AVENUE, BETHLEHEM, PA 18015-2757.

Tax Parcel No. P6SW3B 4 21 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of John J. Roth and Jane E. Roth.

DANIEL G. SCHMIEG, ESQUIRE

**No. 82**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-11059**

ALL THAT CERTAIN lot or piece of ground with improvements thereon situated in the Township of Williams, County of Northampton and Commonwealth of Pennsylvania, on the West side of Weiss Avenue and being designated as Lot #39 on the Plan of Lots of Brown Terrace, Williams Township, aforesaid, in Book of Maps No. 9, page 131, in the Recorder of Deeds Office at Easton, Pennsylvania, which said Lot is bounded and described as follows, to wit:

BEGINNING at a point in the line which divides Lot #39 from Lot #41, being approximately 164 feet south of southwest corner of Wheat Avenue and Weiss Avenue;

Thence, along the line dividing Lot #41 from Lot #39 herewith conveyed, westwardly approximately 110 feet to land now of Robert Walp;

Thence, southwardly along land of Robert Walp, 62 feet, more or less, to the line which divides Lot #37 from Lot #39;

Thence, eastwardly along the line which divides Lot #37 from Lot #39, 110 feet; more or less, to Weiss Avenue;

Thence, northwardly along the west side of Weiss Avenue 60 feet, more or less, to the point, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Natalie R. Agosta, unmarried, by Deed from Vincent Munjone and Timmery Munjone, h/w, dated 07/29/2005, recorded 08/03/2005 in Book 2005-1, Page 292325.

Premises being: 80 WEISS AVENUE, EASTON, PA 18042-9409.

Tax Parcel No. N10NW1 3 3 0836.

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

SEIZED AND TAKEN into execution of the writ as the property of Natalie R. Agosta a/k/a Natalie Agosta.

DANIEL G. SCHMIEG, ESQUIRE

**No. 83**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-07671**

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

BEGINNING at the Southwest corner of the intersection of a twelve foot (12 foot) wide alley with the west side of North Fourth Street; thence along the west side of the said North Fourth Street South eight degrees West nineteen and fifty-two one-hundredths feet to a point on the West side of North Fourth Street and lot about to be conveyed to Richard Jones and Miriam Jones, his wife; thence along the same and through the center of a partition wall of a double dwelling, the north side of which, known as No. 124 North Fourth Street, stands on the lot hereby conveyed, westwardly fifty-eight and thirty-five one-hundredths feet to a point in the western wall of said double dwelling; thence still along lot about to be conveyed to Richard Jones and Miriam Jones, his wife, westwardly thirty-one and sixty-five one-hundredths feet to a point near the edge of a concrete wall and land of Michael Fisher; thence along the same North eight degrees East twenty feet to a point in the south side

of the twelve foot wide alley; thence along the South side of said alley South eighty-two degrees East ninety feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Barbara LaBarre, a married woman, by Deed from Mark DeWalt and Pamela DeWalt, h/w, dated 05/31/2005, recorded 06/06/2005 in Book 2005-1, Page 209113.

Premises being: 124 NORTH 4TH STREET, BANGOR, PA 18013-1812.

Tax Parcel No. E9NE1B 9 5 0102.

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

SEIZED AND TAKEN into execution of the writ as the property of Barbara LaBarre.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 84**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-08715**

ALL THAT CERTAIN dwelling house together with the lot or piece of ground upon which the same is erected, being known as No. 3010 Mission Road, situate in the City of Bethlehem, County of Northampton and State of Pennsylvania, being further known as Lot No. 29, Block C, as shown on the Plan of "East Hills" Section No. 2, said map or plan being recorded in Map Book Volume 13, Page 15 of Northampton County records and being more particularly bounded and described as follows, to wit:

ON the North by Lot No. 28 on said plan; on the East by Lot Nos. 13 and 14 on said plan; on the South by Lot No. 30 on said plan; and on the West by Mission Road.

CONTAINING in front or width on Mission Road sixty-two (62) feet and

in depth or length of equal width one hundred twenty (120) feet.

UNDER AND SUBJECT, nevertheless, to covenants, conditions and restrictions as set forth in deed recorded in Deed Book Volume 661, Page 969.

IT BEING THE SAME PREMISES which Susan Rae C. Kovacs, now known as Susan Rae C. Louro, and Joaquim B. Louro, her husband, by their Indenture bearing date the seventh day of March, A.D. 2003, for the consideration therein mentioned, granted and conveyed unto the said Joaquim B. Louro and Susan Rae C. Louro, his wife, parties hereto, and to their heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Record Book Volume 2003-1, Page 88292, etc., relation being thereunto had, more fully and at large appears.

Being known as 3010 Mission Road, Bethlehem, Northampton County, Pennsylvania, and being Northampton County Uniform Parcel Identifier: Map: M7SW3, Block: 4, Lot: 30.

THEREON BEING ERECTED a single cape cod 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 Joaquim B. Louro and Susan Rae C. Louro.

ALFRED S. PIERCE, ESQUIRE

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**No. 85**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-10248**

ALL THAT CERTAIN lot or piece of ground situate in the township of Lower Nazareth, Northampton Coun-



ty, Pennsylvania, being known as Lot 21 on Plan of Church Hill Farms, Section 2, said plan being duly recorded in the Office of the Recording of Deeds in and for Northampton County in Plan Book 20, Page 26 and being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the northwesterly line of Circle Drive, said point being the dividing line between Lot 21 and 20 according to said plan; thence along said dividing line North 46 degrees West 82.0 feet to a point and South 88 degrees 25 minutes 5 seconds West 53.25 feet to a point; thence along the Southeasterly line of Lot 25, South 44 degrees 4 minutes 31 seconds West, 50.82 feet to a point; thence along the dividing line between Lot 21 and 22 South 1 degree 30 minutes East 110.0 feet to the northerly line of circle Drive; thence along the northerly line of Circle Drive North 88 degrees 30 minutes East 21.43 feet to a point; thence on a curve to the left with a radius of 100 feet an arc distance of 81.26 feet to a point; thence continuing along the northwesterly line of Circle Drive North 42 degrees East 80.0 feet to the place of beginning.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Anita K. DeFranco, by Deed from Joseph DeFranco and Anita K. DeFranco, h/w, dated 08/11/2005, recorded 08/26/2005 in Book 2005-1, Page 327617.

Premises being: 4434 CIRCLE DRIVE, BETHLEHEM, PA 18020-9619.

Tax Parcel No. L7NW3 10 4 0418.

THEREON BEING ERECTED a two-story 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 Anita K. DeFranco.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 87**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-02324**

TRACT NO. 1:

ALL THAT CERTAIN lot or piece of land situated on the north side of Sycamore Street in the Borough of Wilson and known as 2303 Sycamore Street, County of Northampton, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the northern building line of Sycamore Street, said point being 40 feet distance from the intersection of the said building line of Sycamore Street with the western building line of South Twenty-Third Street, thence in a westerly direction along the north building line of said Sycamore Street 40 feet to a point and of that same width extending northwardly in depth between parallel lines at right angles to said Sycamore Street 118 feet to a 10 feet wide alley.

BOUNDED on the north by a 10 feet wide alley, east by Tract No. 2, hereafter described, south by Sycamore Street and on the west by land of Wilson A. Kemmerer.

TRACT NO. 2:

ALL THAT CERTAIN lot or piece of land situated on the northwest corner of Sycamore Street and Twenty-Third Street in Wilson Borough, formerly Wilson Township, County and State aforesaid, bounded and described as follows:

BEGINNING at a point in the northern building line of Sycamore Street, said point being 40 feet distant from the intersection of the building line of Sycamore Street with the west-

ern building line of Twenty-Third Street as per plan of Hahn Terrace Building Lots laid out by A.D. Chidsey, Jr., C.E., November 1, 1912, thence eastwardly along the northern building line of said Sycamore Street 35.02 feet to a point; thence by a curve to the left with a radius of 5 feet to a distance of 7.83 feet, said curve being tangent to the before mentioned and the following course; thence northwardly along the western building line of said Twenty-Third Street 113.02 feet to a point, the corner of a 10 feet wide alley, thence westwardly along the said alley 40 feet to a point; thence in a southerly direction along Tract No. 2, herein more particularly described, and parallel to Twenty-Third Street, 118 feet to the place of beginning.

BOUNDED on th north by an alley, east by Twenty-Third Street, south by Sycamore Street, and on the west by Tract No. 1 hereof.

TITLE TO SAID PREMISES IS VESTED IN Alan R. Itterly, by Deed from Todd G. Miller and Kathy Sabatine, dated 07/28/2006, recorded 08/08/2006 in Book 2006-1, Page 321514.

Premises being: 2303 SYCAMORE STREET, EASTON, PA 18042-5357. Tax Parcel No. L9SW4C-15-11.

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

SEIZED AND TAKEN into execution of the writ as the property of Alan R. Itterly.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 88**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-07902**

ALL THAT CERTAIN tract of land located along the Easterly side of

Lehigh Gap Street and along the Westerly side of Best Avenue (S.R. 145) South of the intersection of the same roads known as a consolidation of Lots 2, 2A, 3 and 4 of a final major subdivision of lands of Alfred A. and Marie E. Cas, situate in the Borough of Walnutport, County of Northampton and Commonwealth of Pennsylvania, bounded and described according to a survey by Martin, Bradbury & Griffith, Inc. Consulting Engineers, Planners and Land Surveyors dated April 6, 2005 containing 1.6958 Acres of Land.

AND ALSO KNOWN AS ALL THAT CERTAIN messuage, tenement, and lot or parcel of land situate in the Borough of Walnutport, Northampton County, Pennsylvania, designated as MAP J2 BLOCK 18 LOT 29J for the sole purpose of consolidating Lots 2, 2a, 3 and 4 of a final major subdivision of lands of Alfred A. and Marie E. Cas and recorded in the Recorder of Deeds Office in and for Northampton County, Pennsylvania in Record Book Volume 2005-1 Page 225483.

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

TITLE TO SAID PREMISES IS VESTED IN Richard H. Petri, Jr. and Marie Sanford, as Joint Tenants with the right of survivorship, by Deed from Penn's Terrace, Inc., a Pennsylvania corporation, dated 01/22/2008, recorded 02/11/2008 in Book 2008-1, Page 37493.

Premises being: 503 LEHIGH GAP STREET a/k/a 503 SOUTH LEHIGH GAP STREET, WALNUTPORT, PA 18088-1319.

Tax Parcel No. J2 18 29J-4 1033.

THEREON BEING ERECTED a three-story row home style dwelling

with attached one-car garage with vinyl siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Richard H. Petri, Jr. and Marie Sanford a/k/a Marie P. Sanford.

DANIEL G. SCHMIEG, ESQUIRE

**No. 89**

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

**CV-2007-03461**

ALL THAT CERTAIN tract of land located in the Township of Upper Nazareth, County of Northampton and Commonwealth of Pennsylvania, shown as Lot 41 on a record plan of Creekside Estates—Phase II prepared by Lehigh Engineering Associates, Inc., recorded in Map Book 2002-5, page 98 and 99, bounded and described as follows, to wit:

BEGINNING at an iron pin located along the roadway right of way of Briarwood Lane, 25 feet from centerline, said pin also located along Lot 42 of the aforementioned subdivision and the lands herein described; thence (1) North 66 degrees 56 minutes 00 seconds East, 90 feet along the roadway right of way of Briarwood Lane, 25 feet from centerline to an iron pin; thence, (2) South 23 degrees 4 minutes 00 seconds East, 100 feet along Lot 40 of the aforementioned subdivision to an iron pin; thence, (3) South 66 degrees 56 minutes 00 seconds West, 90 feet along Lot 31 of the aforementioned subdivision to an iron pin; thence, (4) North 23 degrees 4 minutes 00 seconds West, 100 feet along Lot 42 of the aforementioned subdivision to the aforementioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN

Premises being: 2844 BRIARWOOD LANE, NAZARETH, PA 18064.

Tax Parcel No. J7-14-2-41.

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 Tina M. Amadore a/k/a Tina M. Diehl and Dennis M. Amadore a/k/a Dennis M. Amadore, Jr.

DANIEL G. SCHMIEG, ESQUIRE

**No. 90**

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

**CV-2009-07714**

ALL THAT CERTAIN frame dwelling house, messuage and lot of land on the South side of Northampton Street, near Twelfth Street, and situated in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to-wit;

BEGINNING at a distance of forty (40) feet East from Twelfth Street and extending thence East along said Northampton Street (40) forty feet to a line of land late of Margaret Micke; thence by said land South Two Hundred Fifteen (215) feet, more or less, to Pine Alley; thence West along said alley forty (40) feet to the line of lot of Charles Smith, now of Philip Haw, and thence by said land North two hundred fifteen (215) feet, more or less, to the place of BEGINNING.

HAVING ERECTED THEREON a Semi-Detached, Two and One Half Story Single Family Residential Dwelling.

BEING THE SAME PREMISES AS Patricia Stout, by Deed Dated December 24, 2002, and Recorded on December 26, 2002, by the Office of the Recorder of Deeds of Northampton County in Record Book Volume 2002-1, Page 365694, granted and conveyed unto David R. Graaf, a married individual.

BEING KNOWN AND NUMBERED AS 1148 Northampton Street, Easton, PA 18042.

TAX PARCEL #L9SEIA-21-3.

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

SEIZED AND TAKEN into execution of the writ as the property of David R. Graaf.

BARBARA A. FEIN, ESQUIRE

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**No. 91**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-12786**

ALL THOSE CERTAIN pieces or parcels of ground situate in the Borough of Wind Gap, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at a point in the Southern right of way line of the abandoned Bender's Link of the Lehigh New England Railroad, said point being the Southwest corner of the intersection of said right of way line of land of Joseph Sparrow and Barbara Sparrow, his wife; thence in a Northerly direction crossing said right of way along lands of said Sparrows, eleven (11') feet to a point in the center line of said right of way; thence along the center line of said right of way in an Easterly direction for a distance of seventy (70') feet; thence in a Southerly direction along the westerly boundary of land of Michael Pontrelli eleven (11') feet to a point in the Southerly boundary line of said right of way; thence along the said Southern right of way line in a Westerly direction a distance of seventy (70') feet to a point the place of beginning.

UNDER AND SUBJECT, nevertheless to a right of way and easement

over strip seven (7) feet wide along the Southerly edge of the center line of said abandoned right of way running the full width of the lot seventy (70') feet; to be used as a driveway in common by the grantee herein and other grantees to the grantors herein of any portion of those premises which were conveyed by the Lehigh New England Railroad Company to Rev. Vernon F. Searfoss, of which this is a part, by Deed dated August 21, 1961 and recorded in the Office for the Recording of Deeds above referred to in Deed Book Volume 167, Page 564. It is agreed that the part of the alley or way herein provided for together with such part or parts of the alley provided for in Deeds to other grantees of portions of the grant from the Lehigh New England Railroad Company to the Rev. Vernon F. Searfoss is and shall remain a private way for the use of all of the said grantees of such parts, their heirs, successors and assigns, and only for the use of such as shall be grantees of the grantors, herein, their heirs, successors and assigns. If such portion of the right of way abandoned by the Lehigh New England Railroad adjoining their lot is not purchased by such adjoining property owner, then such adjoining property owner shall not have the use of said alley in common with others.

PARCEL NO. 2:

ALL THOSE three contiguous lots, messuage, tenements, tracts, or pieces of land situate in the Borough of Wind Gap, County of Northampton, and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a post on the North side of Main Street and a corner Lot No. 8; thence along said Main Street, North Fifty-nine degrees East one hundred five feet to a corner of Lot No. 12, thence; along said Lot No. 12

North 31 degrees West one hundred forty feet to a corner on a public alley; thence along said alley South fifty-nine degrees West one hundred five feet to a corner of Lot No. 8; thence along said Lot No. 8 South 31 degrees East one hundred forty feet to the place of beginning.

**PARCEL NO. 3:**

ALL THOSE two certain lots, tenements, or pieces of land, situate in the Borough of Wind Gap, County of Northampton, and State of Pennsylvania, and known as Lots No. 7 & 8 on a plan of lots made for Winsborough and Schull, and bounded and described as follows, to wit:

BEGINNING at a post on the North side of Main Street (now called Lehigh Avenue) and a corner also of Lot No. 6; thence along the line of Lot No. 6, North 31 degrees West, one hundred forty feet to an alley; thence along said alley North 59 degrees East, seventy feet to a corner of Lot No. 9; thence along said Lot No. 9 South 31 degrees East, one hundred forty feet to a corner of Main Street (now called Lehigh Avenue); thence along said Main Street (now called Lehigh Avenue) South 59 degrees West seventy feet to the place of beginning.

PREMISES BEING 432 North Lehigh Street a/k/a 432 North Lehigh Avenue, Wind Gap, PA

Also known a Northampton County Tax Parcel No.: Map: E8SW2 Block: 8 Lot: 5.

IT BEING THE SAME PREMISES which Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage, did by Deed dated February 25, 2005, and recorded in the Office for the Recording of Deeds, in and for Northampton County, at Easton, Pennsylvania, in Deed Book 2005-1, at Page 87217, did grant and convey

to Raymond E. Schwind and Nancy Ann M. Schwind, his wife.

BEING KNOWN AS: 432 North Lehigh Avenue, Wind Gap, PA 18091.

PROPERTY ID NO.: E8SW2-8-5.

TITLE TO SAID PREMISES IS VESTED IN STEPHEN J. GIRMAN BY DEED FROM RAYMOND E. SCHWIND AND NANCY ANN SCHWIND DATED 10/24/2006 RECORDED 10/25/2006 IN DEED BOOK 2006-1 PAGE 443794.

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

SEIZED AND TAKEN into execution of the writ as the property of All Unknown Heirs of the Estate of Stephen J. Girman.

CHANDRA M. ARKEMA, ESQUIRE

**No. 92**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-12732**

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 5 on the Final Plan of Victoria Square II, as recorded in Map Book 1994-5, Page 204, 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 northerly right-of-way line of Tamlynn Lane (50 feet wide) at the southwest corner of Lot 6 of Victoria Square II;

thence along said northerly right-of-way line of Tamlynn Lane (50 feet wide) South 79 degrees, 51 minutes, 24 seconds West 39.00 feet to a point at a corner of Lot 4 of Victoria Square II;

thence along said lands of Lot 4 of Victoria Square II North 10 degrees, 08 minutes, 36 seconds West 120.00 feet to a point on line of lands of Lot

58 (Remaining Lands of Nicholas Pugliese) of Victoria Square II;

Thence along said lands of Lot 68 (Remaining lands of Nicholas Pugliese) of Victoria Square II North 79 degrees, 51 minutes, 24 seconds East 39.00 feet to a point at a corner of Lot 6 of Victoria Square II;

thence along said lands of Lot 6 of Victoria Square II South 10 degrees, 08 minutes, 36 seconds East 120.00 feet to a point, the place of Beginning.

Containing 4680.00 square feet or 0.107 acre.

Said lot being subject to any and all drainage and utility easements as shown on the final recorded plan and further under and subject to restrictions and covenants recorded in the Recorder of Deeds Office in and for Northampton County at Easton, PA.

And further under and subject to the additional restrictions and covenants that all exterior surfaces shall be maintained and replaced with the same type, color, and style of present exterior surface installed upon said dwelling including white "full view" all glass storm doors.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP: M8NE2 BLOCK: 35 LOT: 5.

PARCEL #M8NE2 35-5.

BEING the same premises which Nicholas J. Pugliese, by deed dated 9/22/95, and recorded 10/06/95 Granted and Conveyed unto Stacey L. Tice and Larry R. Monroe, in fee.

BEING KNOWN AS: 2757 Tamlynn Drive, Easton, PA 18045.

PROPERTY ID NO.: M8NE2-35-5.

TITLE TO SAID PREMISES IS VESTED IN STACEY L. TICE AND LARRY R. MONROE BY DEED FROM STACEY L. TICE AND JAMES R. TICE HUSBAND AND WIFE DATED 02/28/2003 RECORDED 06/17/2003 IN DEED BOOK 2003-1 PAGE 222578.

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 Stacey L. Tice and James R. Tice.

STUART WINNEG, ESQUIRE

#### **No. 94**

#### **BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2009-09195**

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the South side of Northampton Street, in the city of Easton County of Northampton and State of Pennsylvania, between Fourth and Fifth Street, and known as 432-434 Northampton Street, containing in front on said Northampton Street thirty (30) feet and extending in length or depth two hundred and twenty (220) feet to Pine Street.

BOUNDED on the North by Northampton Street, on the East by property now or late of Fifteenth Street Corporation, on the South by Pine Street and on the West by property now or late of David and Bertha Goldsmith Estates and Helen Goldsmith.

Vol 473 page 367. Parcel No. L9SE2A-15-9.

Northampton County Tax Parcel No. L9SE2A 15 9.

THEREON BEING ERECTED a three-story commercial building with brick exterior and slate roof.

SEIZED AND TAKEN into execution of the writ as the property of A&D Tile & Paint Up, Inc.

ROBERT P. DADAY, ESQUIRE

#### **No. 95**

#### **BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2008-06290**

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



situated at the northwest corner of Seventh and Washington Streets, in the City of Easton, bounded and described as follows:

BEGINNING at the intersection of the said Seventh and Washington Streets and extending along the west side of the said Seventh Street northwardly twenty-three (23) feet to other land of the said John O. Wagner, and extending of that width westwardly one hundred and four (104) feet, more or less, to Oak Alley.

BOUNDED on the north by other land of the said John O. Wagner, on the west by Oak Alley, on the south by Washington Street and on the east by Seventh Street.

IT BEING THE SAME PREMISES which Rose Mazza, by Deed dated October 6, 1970, and recorded October 6, 1970 in the Office for the Recording of Deeds in and for the County of Northampton at Easton, Pennsylvania, in Deed Book Volume 382, Page 280, did grant and convey unto Allen Slack, Inc.

Northampton County Tax Parcel No. L9SE1C 17 12.

BEING KNOWN AS 231 South 7th 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 Philip D. Lauer.

ROBERT P. DADAY, ESQUIRE

**No. 96**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-05971**

ALL THAT CERTAIN message, tenement and tract of land located on the South side of Broadway, a seventy (70.00) foot wide street in the City of Bethlehem, County of

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

BEGINNING at a point on the South side of Broadway, said point located North 61° 56' 32" East, 103.00 feet from the point of intersection of the southerly side of Broadway and the northerly side of West Fourth Street, thence;

(1) North 61° 56' 32" East, 30.42 feet along the South side of Broadway to a point in the middle of a five (5.00) foot wide alley, thence;

(2) South 08° 38' 22" West, 79.77 feet along the middle of said alley to a point in the northerly side of West Fourth Street, thence;

(3) North 81° 20' 30" West, 21.14 feet along said street to a point in the common party wall of the building now owned by grantors; thence

(4) North 08° 37' 01" East, 57.58 feet along and through said party wall to a point, thence;

(5) North 30° 13' 40" West, 5.14 feet along same to the aforementioned place beginning.

CONTAINING 1529 square feet and known and designated as Number 207 West Fourth Street.

GRANTORS HEREIN, by execution of this deed, hereby relinquish and waive all their right, title and interest in and to the easement to a five (5) foot alleyway along the eastern boundary of the premises herein conveyed, said easement being more fully set forth in an exception or reservation in a prior deed between grantors and Lehigh University dated October 3, 1980 and recorded in Deed Book Vol. 619, at Page 617.

IT BEING THE SAME PREMISES which Harry F. Tachovsky and Alice M. Tachovsky, his wife, by Deed dated January 16, 1986 and recorded on January 22, 1986, in the

Office of the Recorder of Deeds in and for Northampton County in Deed Book Vol. 695, page 76 granted and conveyed unto Fourth and Brodhead Company.

PARCEL NO.: P6SE1A-17-1A-1.

PROPERTY BEING KNOWN AS:  
207 W. 4th Street, Bethlehem, PA.

THEREON BEING ERECTED a commercial building.

SEIZED AND TAKEN into execution of the writ as the property of Fourth & Brodhead Co. a/k/a Fourth and Brodhead Co., Tal Tav, Inc., Kenneth Spaulding and Donna L. Engel.

DENISE L. WESTER, ESQUIRE

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**No. 97**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-10654**

ALL THAT CERTAIN messuage, or tenement and lot or piece of ground situate at the northwest corner of Greenwich Street (formerly West Street) and Chelsea Avenue (formerly Scott Avenue), City of Bethlehem, Northampton County, Pennsylvania, known as No. 1402 Chelsea Avenue according to present city numbering, bounded and described as follows, to wit:

BEGINNING at the intersection of the northern line of Greenwich Street with the eastern line of Chelsea Avenue, thence extending northwardly along the eastern line of Chelsea Avenue 17.4 feet, more or less, to a point in line of land now or late of Merle E. Steyers; thence eastwardly by a line parallel to the northern line of Greenwich Street 120 feet to the western line of a certain 20-foot wide private alley created by the addition by James A. Weirbach of five feet to previously existing 15-foot wide private alley; thence southwardly along the western line of said 20-foot wide private alley, 17.4 feet, more or less,

to a point in the northern line of Greenwich Street; thence westwardly along the northern line of Greenwich Street 120 feet to the place of beginning. Containing a front on Chelsea Avenue of 17.4 feet, more or less, and extending in depth of equal width 120 feet to the said widened private alley on the rear.

BEING known as 1402 CHELSEA AVENUE, BETHLEHEM, PA 18018.

PARCEL #N6SE4A-6-8 0204.

BEING THE SAME PREMISES which Barbara J. Eggleston and William Eggleston, husband and wife, by Deed dated March 19, 2004 and recorded March 25, 2004 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2004-1, Page 111700, granted and conveyed unto Barbara J. Eggleston and William Eggleston, husband and wife. On April 4, 2009, William Eggleston became the sole owner by virtue of the death of Barbara J. Eggleston, as surviving tenant by the entirety.

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

SEIZED AND TAKEN into execution of the writ as the property of William Eggleston.

GREGORY JAVARDIAN, ESQUIRE

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**No. 98**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-10614**

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

BEGINNING at a point in the East side of South Main Street and land of the Grantors, said point being distant

20.25 feet measured Northwardly along the East side of South Main Street from the Northwest corner of Lot No. 32 as per plan of lots of Philip Miller and Company, recorded in Map Book 4, Page 13; thence along the East side of South Main Street, North 5-1/2 degrees West, 49.75 feet to a point; thence North 84-1/2 degrees East, 130 feet to a point in the West side of an alley; thence along the West side of said alley, South 5-1/2 degrees East, 49.75 feet a point and land of the grantor; thence along the same and through the center of a partition wall of double dwelling of which this conveyance is a part, South 84-1/2 degrees West, 130 feet to the place of BEGINNING.

CONTAINING 9.75 feet of Lot No. 31, all of Lot No. 30 and 10 feet of Lot No. 29 as per plan of the above-mentioned plan of lots.

BEING KNOWN as 661 South Main Street, Bangor, Northampton County, Pennsylvania.

TOGETHER with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents, issues, and profits thereof; and of every part and parcel thereof; AND ALSO, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said Parties of the First Part, of, in and to the said premises, with the appurtenances.

TITLE TO SAID PREMISES IS VESTED IN Joel R. Thornell, by Deed from Jessica M. Palmeri and Carl J. Palmeri, w/h, dated 07/11/2006, recorded 07/14/2006 in Book 2006-1, Page 287463.

Premises being: 661 SOUTH MAIN STREET, BANGOR, PA 18013-2827.

Tax Parcel No. E9NE3D 4 20 0102.

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

SEIZED AND TAKEN into execution of the writ as the property of Joel R. Thornell.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 100**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2007-02840**

**TRACT NUMBER 1:**

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

BEGINNING at a point in the West line of Alaska Street distant 28 feet from the Northwest corner of Alaska and Itaska Streets; thence North along said Alaska Street 09 degrees East 24 feet to a point; thence North 81 degrees 26 minutes West 70.72 feet to a point; thence South 12 degrees 26 minutes West 15.22 feet to a point; thence South 65 degrees 30 minutes West 19.51 feet to a point; thence South 29 degrees 30 minutes East 21 feet to a point; thence North 70 degrees 10 minutes East 33.12 feet to a point; thence South 85 degrees 18 minutes East 45.93 feet to the place of BEGINNING.

**TRACT NUMBER 2:**

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

BEGINNING at a point the Northwest corner of Itaska and Alaska Streets; thence along Itaska Street North 81 degrees 28 minutes West

5.25 feet to a point; thence along said Itaska Street South 60 degrees 30 minutes West 49.31 feet to a point; thence North 29 degrees 30 minutes West 50 feet to a point; thence North 70 degrees 10 minutes East 33.12 feet to a point; thence South 85 degrees 18 minutes East 45.93 feet to a point; thence South 09 degrees West 28 feet to a point, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Hector Rameriz, Jr., by Deed from Philip C. Spohn and Lenore Spohn, husband and wife, dated 09/04/2002, recorded 09/10/2002, in Deed Book 2002-1, page 241937.

Premises being: 528 ALASKA STREET, BETHLEHEM, PA 18055.

Tax Parcel No. P6SW3B-1-3-0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Hector Ramirez a/k/a Hector J. Ramirez a/k/a Hector Ramirez, Jr.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 101**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-06699**

ALL THAT CERTAIN lot or piece of ground situate in NORTHAMPTON BOROUGH, County of NORTHAMPTON, Commonwealth of Pennsylvania.

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

BEGINNING at a stone eight tenths of a perch from land of Lehigh and Susquehanna Railroad Company, North Seventy-two and one-half (72-1/2 Degrees) Degrees East Thir-

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

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

TITLE TO SAID PREMISES IS VESTED IN Patrick M. Mazziotta by Deed from Isadore Weiner and Dorothy J. Weiner, Husband and Wife, Dated 12/08/1992, Recorded 12/10/1992 in Volume 882, Page 362.

Premises being: 271 RIVERVIEW DRIVE, a/k/a 4750 THREE MILE LANE, WALNUTPORT, PA 18088-9659.

Tax Parcel No. K2-8-4-0516.

THEREON BEING ERECTED a two-story single split level style dwelling with vinyl siding and wood exterior and shingle roof; barn.

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

DANIEL G. SCHMIEG, ESQUIRE

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**No. 102**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-11080**

ALL THAT CERTAIN messuage or tenement and 3 certain lots and pieces of land SITUATE in the Township of Bethlehem, County of Northampton and State of Pennsylvania, designated as Lots Nos. 4, 5 and 6, Block 9, on a Plan of Lots of Prospect Heights, which said Plan is recorded in the Office of the Recorder

of Deeds in and for Northampton County, Pennsylvania, in Map Book No. 3, Page 16, etc., said lots being located on the East side of 2nd Street, bounded and described as follows, to wit:

EACH LOT containing a width in front on said 2nd Street of 25 feet or total width of 75 feet and extending Eastwardly of that same width 110 feet to Cedar Street.

BOUNDED on the North by Lot No. 3, Block 9 as shown on said Plan and on the West by 2nd Street.

TITLE TO SAID PREMISES IS VESTED IN Jacqueline Cole, by Deed from Thomas W. Ettl and Diana B. Ettl, h/w, dated 07/19/2005, recorded 08/10/2005 in Book 2005-1, Page 304155.

Premises being: 1726 2ND STREET, BETHLEHEM, PA 18020-6411.

Tax Parcel No. N7NE4 49 9 0205.

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

SEIZED AND TAKEN into execution of the writ as the property of Jacqueline Ditaranto a/k/a Jacqueline Cole.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 103**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-04559**

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate in the Township of Lower Mount Bethel, County of Northampton and State of Pennsylvania, known and designated as Lot No. 60 on the draft or plan of lots of Hillendale on the Delaware, bounded and described as follows, to wit:

BEGINNING at a point in the Southeast corner of Lot No. 61,

thence along Riverside Walk South sixty-two (62) degrees East, a distance of fifty (50 feet) feet to the Southwest corner of Lot No. 59, thence along the Western boundary line of Lot No. 59 at right angles to Riverside Walk Northwardly a distance of one hundred fifteen (115 feet) feet to a point, the Northwest corner of Lot No. 59, thence along First Terrace Avenue North sixty-two (62) degrees West, a distance of fifty (50 feet) feet to the Northeast corner of Lot No. 61, thence at right angles with First Terrace Avenue Southwardly along the Eastern boundary of Lot No. 61 at right angles with First Terrace Avenue a distance of one hundred fifteen (115 feet) feet to a point; the place of beginning; bounded on the East by Lot No. 59, on the West by Lot No. 61, on the South by Riverside Walk and on the North by First Terrace Avenue.

UNDER AND SUBJECT, nevertheless, to the following covenants and restrictions:

1) All buildings shall be set back twelve (12 feet) feet from the front line of the said lot, except that a porch may be constructed within the twelve (12 feet) feet restricted area.

2) All buildings must be centered on the lot, that is to say, the buildings must be erected on the center of the lot.

3) All building levels must conform with the building levels of houses now erected on other ground of J.L. Stackhouse in the immediate vicinity and shall not be more than one and one-half (1 1/2) stories in height.

4) All buildings are to be erected at a cost of not less than the equivalent of the cost of land herein described.

5) No commercial or mercantile privileges of any kind are to be exer-

cised by the Grantee, or his heirs and assigns.

6) No structures of any kind are to be erected on the water front.

7) All parties who are land owners in the development of which the property herein described is a part are to use and have the use of the entire water front of the development of J. L. Stackhouse, known as Hillendale on the Delaware, in common with all other parties who are owners or who shall become owners of land in the development aforesaid.

8) No outside toilets, shanties or huts of any kind are to be erected on the lot.

TOGETHER with the right to construct an underground drain as more explicitly set forth in prior deeds in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Richard H. Kennedy and Joann E. Kennedy, h/w, by Deed from John A. Sawyer, single, dated 04/07/1987, recorded 04/10/1987 in Book 723, Page 406.

By Virtue of the death of Richard H. Kennedy on 11/01/1998, Joann E. Kennedy became sole owner of the mortgaged premises as surviving tenant by the entireties.

Premises being: 4293 HILLENDALE ROAD a/k/a, 4293 FIRST TERRACE, BANGOR, PA 18013.

Tax Parcel No. H11NW4 2 3 0317.

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

SEIZED AND TAKEN into execution of the writ as the property of Joann E. Kennedy.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 104**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-08778**

ALL THAT CERTAIN message or tenement and piece or parcel of land situate in the Township of Plainfield,

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

BEGINNING at a point in the center line of the concrete highway leading from Belfast Junction to Bangor, corner of land late of Arlington P. Peters and wife; thence along said Peters' land South sixty-nine (69) deg. East passing over an iron pipe sixteen and one half (16 1/2) feet distant from the center line of said highway one hundred and twenty five (125) feet to an iron pipe; thence along land of late John Hofer and wife of which this was formerly a part North twenty one (21) deg. East passing over three iron pipes fifty (50) feet. One hundred (100) feet, and one hundred fifty (150) feet distant from said later iron pipe two hundred (200) feet to an iron pipe; thence along the same North sixty nine (69) deg. West passing over an iron pipe sixteen and one half (16 1/2) feet distant from the center line of said concrete highway one hundred and twenty-five (125) feet to a point in the center line of said highway; thence along the center line of said highway South twenty-one (21) deg. West two hundred (200) feet to the place of beginning.

Less and excepting:

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

BEGINNING at a point in the center line of the concrete highway leading from Belfast Junction to Bangor; thence along land of John Hofer and wife South sixty-nine (69) deg. East passing over an iron pipe sixteen and one-half (16 1/2) feet distant from the center line of said concrete highway one hundred twenty-five (125) to an iron pipe; thence along the same South twenty-one (21) deg. West fifty



feet to an iron pipe; thence along other land of Helen I. Fisher of which this was formerly a part North sixty-nine (69) deg. West one hundred twenty-five feet to a point in the centerline of said concrete highway; thence along the centerline of said concrete highway North twenty-one (21) deg. East fifty (50) feet to the place of beginning.

Less and excepting:

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

BEGINNING at a point in the center of the concrete highway leading from Belfast Junction to Bangor; thence along land of the grantees herein South sixty-nine (69) deg. East passing over an iron pipe sixteen and one-half (16 1/2) feet distant from the center line of said concrete highway one hundred twenty-five (125) feet to an iron pipe; thence along the same South twenty-one (21) deg. West twenty-five (25) feet to an iron pipe; thence along other lands of Helen I. Fisher of which this was formerly a part North sixty-nine (69) deg. West one hundred twenty-five feet (125) to a point in the centerline of said concrete highway; thence along the centerline of said concrete highway North twenty-one (21) deg. East twenty-five (25) feet to the place of beginning.

TAX PARCEL #H8SE4-3-6-0626.

BEING KNOWN AS 568 Bangor Road, Easton, PA 18040.

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

SEIZED AND TAKEN into execution of the writ as the property of Monica Transue and Stephen Transue a/k/a Stephen A. Transue.

PATRICK J. WESNER, ESQUIRE

## **No. 105**

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

**CV-2010-08953**

ALL THAT CERTAIN one-half (1/2) of a two and one-half (2 1/2) story frame dwelling and lot or piece of ground situate on the east side of Main Street between Thirteenth and Fourteenth Streets in the Borough of Northampton, Northampton County, Pennsylvania, and known as No. 1311 Main Street, bounded and described as follows, to wit:

BEGINNING at a point on the east side of Main Street in line of land now or late of David A. Kriebel; thence southward along the east side of Main Street a distance of twenty-five (25) feet more or less to a point; thence eastward through the middle of a party wall and along line of premises now or late of Joseph J. Marakovits and Helen E. Marakovits, and known as 1309 Main Street, a distance of one hundred forty (140) feet to a point on the west side of an alley fifteen (15) feet wide; thence from said point northward along the west side of said alley a distance of twenty-five (25) feet more or less, to a point in line of lands now or late of David A. Kriebel; thence westward along lands of David A. Kriebel known as 1315 Main sired a distance of one hundred forty (140) feet to the point or place of beginning.

TAX PARCEL #M4NW2A-9-18.

BEING KNOWN AS 1311 Main Street, Northampton, PA 18067.

THEREON BEING ERECTED a two-story half-of-double 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 Theresa A. Gregory and Robert C. Gregory, Jr.

PATRICK J. WESNER, ESQUIRE

**No. 106**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-07239**

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate on the west side of Elm Street, in the Borough of Nazareth, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the west side of Elm Street and the southeast corner of land now or late of Harry Freeman, thence southwardly along Elm Street forty (40') feet to a point, thence westwardly along lands late of Eugene W. Stocker ninety-two (92') feet to a point, thence northwardly along lands now or late of Stasia I. Saeger, of which this was a part, forty (40') feet to a point in line of land now or late of Harry Freeman, thence along the same eastwardly ninety-two (92') feet to a point, the place of beginning; containing thirty-six hundred eighty (3680) square feet.

TOGETHER with all those certain rights in a common sewer line as set forth in deed from Stasia I. Saeger, widow, to John E. Miller, Jr., and Mildred E. Miller, his wife, dated March 8, 1954, and recorded in Deed Book F, Volume 95, Page 99.

TAX PARCEL #J7SE3B-8-3.

BEING KNOWN AS 132 South Elm Street, Nazareth, PA 18064.

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

SEIZED AND TAKEN into execution of the writ as the property of Sean M. Stark and Tracey L. Stark.

PATRICK J. WESNER, ESQUIRE

**No. 107**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-06092**

ALL THAT CERTAIN messuage or tenement and lot or piece of ground situate in the Borough of Freemansburg, County of Northampton, Commonwealth of Pennsylvania, known as 206 Monroe Street according to present borough numbering bounded and described as follows:

BEGINNING at the southwest corner of Green and Monroe Streets; thence along the south side of Monroe Street westwardly a front of sixty (60) feet more or less to lands now or late of Howard Rice; thence along the same southwardly one hundred twenty (120) feet to a fifteen foot wide alley; thence along the north side of said fifteen foot wide alley eastwardly sixty (60) feet to said Green Street; thence along the west side of said Green Street northwardly one hundred twenty (120) feet to Monroe Street, the place of beginning.

BOUNDED on the north by Monroe Street; west by lands now or late of Howard Rice; south by a fifteen foot wide alley and east by Green Street.

Tax Parcel #P7NW2B-1-2.

BEING KNOWN AS 206 Monroe Street, Bethlehem, PA 18017.

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

SEIZED AND TAKEN into execution of the writ as the property of Steven L. Paul and Dorothy M. Paul.

PATRICK J. WENSER, ESQUIRE

**No. 108**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-08720**

All that certain messuage or tenement and tract or piece of land situate

in the Borough of Wilson (formerly in the Township of Palmer), County of Northampton and State of Pennsylvania, on the Plan of Lots laid out by the Executors of the late Jacob B. Odenwelder, deceased, and bounded and described as follows, to wit:

Beginning at the Northwest corner of Forest and Nineteenth Street, the said corner being at the distance of four hundred and thirty-five and three-tenths feet from the Southwest corner of Butler Street or the Easton and Bethlehem Road and the said Nineteenth Street; thence extending Northwardly along the West side of said Nineteenth Street a distance of thirty-eight (38) feet to lands now or late of Philip J. Heil; thence extending of that same width or breadth of thirty-eight (38) feet Westwardly a distance of one hundred and fifty-eight (158) feet to the East side of Cooper Street as laid out on the aforesaid Plan of Lots.

Bounded on the East by said Nineteenth Street fifty (50) feet in width, on the North by lands now or late of Philip J. Heil, on the West by Cooper Street aforesaid, and on the South by said Forest Street.

Being known as: 443 South 19th Street, Easton, Pennsylvania 18042.

Title to said premises is vested in Deborah C. Worman and Michael S. Graziano by deed from DAVID J. MCGINLEY AND DANEEN M. MCGINLEY, HUSBAND AND WIFE dated February 26, 2007 and recorded February 27, 2007 in Deed Book 2007-1, Page 74212.

TAX I.D. #: L9SW3A-12-4.

BEING KNOWN AS 443 South 19th Street, Easton, PA 18042.

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

SEIZED AND TAKEN into execution of the writ as the property of Deborah C. Worman and Michael S. Graziano.

MARGARET GAIRO, ESQUIRE

**No. 109**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-06362**

ALL THAT CERTAIN lot or piece of ground, with the eastern half of a double frame dwelling house thereon erected, known as No. 1094 Glendon Avenue, in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows: Beginning at a point in the southeasterly line of Glendon Avenue and in line with the middle of the partition wall of the said double frame dwelling house, thence southwardly in a straight line along the middle of said partition wall sixty-three (63) feet, more or less, to the northerly line of Cooper Street, thence in an easterly direction along said line of Cooper Street thirty-six (36) feet to a point, thence in a northerly direction one hundred nineteen (119) feet, more or less, to the southeasterly line of Glendon Avenue, thence in a Southwest-erly direct along Glendon Avenue one hundred thirteen (113) feet, more or less, to the place of beginning.

TOGETHER with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents, issues, and profits thereof, and of every parties of the first part, of, in, and to the said premises, with the appurtenances.

Tax Parcel #L9SE4D-9-2.

BEING KNOWN AS 1094 Glendon Avenue, Easton, PA 18042.

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

SEIZED AND TAKEN into execution of the writ as the property of Viola Fritchman and Bruce W. Fritchman.

PATRICK J. WESNER, ESQUIRE

**No. 110**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-01847**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, described in accordance with a Plan of Pennway estates, Phase I made by Ludgate Engineering Corporation, dated August 19, 1988, least revised December 20, 1988 and by Plan recorded in the Recorder of Deeds Office of Northampton County on April 4, 1989 in Map Book 89, Page 120, as follows, to wit:

BEGINNING at a point on the Southwest side of Vermont Drive (50 feet wide) at a corner of Lot No. 179, which point is measured along the said side of Vermont Drive along the arc of a circle curving to the right having a radius of 425 feet, the arc distance of 282.45 feet from a point of compound curve which the said side of Vermont Drive makes with the Northwest side of Concord Circle (50 feet wide); thence extending South 81 degrees 10 minutes 55 seconds West along Lot No. 179, a distance of 125.20 feet to a point in line of land of Clifford Ellicott; thence 83.59 feet to a point, a corner of Lot No. 164; thence extending North 82 degrees 44 minutes 15 seconds East along Lot No. 164 the distance of 125.00 feet to the Southwest side of Vermont Drive; thence extending along the

South side of Vermont Drive the two following courses and distances: (1) South 07 degrees 15 minutes 45 seconds East 68.46 feet to a point of tangent; and (2) on the arc of a circle curving to the left, having a radius of 425 feet, the arc distance of 11.54 feet to the first mentioned point and place of Beginning.

BEING LOT NO. 165 as shown on the above mentioned Plan.

Northampton County Tax Parcel No. M8SW2 21 15.

BEING KNOWN AS 5124 Vermont Drive, Easton, PA 18045.

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

SEIZED AND TAKEN into execution of the writ as the property of Edward Biers and Linda Biers.

ROBERT P. DADAY, ESQUIRE

**No. 112**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-01078**

ALL THAT CERTAIN UNIT, designated as Unit DD-3, being a Unit in the Penn's Farm Condominium, situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Penn's Farm Condominium dated April 26, 1988 and recorded on April 27, 1988, in Northampton County Miscellaneous Book Volume 337, page 448, as amended by the First Amendment to the Declaration of Condominium recorded June 8, 1988 in Northampton County Miscellaneous Book Volume 339, page 68, as amended by the Second Amendment to the Declaration of Condominium recorded July 12, 1988, in Northampton County Miscellaneous

Book Volume 340, page 165 and as amended by the Third Amendment to the Declaration of Condominium recorded October 20, 1988, in Northampton County Miscellaneous Book Volume 343, page 908; and as further described in the Plans of Penn's Farms Condominium dated April 26, 1988, and recorded on April 27, 1988, Northampton County Plan Book Volume 88, page 118, as amended in Plan Book Volume 88, page 76, Plan Book Volume 88, pages 212 and 213, and Plan Book Volume 88, pages 353 and 353A.

Northampton County Tax Parcel No. M7NE3 1 119.

BEING KNOWN AS 104 Quaker Drive, Bethlehem, PA 18020.

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

SEIZED AND TAKEN into execution of the writ as the property of Matthew Osley and Jacqueline Osley.

ROBERT P. DADAY, ESQUIRE

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**No. 113**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-09818**

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

BEGINNING at an iron pin on the easterly of a private lane, said point being located North 86 degrees 52 minutes 13 seconds East, 35.52 feet from a common corner between Clayton M. Stine and the easterly portion of land of Clarence Smith; thence

along other land of Clayton M. Stine, of which this was a part, North 78 degrees 46 minutes 54 seconds East, 167.62 feet to an iron pin; thence along the same, North 11 degrees 13 minutes 06 seconds West, 200.00 feet to an iron pin; thence along the same, South 78 degrees 46 minutes 54 seconds West, 170.42 feet to an iron pin; thence along the same, South 26 degrees 40 minutes 22 seconds West, 156.10 feet to an iron pin on the easterly side of the above-mentioned private lane; thence along the easterly side of said private lane, South 63 degrees 19 minutes 39 seconds East, 125.00 feet to the place of Beginning. Containing 1 acre.

Northampton County Tax Parcel No. F11 9 3A-1.

BEING KNOWN AS 10143A Gravel Hill Road, Bangor, PA 18013.

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

SEIZED AND TAKEN into execution of the writ as the property of Clayton M. Stine and Evelyn F. Stine.

ROBERT P. DADAY, ESQUIRE

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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

Apr. 14, 21, 28

## ANNUAL ATTORNEY REGISTRATION

The Disciplinary Board of the Supreme Court of Pennsylvania is pleased to announce the **annual attorney registration can be completed online beginning Monday, May 2, 2011.**

Attorneys will be able to register to be an e-filer using the court's automated online system. The online process also will allow a firm to register all its attorneys at one time and more efficiently than the previous paper-only method.

Attorneys registering online can use a debit or credit card for safe, convenient payment.

Registration packets for 2011 will be mailed in mid-May to all attorneys currently registered in Pennsylvania. Those attorneys who choose to register online this year will have the option to receive email notification next year rather than the full paper registration packet.

Pennsylvania Rules of Disciplinary Enforcement (Pa.R.D.E.) 219 and 502 and Pennsylvania Rule of Professional Conduct (Pa.R.P.C.) 1.15 provide that every attorney admitted to practice in any court of this Commonwealth shall file an annual registration statement and pay an annual fee for use of the Disciplinary Board, for use of the Pennsylvania Lawyers Fund for Client Security and for use of the Pennsylvania Interest on Lawyers Trust Account Board. A portion of the Disciplinary Board and PA Lawyers Fund fee is also used to fund Lawyers Concerned for Lawyers, a program to assist lawyers suffering from serious addictive illnesses.

"Online registration serves as another means to comply with the registration requirement in an efficient manner. Attorneys who comply with the registration requirement electronically need not also return the registration form mailed to them," said Joe Farrell, Executive Director of The Disciplinary Board.

"Pennsylvania's more than 80,000 active and inactive attorneys will have the opportunity to save time by registering through the court's online Web portal. Online registration will eliminate registrations being filed with deficient



information, ensuring fast, accurate registration. Additionally, firms with a large number of practicing attorneys will have the option of naming a proxy to file the entire firm's information, which will create a smoother process for the firm," Farrell said.

The link to the attorney registration system will be posted on the Home page of the Disciplinary Board's Web site at [www.padisciplinaryboard.org](http://www.padisciplinaryboard.org) as well as under the Attorney Information tab on the Web site. Questions regarding the online process may be directed to the Board at (717) 231-3380.

Online registration will be available beginning May 2, 2011. The deadline for registration is July 1. Late penalties may be assessed at any time after July 1. More information about the new online renewal option will be available in late April.

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Apr. 14

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**COMMONWEALTH OF PENNSYLVANIA v.  
LUCIANO JOSE MARTINEZ**

**COMMONWEALTH OF PENNSYLVANIA v.  
MARCOS MISAEL ANTONETTY**

*Motion to Join—Defendants Charged Separately—Motion to Sever.*

Commonwealth filed a motion to join the criminal trials of two defendants, who were alleged to have conspired to act and actually acted together in committing the same criminal acts. In response, one of the two Defendants filed a motion to sever those trials. Upon consideration of the motions and briefs, the Court granted the Commonwealth's motion and denied Defendant's motion.

In the Court of Common Pleas of Northampton County, Pennsylvania,  
Criminal Division—No. C-48-CR-1785-2010, No. C-48-CR-3132-2010.

ROBERT EYER, ESQUIRE, for the Commonwealth.

JOSHUA KAROLY, ESQUIRE, for Defendant Martinez.

MATTHEW GOODGE, ESQUIRE, for Defendant Antonetty.

Order of the Court entered on February 4, 2011 by KOURY, JR., J.

*OPINION*

This matter is before the Court on the Commonwealth's motion to join the above-captioned cases for trial and Defendant Marcos Misael Antonetty's related motion to sever those cases. The motions were assigned from the November 19, 2010 Miscellaneous Hearings List to the Honorable Michael J. Koury, Jr. The parties appeared for a hearing and submitted briefs, and the matter is now ready for disposition.<sup>1</sup>

In separate Informations, the Commonwealth charges Defendants Antonetty and Luciano Jose Martinez with robbery,<sup>2</sup> conspiracy to commit robbery,<sup>3</sup> simple assault,<sup>4</sup> and theft by unlawful taking.<sup>5</sup> See Criminal Information, *Commonwealth v. Antonetty* at 1, No. C-48-CR-3132-2010 (C.P. Northampton, Sept. 23, 2010) [hereafter "Antonetty Information"]; Criminal Information, *Commonwealth v. Martinez* at 1-2, No. C-48-CR-1785-2010 (C.P. Northampton, June 10, 2010) [hereafter "Martinez Information"]. The Commonwealth also charges Martinez with receiving

<sup>1</sup> At the November 19, 2010 hearing, the parties also presented evidence pertaining to Defendant Martinez' Motion to Suppress and Defendant Antonetty's Petition for Writ of Habeas Corpus. The Court has issued separate opinions and orders addressing those motions.

<sup>2</sup> 18 Pa. C.S. §3701(a)(1)(iv).

<sup>3</sup> 18 Pa. C.S. §§903(a)(1), 3701(a)(1)(iv).

<sup>4</sup> 18 Pa. C.S. §2701(a)(1).

<sup>5</sup> 18 Pa. C.S. §3921.

stolen property.<sup>6</sup> Martinez Information at 2. These charges stem from the Defendants' alleged assault upon and theft of an MP3 player from the victim, Xiao Min Yuan. *See* Motion of the Commonwealth to Join Defendants Charged in Separate Informations for Trial, *Commonwealth v. Antonetty*, C-48-CR-3132-2010 (C.P. Northampton, Nov. 2, 2010); *see also*, Antonetty Information at 1; Martinez Information at 1-2.

The Pennsylvania Rules of Criminal Procedure govern how and when criminal trials may be joined. Rule 582 instructs that "Defendants charged in separate indictments or informations may be tried together if they are alleged to have participated in the same act or transaction or in the same series of acts or transactions constituting an offense or offenses." Pa. R.Crim.P. 582(A)(2). If the Commonwealth does not provide the defendants with written notice of its intent to proceed with a joint trial at or before arraignment, it may file a pretrial motion to consolidate defendants' cases. *See* Pa. R.Crim.P. 582(B). If a defendant wishes to challenge the Commonwealth's motion, he may do so by filing a Motion to Sever. *See* Pa. R.Crim.P. 583, cmt.

The Pennsylvania Supreme Court has indicated that joint trials are preferable in two scenarios. First, the Court encourages joint trials when they promote judicial economy by avoiding the expense and time associated with duplication of evidence. *Commonwealth v. Jones*, 542 Pa. 464, 485, 668 A.2d 491, 501 (1995). The Pennsylvania Superior Court has elaborated that:

joinder is proper when crimes arise from a single fact pattern; the likelihood of confusion or prejudice in the minds of the jury is outweighed by considerations of expediency and judicial economy; and evidence relevant to the crimes of one defendant is admissible in the trial of the other (as tending to prove 'motive, intent, absence of mistake or accident, a common scheme, plan, or design embracing the commission of two or more crimes so related to each other that proof of one tends to prove the others.'...).

*Commonwealth v. Katsafanas*, 318 Pa. Super. 143, 157-58, 464 A.2d 1270, 1277-78 (1983) (quotation marks and citations omitted). Second, the Supreme Court encourages joint trials "when the defendants face conspiracy charges and where the multiple charges demonstrate a logical connection between the defendants and the various crimes charged." *Commonwealth v. Paoello*, 542 Pa. 47, 70, 665 A.2d 439, 451 (1995); *see also*, *Jones*, supra at 485, 668 A.2d at 501 ("Where, as here, defendants have been charged with conspiracy, joint rather than separate trials are preferred."); *Commonwealth v. Hamm*, 325 Pa. Super. 401, 410, 473 A.2d 128, 133 (1984) (noting that co-conspirators should be tried together "unless it can

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<sup>6</sup> 18 Pa. C.S. §3925.

be shown that one or more of the defendants will be actually prejudiced by doing so.”).

A defendant may seek a separate trial by alleging that a joint trial would prejudice him. He may not, however, avoid a joint trial by merely stating that the defendants intend to employ conflicting or antagonistic defenses. *See Jones*, supra at 486, 668 A.2d at 501. Instead, “[he] must show a real potential for prejudice and not just mere speculation.” *Id.* The Court has explained that:

[t]he fact that hostility exists between the defendants or that one defendant may try to save himself at the expense of the other constitutes insufficient grounds to require severance. ... Moreover, the mere fact that one defendant might have a better chance of acquittal if tried separately is an insufficient ground to require severance.

*Id.* (citations omitted).

In this matter, the Court has determined that it is proper to join the Commonwealth’s cases against Antonetty and Martinez for trial. In part, our decision rests on the fact that the charges against Antonetty and Martinez arise out of the same offensive acts. *See* Pa. R.Crim.P. 582(A)(2). Specifically, the Commonwealth has alleged that Antonetty and Martinez acted together to assault and rob Yuan. Antonetty Information at 1; Martinez Information at 1-2. In part, it also rests on the Commonwealth’s decision to charge Antonetty and Martinez with conspiracy to commit robbery. As noted above, a joint trial is preferable when the defendants are charged with criminal conspiracy. *See Paoello*, supra at 70, 665 A.2d at 451.

Antonetty argues that joinder will prejudice him because “the only verifiable evidence” against Antonetty and Martinez “is that [Martinez] possessed the MP3 player stolen from the victim. ...” Brief in Support of Pretrial Motions, *Commonwealth v. Antonetty*, C-48-CR-3132-2010 (C.P. Northampton, Dec. 30, 2010). His argument, however, amounts to little more than speculation as to possible prejudice resulting from a joint trial and, alone, does not justify severance. As noted above, criminal conspirators may, and, arguably, should be tried together. *See e.g., Hamm*, supra at 410, 473 A.2d at 133 (recognizing that trial court was within its discretion to join defendants’ cases that arose out of the same criminal acts, where defendants were each charged with criminal conspiracy). Accordingly, this Court will not sever the Commonwealth’s cases against Antonetty and Martinez merely because Antonetty raises the possibility of prejudice or indicates that he “might have a better chance of acquittal if tried separately.” *See Jones*, supra at 486, 668 A.2d at 501. Instead, this Court will deny his motion for severance and grant the Commonwealth’s motion for joinder.

WHEREFORE, we enter the following:

*ORDER*

AND NOW, this 4th day of February, 2011, upon consideration of the Motion of the Commonwealth to Join Defendants Charged in Separate Informations for Trial, Defendant Marcos Misael Antonetty's Motion for Severance, and the parties' briefs thereon, it is hereby ORDERED that the Commonwealth's Motion is GRANTED and Defendant Antonetty's Motion is DENIED.



**COMMONWEALTH OF PENNSYLVANIA v.  
LUCIANO JOSE MARTINEZ, Defendant**

*Omnibus Pretrial Motion—Motion To Suppress—Fourth Amendment—Article I, Section 8—Unreasonable Search—Unreasonable Seizure—Fruit of the Poisonous Tree—Miranda—Pat Down—Consent.*

The Defendant argued that Bethlehem Township police illegally seized his person and searched his clothing, and sought to suppress any evidence gathered during the allegedly illegal search and seizure, and all evidence flowing from it.

Defendant first argued that he was illegally stopped by the police, because the police lacked legal cause to detain him. After reviewing the evidence presented at a hearing on the matter, the Court determined that Defendant had been subjected to a legal investigatory detention, for which the police had sufficient reasonable suspicion that Defendant had been engaged in illegal behavior.

Second, Defendant argued that the police had illegally searched him during a pat down for weapons. The Court determined that the police could pat down Defendant, based on the Officer's testimony that he did so for concern for his own safety. Further, the Court determined that, even if the police did not have sufficient independent concern for the search, Defendant had consented to the search.

Because Defendant had not been illegally seized or illegally searched, the Court found no merit in Defendant's third argument, that evidence discovered as a result of the seizure and search must be suppressed as "fruit of the poisonous tree."

Fourth, Defendant argued that he did not properly consent to the stop or the search. After discussing relevant case law and reviewing the evidence presented to the Court, the Court disagreed.

Finally, Defendant argued that any statements made to the police must be suppressed based on the Police Officers' failure to properly *Mirandize* Defendant. Because Defendant made statements during a period of investigative detention, and not during a period of custodial detention, the Court disagreed.

In sum, Defendant's motion was denied.

In the Court of Common Pleas of Northampton County, Pennsylvania,  
Criminal Division—No. C-48-CR-1785-2010.

ROBERT EYER, ESQUIRE, for the Commonwealth.

JOSHUA KAROLY, ESQUIRE, for Defendant.

Order of the Court entered on February 4, 2011 by KOURY, JR., J.

*OPINION*

Defendant Luciano Jose Martinez has presented this Court with a Motion to Suppress evidence gathered and statements made incident to his April 14, 2010 encounter with Bethlehem Police Officers. On November 19, 2010, the parties appeared for a hearing before the Honorable Michael J. Koury, Jr. The Commonwealth submitted a transcript of the May 21, 2010 Preliminary Hearing before Magisterial District Judge Nancy Matos-Gonzalez, and Martinez and the Commonwealth have submitted briefs. The matter is now ready for disposition.

## FINDINGS OF FACT

Shortly after midnight on April 14, 2010, Xiao Min Yuan began walking home from the library at Lehigh University in Bethlehem, Pennsylvania. *See* Transcript of Preliminary Hearing at 6, *Commonwealth v. Martinez*, C-48-CR-1785-2010 (C.P. Northampton, May 21, 2010) [hereafter “N.T.P.H.”]. His walk home took him toward the intersection of Pierce Street and Laufer Street. *Id.* Although there were some streetlights along Yuan’s path home, it was dark and difficult to see. *Id.* at 29.

As Yuan neared the intersection of Pierce Street and Laufer Street, he heard people running toward him from behind. *Id.* at 7. Without warning, Yuan was struck twice in the left ear by what felt like a fist. *Id.* at 7-8, 26, 34. The force of the blow forced Yuan to kneel on the ground. *Id.* at 8, 22.

Yuan did not see his attacker. *Id.* at 23-24. Nevertheless, while he was kneeling on the ground, he saw two males, one to his left and the other to his right. *Id.* at 11, 26. One of the males asked Yuan for money, and Yuan replied that he did not have any. *Id.* at 9, 26. Both males searched Yuan’s pockets and one found Yuan’s MP3 player in Yuan’s coat pocket. *Id.* at 9-10, 11.

Shortly thereafter, the males ran away, taking Yuan’s MP3 player with them. *Id.* at 11-12. As they ran away, Yuan noted that one of the two males wore a horizontally striped shirt. *Id.* at 12-13. He was not certain of the color of the shirt. *Id.* at 30.

Yuan spotted another male, later identified as Raymond Legault, standing roughly approximately fifteen meters away and packing his car. *Id.* at 14; Transcript of Proceedings at 113, *Commonwealth v. Martinez*, C-48-CR-1785-2010 (C.P. Northampton, Nov. 19, 2010) [hereafter “N.T.S.P.”]. Yuan approached Legault and asked him to call the police. N.T.P.H. at 14, 25. Legault called 9-1-1 and reported the incident, sharing that Yuan’s assailants “ran up toward Pierce.” N.T.S.P. at 113.

Following Yuan’s 9-1-1 call, the Bethlehem Police Department broadcast a radio dispatch for Officer Sean Molony. *Id.* at 50. Officer Benjamin Hackett heard the dispatch and, because he was already near the scene, arrived first. *Id.* Officer Hackett interviewed Yuan, who told him about the incident and described the assailants as two males, one wearing a horizontally striped shirt. N.T.P.H. at 13, 29-30; N.T.S.P. at 51, 64-65, 92. Either Yuan or one of the bystanders may have told Officer Hackett that Yuan’s assailants were either “not black” or “lighter skinned.”<sup>1</sup> *See* N.T.S.P. at 65-75. Officer Hackett notified other officers, by radio, that they were looking for “two actors, went South on Pierce from Laufer. One had a

<sup>1</sup> Officer Hackett testified at the November 19, 2010 hearing that it was his recollection that someone told him that Yuan’s assailants were either “not black” or “lighter skinned.” N.T.S.P. at 66. He could not, however, remember who told him or exactly when he was given this information. *Id.* at 67-75. He explained that he did not include this information in his police report because it could not be verified. *Id.* at 74-75.

striped shirt, unknown coating. They're going to have his MP3 player and headphones." *See id.* at 115; *see also, id.* at 51-52. The initial dispatch was released at 12:08 a.m.

Officer Zachary Beals was also nearby when he heard the initial radio dispatch and subsequent radio transmissions from other officers. *Id.* at 6. From the dispatch, Officer Beals understood that there had been a robbery and that the suspects were "two males they believed to be Hispanic, one wearing a striped shirt." *Id.* Because Officer Beals believed that the suspects would be on foot, and because he was already on patrol, he began to search the area surrounding the crime scene.<sup>2</sup> *Id.* at 6-7.

Between five and fifteen minutes after Officer Beals began looking for the suspects, he noticed two males near the intersection of Parkhill Street and East Packer Avenue, approximately 200 feet from the crime scene. *Id.* at 8, 18, 20. They were the only people out on the street. N.T.P.H. at 55-56. One of the males was wearing a striped shirt. N.T.S.P. at 9. As he approached, neither seemed out of breath, neither attempted to flee, and neither had visible blood on them. *Id.* at 23-24. At the November 19, 2010 hearing, Officer Beals identified those males as Antonetty and Martinez. *Id.* at 8, 42-43.

Officer Beals, who was armed and in uniform, exited his vehicle and directed his flashlight at Antonetty and Martinez. *Id.* at 9, 23; N.T.P.H. at 50-51. Officer Beals called out to them, explaining that he was investigating a recent robbery and asking if he could speak with them. N.T.S.P. at 9, 23. Antonetty and Martinez agreed. *Id.* at 9, 23-24. Shortly thereafter, Officer Hackett joined Officer Beals. *Id.* at 12, 53-55.

Officer Beals also asked Antonetty and Martinez if he could pat them down for weapons and, again, Antonetty and Martinez agreed. N.T.P.H. at 53; N.T.S.P. at 9-10, 26. Officer Beals patted Martinez and Antonetty with his palms, looking for "bulges that would be indicative of a weapon, anything that would harm" him. N.T.S.P. at 11. While he was patting down Martinez, Officer Beals discovered a hard, square object in the front pocket of Martinez' sweatshirt. *Id.* Officer Beals recognized that the object was not a weapon and asked Martinez to identify it. N.T.P.H. at 54. Martinez replied that he did not know. *Id.*

Officer Beals asked Martinez if he could remove the object. *Id.* Officer Hackett was standing nearby and saw Martinez pull the small, black object—later identified as an MP3 player—out of his front pocket of his sweatshirt. *Id.* at 63-64; N.T.S.P. at 56-57. Martinez explained to Officer Beals that the MP3 player belonged to his brother and that he had borrowed

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<sup>2</sup> Officer Beals also testified at the May 21, 2010 Preliminary Hearing that he remembered hearing over the radio that the police were searching for "[t]wo Hispanic males, younger, late teens, early 20's, one wearing a red, I believe, sweatshirt, hooded. The other was wearing a brown striped shirt, vertical stripes." N.T.P.H. at 47.

it to “work out.” *Id.* at 13, 58; N.T.P.H. at 54. Officer Hackett also saw Martinez return the MP3 player to his pocket.<sup>3</sup> N.T.S.P. at 57.

Officer Hackett, knowing that an MP3 player had been stolen from Yuan, stepped away out of earshot, contacted Officer Molony by radio, and requested a detailed description of the stolen MP3 player. *Id.* at 58. Officer Molony responded that it was a black, Creative brand, two gigabyte MP3 player with headphones. *See id.* at 58-59.

Acting on that information, the officers asked Martinez if they could inspect the MP3 player in his possession. *Id.* at 14, 58. Martinez consented, and handed the MP3 player to Officer Hackett. *Id.* at 58. Officer Hackett noted that the MP3 player possessed by Martinez was the same brand and color that had been stolen from Yuan. *Id.* at 58-59; N.T.P.H. at 64-65.

Based on the foregoing, Officer Molony and Officer Beals handcuffed Martinez and Antonetty and placed them in Officer Molony’s vehicle. N.T.S.P. at 59-61. Meanwhile, Officer Hackett confiscated the MP3 player and brought it to the hospital, where Yuan was being treated. *Id.* at 59-62. Before showing it to Yuan, Officer Hackett asked him for a detailed description of the stolen MP3 player. *Id.* Yuan described the make and model of his MP3 player, the color of the accompanying earphones, and player’s opaque plastic cover. *Id.* These details matched those of the confiscated MP3 player. *Id.* Yuan also provided a very accurate description of the music on the MP3 player. *Id.* at 62-63. Finally, Officer Hackett showed Yuan the confiscated MP3 player, which Yuan positively identified as the MP3 player taken from him during the robbery. *Id.* at 63.

Martinez and Antonetty were transported back to the police station at approximately 12:50 a.m., where Officer Molony charged Martinez and Antonetty with robbery,<sup>4</sup> conspiracy to commit robbery,<sup>5</sup> simple assault,<sup>6</sup> and theft by unlawful taking or disposition.<sup>7</sup> *See* N.T.S.P. at 35; Criminal Information, *Commonwealth v. Martinez*, C-48-CR-1785-2010 (C.P. Northampton). Martinez was also charged with receiving stolen property.<sup>8</sup> *Id.*

### DISCUSSION

Martinez’ Motion to Suppress raises five issues for this Court’s consideration: (1) whether Officer Beals had sufficient legal cause to detain

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<sup>3</sup> The Court recognizes that Officer Beals offered conflicting testimony about which party actually removed the MP3 player from Martinez’ pocket. In this respect, however, the Court accepts the testimony of Officer Beals insofar as he asserts that Martinez removed the MP3 player. His testimony thus mirrors the testimony of Officer Hackett, which this Court finds to be entirely credible and consistent with the events of record.

<sup>4</sup> 18 Pa. C.S. §3701(a)(1)(iv).

<sup>5</sup> 18 Pa. C.S. §§903(a)(2), 3701(a)(1)(iv).

<sup>6</sup> 18 Pa. C.S. §2701(a)(1).

<sup>7</sup> 18 Pa. C.S. §3921.

<sup>8</sup> 18 Pa. C.S. §3925.

Martinez; (2) whether Officer Beals had sufficient legal cause to “pat down” Martinez; (3) whether the MP3 player seized from Martinez must be suppressed, either as “fruit of the poisonous tree” or because Martinez did not consent to the search; (4) whether, based upon the allegedly illegal detainer or search of Martinez, or based upon the allegedly illegal seizure of the MP3 player from Martinez, subsequent statements made by Martinez were “fruit of the poisonous tree”; and (5) whether those statements should be suppressed based upon the police’s failure to give Martinez notice of his *Miranda* rights.

1. *Whether Officer Beals Had Sufficient Legal Cause To Detain Martinez*

Both the Fourth Amendment of the United States Constitution and Article I, Section 8 of the Pennsylvania Constitution protect a person’s right to be secure in his person, house, papers, effects, and possessions against unreasonable searches and seizures. *Commonwealth v. Boswell*, 554 Pa. 275, 721 A.2d 336, 339 (1998). However, “[n]o constitutional provision prohibits police officers from approaching a citizen in public to make inquiries of them.” *Id.* at 339-40. Moreover,

not every encounter is so intrusive so as to trigger constitutional protections. ... It is only when the officer, by means of physical force, or by displaying or asserting authority, restrains the liberty of the citizen that a ‘seizure’ occurs. ... Any curtailment of a person’s liberty by the police must be supported at least by a reasonable and articulable suspicion that the person seized is engaged in criminal activity.

*Id.* at 340 (citations and some punctuation omitted).

Since not every encounter triggers constitutional protections, “[i]nteraction’ between citizens and police officers, under search and seizure law, is varied and requires different levels of justification depending upon the nature of the interaction and whether or not the citizen is detained.” *Commonwealth v. Jones*, 874 A.2d 108, 116 (Pa. Super. 2005) (citation omitted). These levels of interaction are classified as “mere encounter[s],” “investigative detention[s],” and “custodial detention[s].” *Id.*

The first level of interaction is the “mere encounter,” which can constitute “any formal or informal interaction between an officer and a citizen, but will normally be an inquiry by the officer of a citizen. The hallmark of this interaction is that it carries no official compulsion to stop or respond.” *Id.* (citation omitted).

The second level of interaction is an “investigative detention,” which, “by implication, carries an official compulsion to stop and respond, but the detention is temporary, unless it results in the formation of probable cause for arrest, and does not possess the coercive conditions consistent with a formal arrest.” *Id.* “An investigative detention, unlike a mere encounter, constitutes a seizure of a person and thus activates the protections of Ar-

ticle I, Section 8 of the Pennsylvania Constitution.” *Id.* “There is no clear formula for determining whether an interaction constitutes a mere encounter or an investigative detention, but we are guided by the question of whether a reasonable person, based on the totality of the circumstances, would believe he is free to leave.” *Commonwealth v. Bennett*, 827 A.2d 469, 478 (Pa. Super. 2003) (citation omitted). In determining whether a seizure of the defendant has occurred, the Court:

must consider all the circumstances surrounding the encounter to determine whether the police conduct would have communicated to a reasonable person that the person was not free to decline the officers’ requests or otherwise terminate the encounter. ... In applying this test, it is necessary to examine the nature of the encounter. ... Circumstances to consider include, but are not limited to, the following: the number of officers present during the interaction; whether the officer informs the citizen they are suspected of criminal activity; the officer’s demeanor and tone of voice; the location and timing of the interaction; the visible presence of weapons on the officer; and the questions asked.

*Boswell*, supra, 721 A.2d at 340 (internal citations and quotations omitted).

“To institute an investigative detention, an officer must have at least a reasonable suspicion that criminal activity is afoot. Reasonable suspicion requires a finding that based on the available facts, a person of reasonable caution would believe the intrusion was appropriate.” *Jones*, supra, 874 A.2d at 116 (citation omitted). Furthermore:

[r]easonable suspicion exists only where the officer is able to articulate specific observations which, in conjunction with reasonable inferences derived from those observations, led him reasonably to conclude, in light of his experience, that criminal activity was afoot and that the person he stopped was involved in that activity. Therefore, the fundamental inquiry of a reviewing court must be an objective one, namely, whether the facts available to the officer at the moment of intrusion warrant a man of reasonable caution in the belief that the action taken was appropriate.

*Id.* (citation omitted). The investigative detention derives from “*Terry* [*v. Ohio*, 392 U.S. 1 (1968)] and its progeny: such a detention is lawful if supported by reasonable suspicion because, although it subjects a suspect to a stop and a period of detention, it does not involve such coercive conditions as to constitute the functional equivalent of an arrest.” *Commonwealth v. Smith*, 904 A.2d 30, 35 (Pa. Super. 2006).

The final level of interaction, the “custodial detention,” however, “occurs when the nature, duration and conditions of an investigative detention become so coercive as to be, practically speaking, the functional



equivalent of an arrest.” *Jones*, supra, 874 A.2d at 116 (citation omitted). To determine whether an investigative detention becomes a custodial detention, the Court examines the totality of the circumstances. *See Commonwealth v. Mannion*, 725 A.2d 196, 200 (Pa. Super. 1999) (*en banc*). The factors included in such analysis include “the basis for the detention; its length; its location; whether the suspect was transported against his or her will, how far, and why; whether restraints were used; whether the law enforcement officer showed, threatened or used force; and the investigative methods employed to confirm or dispel suspicions.” *Id.*

In this case, the totality of the circumstances supports the conclusion that the interaction between Martinez and Bethlehem Police Officers Beals and Hackett was something more than a “mere encounter.” As noted above, Pennsylvania courts have not articulated an exact test to determine whether an interaction is a “mere encounter” or an “investigative detention.” However, applying the *Jones* factors to this case, the Court determines that this was an investigative detention. *See Jones*, supra, 874 A.2d at 116. Martinez was confronted by Officer Beals, who was armed and in uniform. N.T.S.P. at 9, 23; N.T.P.H. at 50-51. Officer Beals exited his vehicle, shined his flashlight at Martinez, and stated that he wished to speak with Martinez about a recent, local robbery. N.T.S.P. at 9, 23. Furthermore, Officer Beals asked Martinez why he was in the area, whether he could search him for weapons, and, upon discovery of the MP3 player in his possession, who owned the MP3 player. *Id.* at 9-10, 13, 23-24, 26, 58; N.T.P.H. at 54.

The circumstances do not, however, support the conclusion that the interaction between Martinez and the Bethlehem Police involved the sort of “coercive conditions [that] constitute the functional equivalent of an arrest.” *See Jones*, supra, 874 A.2d at 116; *Smith*, supra 904 A.2d at 35. Accordingly, their interaction did not rise to the level of a custodial interrogation. Martinez was not detained for an excessive period of time, transported to a distant location, questioned overnight, or exposed to methods of interrogation which would otherwise be coercive. Instead, Martinez was questioned where he was initially stopped, in public, near the corner of Parkhill Road and Packer Avenue. *See* N.T.S.P. at 9, 23. Officer Beals conducted a pat down to ensure his safety, and Officer Beals and Officer Hackett generally asked questions. *See id.* at 9-10, 26; N.T.P.H. at 53. Importantly, Martinez consented both to the pat down, and to the stop and questioning.<sup>9</sup> N.T.S.P. at 9-10.

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<sup>9</sup>The investigative detention became a custodial detention when Martinez was handcuffed and placed in the back of Officer Molony’s squad car. Martinez, however, did not question the basis of his arrest. He only questioned the basis of his initial stop and questioning. *See generally*, Brief in Support of Defendant’s Omnibus Pretrial Motion, *Commonwealth v. Martinez*, C-48-CR-1785-2010 (C.P. Northampton, Dec. 29, 2010) [hereinafter “Defendant’s Brief”].

Furthermore, Officer Beals testified to the brief duration and nature of his interaction with Martinez and Antonetty. The entirety of that interaction—including time after Martinez was handcuffed and placed into custodial detention, *see* N.T.S.P. at 44, waiting for Officer Hackett to travel to the hospital to determine whether the seized MP3 player was the same MP3 player stolen from Yuan—lasted only forty-two or forty-three minutes. *See id.* at 35. The initial dispatch went out at 12:08 a.m. and Martinez was transported to police headquarters at approximately 12:50 a.m. *Id.* Further, Officer Beals testified that, before the Defendants were handcuffed, they were free to leave at any time. *See id.* at 35-36.

Based on the conclusion that the interaction at issue was an investigative detention, this Court must determine whether Officer Beals had sufficient “reasonable suspicion” to detain Martinez. Based on the totality of the circumstances, we conclude that he did. Officer Beals testified that he heard the initial radio dispatch. N.T.S.P. at 6. That dispatch, as demonstrated by its transcription, stated that the police were searching for “two actors [that] went South on Pierce from Laufer. One had a striped shirt, unknown coating.” *Id.* at 115. Based on his experience, he did not immediately report to the scene of the crime, but started searching the area within a reasonable circumference thereof. *Id.* at 6-7. Within approximately five to fifteen minutes, Officer Beals discovered Martinez and Antonetty just a short distance from the scene of the crime, in an area that was otherwise devoid of foot traffic. *Id.* at 8, 18, 20. Based on the circumstances as then known to Officer Beals, the detention was an appropriate and diligent exercise in police investigation, sufficient to support the ensuing investigative detention. *See Jones, supra*, 874 A.2d at 116.

## 2. Whether Officer Beals Had Sufficient Legal Cause To Pat Down Martinez

“If, during the course of a valid investigatory stop, an officer observes unusual and suspicious conduct on the part of the individual which leads him to reasonably believe that the suspect may be armed and dangerous, the officer may conduct a pat-down of the suspect’s outer garments for weapons.” *Commonwealth v. E.M.*, 558 Pa. 16, 735 A.2d 654, 659 (1999). “In order to establish reasonable suspicion, the police officer must articulate specific facts from which he could reasonably infer that the individual was armed and dangerous.” *Commonwealth v. Wilson*, 927 A.2d 279, 284 (Pa. Super. 2007). When assessing the validity of such a stop, the Court must examine the totality of the circumstances, giving due consideration to the reasonable inferences that the investigating officer may draw from the facts in light of his experience, while disregarding any unparticularized suspicion or hunch. *See id.* (citing *Commonwealth v. Zahir*, 561 Pa. 545, 751 A.2d 1153, 1158 (2000)); *see also, Commonwealth v. Key*, 789 A.2d 282, 288-290 (Pa. Super. 2001).

In this case, this Court's examination of the totality of the attendant circumstances supports its conclusion that Officer Beals conducted a valid pat down of Martinez' outer garments for weapons. Officer Beals was patrolling the area near the intersection of Lockhill Road and Packer Avenue in Bethlehem after midnight, searching for a pair of men suspected of committing a violent robbery. *See* N.T.P.H. at 36, 38. From the dispatch information that he received, Officer Beals was unsure whether the suspects were armed. N.T.S.P. at 26. When he happened upon Antonetty and Martinez, they were the only people out on the street, and he was the only officer on the scene. N.T.P.H. at 55-56; *see also, id.* at 39 (noting that Officer Beals was waiting for back-up to arrive). Taking all of this into account, Officer Beals conducted a pat-down "due to [his] safety in the area." N.T.S.P. at 10. As such, his pat down was legal. *See E.M., supra* 735 A.2d at 659.

Furthermore, even if Officer Beals lacked the kind of concern for his safety that would justify his pat down of Martinez, Officer Beals acted properly because Martinez consented to the pat down. Generally, an improper pat down violates the defendant's rights under the Fourth Amendment of the United States Constitution and under Article I, Section 8 of the Pennsylvania Constitution, and, accordingly, evidence resulting from that pat down cannot be introduced at trial. Where a defendant offers a valid consent to the search, however, his consent trumps the general exclusionary rule. *See e.g., Commonwealth v. Reid*, 571 Pa. 1, 811 A.2d 530, 544-546 (2002) (noting that consent, in the absence of evidence of duress or coercion, validates an otherwise illegal search).

*3. Whether the MP3 Player Seized From Martinez Must Be Suppressed, Either As "Fruit of the Poisonous Tree" or Because Martinez Did Not Consent to the Search*

Martinez argues that this Court should suppress the MP3 player taken from his possession, either because it falls under the doctrine of "fruit of the poisonous tree" or because he did not provide a valid consent to the search. For the reasons that follow, we disagree.

Generally, evidence obtained in violation of a defendant's constitutional right to be free of unreasonable searches or seizures may not be introduced against him at trial. *See e.g., Commonwealth v. Williams*, 2 A.3d 611, 619-622 (Pa. Super. 2010) (*en banc*) (discussing exclusion of evidence obtained without a warrant and exceptions to the general exclusionary rule). Similarly, evidence flowing from the unreasonable search or seizure—that is, evidence that would not have been discovered but for that unreasonable search or seizure—may not be introduced against him at trial. *See Wong Sun v. U.S.*, 371 U.S. 471 (1963); *Williams, supra* 2 A.3d at 619-622. Such evidence is referred to as "the fruit of the poisonous tree." *See Wong Sun, supra* at 488; *Williams supra* 2 A.3d at 619.

Martinez argues that the seizure of the MP3 player that he possessed was “fruit of the poisonous tree,” because it flowed from the allegedly illegal seizure of his person (the aforementioned investigative detention) or search (the aforementioned pat down). Because this Court has determined that both the seizure and subsequent search of Martinez were legal, the seizure of the MP3 player did not flow from a violation of Martinez’ constitutional rights and, thus, cannot be “fruit of the poisonous tree.”

Further, nothing in the record indicates that Martinez failed to provide a valid consent to the search. In support of his argument that he did not provide a valid consent, Martinez relied on a 1974 Pennsylvania Supreme Court case, *Commonwealth v. Boyer*. In *Boyer*, the court determined that the police illegally detained the defendant, because they subjected him to a custodial detention without probable cause. *Commonwealth v. Boyer*, 455 Pa. 283, 286, 314 A.2d 317, 318 (1974). The court also determined that, subsequent to the illegal arrest, the police asked the defendant if they could search his vehicle, and the defendant provided consent. *Id.* Such consent was not valid, however, based on the surrounding circumstances. *Id.* In reaching this decision, the court relied in large part upon the “short time span between *the illegal stop* and the subsequent search [as] evidence that the alleged consent was not a product of [the defendant’s] free will.” *Id.* (emphasis added). It noted that “considering the actions of the police in suddenly [subjecting defendant to an illegal arrest, defendant] is left with a strong impression that the requested search will be conducted even if he states that he does not wish to have the search conducted.” *Id.*

The facts of this case, however, do not support the same conclusion. Unlike Boyer, Martinez was not under arrest. To the contrary, he was subject only to a period of investigatory detention. When he spoke with and eventually handed the MP3 player to Officers Beals and Hackett, Martinez consented to the Officers’ requests even though he was free to refuse to answer questions, to refuse the Officers’ requests, or to simply leave the scene. As a result, he could not have had the same kind of “strong impression” that the Court felt Boyer would have in the face of an illegal arrest.

#### 4. *Whether Statements Made by Martinez Must Be Suppressed As “Fruit of the Poisonous Tree”*

Martinez argues that this Court should suppress any statements that he made to the police as a result of his allegedly illegal detainer or as a result of the allegedly illegal searches of his person, under the doctrine of “fruit of the poisonous tree.” For the reasons set forth above, neither his detention, the pat down, nor the seizure of the MP3 player violated Martinez’ right to be free from unreasonable searches or seizures. As a result, any statements that Martinez made to the police during the investigative detention cannot be characterized as “fruit of the poisonous tree” and are not excludable as such.

5. *Whether Statements Made by Martinez Should Be Suppressed Based Upon the Police Officers' Failure to Mirandize Martinez*

Finally, Martinez argues that any statements that he made to the police should be suppressed because they were the fruit of impermissible custodial interrogation. Specifically, he argues that those statements must be suppressed because the police failed to notify him of his *Miranda* rights, specifically, the right to remain silent.

As Martinez correctly notes in his brief on this matter, the police are required to issue *Miranda* warnings whenever a suspect is subject to custodial interrogation. *See Miranda v. Arizona*, 384 U.S. 436, 444-445 (1966); *Commonwealth v. Smith*, 575 Pa. 203, 836 A.2d 5, 18 (2003). Nevertheless, this Court disagrees with Martinez' assertion that he was actually in custody during the times relevant to his motion. "The standard for determining whether an encounter with the police is deemed 'custodial' or police have initiated a custodial interrogation is an objective one based on [the] totality of the circumstances, with due consideration given to the reasonable impression conveyed to the person interrogated." *Mannion*, supra, 725 A.2d at 200. "Said another way, police detentions become custodial when, under the totality of the circumstances, the conditions and/or duration of the detention become so coercive as to constitute the functional equivalent of arrest." *Id.*

As noted above, however, this Court has already determined that Martinez was not subject to custodial detention. Instead, during those times that are relevant to this motion, Martinez was subject merely to a period of investigative detention.<sup>10</sup> Because Martinez was not in custody, at least one of the two prerequisites for *Miranda* warnings was not present and, as such, the police were not required to issue such a warning to Martinez. *See Miranda*, supra at 444-445; *Smith*, supra, 836 A.2d at 18.

WHEREFORE, we enter the following:

ORDER

AND NOW, this 4th day of February, 2011, upon consideration of Defendant's Omnibus Pre-trial Motion and the parties' briefs thereon, it is hereby ORDERED that said Motion is DENIED.

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<sup>10</sup> As noted at n.9, supra, the investigative detention turned into a custodial detention when Martinez was handcuffed and placed in the back of Officer Molony's squad car. As demonstrated by the record, however, the statements at issue were made before the police placed Martinez in handcuffs.

**COMMONWEALTH OF PENNSYLVANIA v.  
MARCOS MISAEL ANTONETTY, Defendant**

*Omnibus Pretrial Motion—Petition for Writ of Habeas Corpus—Motion To Quash—Prima Facie—Robbery—Conspiracy—Theft by Unlawful Taking—Simple Assault—Accomplice Liability.*

Defendant was charged with robbery, conspiracy to commit robbery, theft by unlawful taking, and simple assault. Defendant filed a Petition for a Writ of Habeas Corpus, moving to quash the Information on the basis that the evidence presented by the Commonwealth did not establish a *prima facie* case against him.

Upon consideration of the transcript of the preliminary hearing and a supplemental hearing before this Court, Judge Koury determined that the Commonwealth met its burden and denied Defendant's motion.

In the Court of Common Pleas of Northampton County, Pennsylvania,  
Criminal Division—No. C-48-CR-3132-2010.

ROBERT EYER, ESQUIRE, for the Commonwealth.

MATTHEW GOODGE, ESQUIRE, for Defendant Antonetty.

Order of the Court entered on February 4, 2011 by KOURY, JR., J.

*OPINION*

Defendant Marcos Misael Antonetty has presented this Court with a Petition for a Writ of Habeas Corpus, moving to quash the Information on the basis that the evidence presented did not establish a *prima facie* case.<sup>1</sup> On November 19, 2010, the parties appeared for a hearing before the Honorable Michael J. Koury, Jr. and the Commonwealth submitted a transcript of the September 8, 2010 Preliminary Hearing before Magisterial District Judge Nancy Matos-Gonzalez. The parties submitted briefs and the matter is now ready for disposition.

*FACTUAL HISTORY*

Shortly after midnight on April 14, 2010, Xiao Min Yuan began walking home from the library at Lehigh University in Bethlehem, Pennsylvania. *See* Transcript of Preliminary Hearing at 5, *Commonwealth v. Antonetty*, C-48-CR-3132-2010 (C.P. Northampton, Sept. 8, 2010) [hereafter "N.T.P.H."]. His walk home took him toward the intersection of Pierce

<sup>1</sup> In his Omnibus Pretrial Motions, Antonetty also submitted three other motions. The first, a Motion to Suppress Statements, was withdrawn at the November 19, 2010 hearing before the undersigned. Transcript of Proceedings at 3, *Commonwealth v. Antonetty*, C-48-CR-3132-2010 (C.P. Northampton, Nov. 19, 2010) [hereinafter "N.T. of Hearing"]. The second, a Motion for Severance, was addressed in a separate opinion and order. *See* Opinion of Court, *Commonwealth v. Antonetty*, C-48-CR-3132-2010 (C.P. Northampton, Feb. 4, 2010). The third, a Motion for Pretrial Discovery and Inspection, was not addressed at the November 19, 2010 hearing and thus will not be addressed in this Opinion or Order.



Street and Laufer Street. Although there were some streetlights along Yuan's path home, it was dark and he could not see very far in any direction. *Id.* at 15, 16.

As he walked, Yuan wore headphones and listened to music from his two gigabyte Creative Zen Stone MP3 player. *Id.* at 37-38, 58-59, 62. The MP3 player was in his shirt pocket. *Id.* at 9. Nonetheless, as Yuan neared the intersection of Pierce Street and Laufer Street, he heard people running toward him from behind. *Id.* at 9, 17-18. Yuan was struck in the left ear by what felt like a fist. *Id.* at 8, 18. The force of the blow threw Yuan off balance and he nearly fell. *Id.* at 8, 18-19. He kneeled on the ground, with one hand covering his ear. *Id.* at 8, 19-20.

Yuan did not see who struck him. *Id.* at 21-22. Later, while speaking with the police, he could not identify his attacker. *Id.* at 34-35. While he was kneeling on the ground, however, he saw two males, one to his left and the other to his right. *Id.* at 8-9, 21-22. The two males searched Yuan's pockets and took his MP3 player. *Id.* at 22-23. One of the males asked Yuan if he had any money. *Id.* at 9-10, 24. When Yuan responded in the negative, both males ran away. *Id.* at 10, 24.

Yuan did not see his assailants' faces and, later, was unable to identify them. *Id.* at 34-35. As they ran away, however, he noted that one of the two males, who was approximately five meters away, "not fat" and wore a horizontally striped shirt. *Id.* at 10, 26, 29-30. He was not certain of the color of the shirt. *Id.* at 26-28.

Yuan spotted another male, later identified as Raymond Legault, standing roughly ten to fifteen meters away and packing his car. *Id.* at 11, 32; Transcript of Proceedings at 113, *Commonwealth v. Antonetty*, C-48-CR-3132-2010 (C.P. Northampton, Nov. 19, 2010) [hereafter "N.T.S.P."]. Yuan approached Legault, told Legault that he had been robbed, and asked him to call the police. N.T.P.H. at 11, 32-33. Legault called 9-1-1 and reported the incident. N.T.S.P. at 113. Through Legault, Yuan told the 9-1-1 operator that his assailants "ran up toward Pierce." *Id.*

Following Yuan's 9-1-1 call, the Bethlehem Police Department broadcast a radio dispatch for Officer Sean Molony. *Id.* at 50. Officer Benjamin Hackett heard the dispatch and, because he was already near the scene, arrived first. *Id.* Officer Hackett interviewed Yuan, who told him about the incident and described the assailants as two males, one wearing a horizontally striped shirt. N.T.P.H. at 36, 61; N.T.S.P. at 51, 64-65, 92. Either Yuan or one of the bystanders may have told Officer Hackett that Yuan's assailants were either "not black" or "lighter skinned."<sup>2</sup> See N.T.S.P.

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<sup>2</sup> Officer Hackett testified at the November 19, 2010 hearing that it was his recollection that someone told him that Yuan's assailants were either "not black" or "lighter skinned." N.T.S.P. at 66. He could not, however, remember who told him or exactly when he was given this information. *Id.* at 67-75. He explained that he did not include this information in his police report because it could not be verified. *Id.* at 74-75.

at 65-75. Officer Hackett notified other officers, by radio, that they were looking for “two actors, went South on Pierce from Laufer. One had a striped shirt, unknown coating. They’re going to have his MP3 player and headphones.” *See id.* at 115; *see also, id.* at 51-52.

Officer Zachary Beals, who was also nearby, heard the initial radio dispatch. *Id.* at 6. From the dispatch, Officer Beals understood that there had been a robbery and that the suspects were “two males they believed to be Hispanic, one wearing a striped shirt.” *Id.* Because Officer Beals believed that the suspects would be on foot, and because he was already on patrol, he began to search the area surrounding the crime scene. *Id.* at 6-7.

Between five and fifteen minutes after Officer Beals began looking for the suspects, he noticed two males near the intersection of Parkhill Street and East Packer Avenue. *Id.* at 8, 18. This was approximately 200 feet from the crime scene. *Id.* at 20. One of the males was wearing a striped shirt.<sup>3</sup> *Id.* at 9. He exited his vehicle, directed his flashlight at the Defendants, and asked them if he could speak with them. *Id.* at 9. He also asked if he could pat them down. *Id.* at 10. Martinez and Antonetty agreed to both requests. *Id.* at 9-10.

Officer Beals patted Martinez and Antonetty with his palms, looking for “bulges that would be indicative of a weapon, anything that would harm” him. *Id.* at 11. While he was patting down Martinez, Officer Beals discovered a hard, square object in the front pocket of Martinez’ sweatshirt. *Id.* When questioned, Martinez told Officer Beals that it was an MP3 player and gave Officer Beals permission to remove it from his pocket. *Id.* at 11. Martinez claimed that the MP3 player belonged to his brother. *Id.* at 13, 88.

Shortly thereafter, Officer Hackett joined Officer Beals. *Id.* at 53-55. Officer Hackett noted that Martinez had a two gigabyte Creative Zen Stone MP3 music player and confirmed that it was the same kind of MP3 music player that had been stolen from Yuan. *Id.* at 57-59. After Officer Molony joined Officers Beals and Hackett, Martinez and Antonetty were handcuffed and placed in Officer Molony’s vehicle. *Id.* at 59-60. Officer Hackett confiscated the MP3 player found in Martinez’ pocket. *See id.* at 59-61.

Officer Hackett took the confiscated MP3 player to the hospital, where Yuan was being treated. *Id.* at 62. Before showing it to Yuan, Officer Hackett asked him for a detailed description of the stolen MP3 player. *Id.* Yuan described the make and model of his MP3 player, the color of the accompanying earphones, and player’s opaque plastic cover. *Id.* These details matched those of the confiscated MP3 player. *Id.* Yuan also provided a very accurate description of the music on the MP3 player. *Id.* at 62-63. Finally, Officer Hackett showed Yuan the confiscated MP3 player, which Yuan

<sup>3</sup> At the November 19, 2010 hearing, Officer Beals identified those males as Defendants Martinez and Antonetty. *Id.* at 8, 42-43.

positively identified as the MP3 player taken from him by the two males. *Id.* at 63.

Based on the foregoing, Officer Molony charged Martinez and Antonetty with robbery,<sup>4</sup> conspiracy to commit robbery,<sup>5</sup> simple assault,<sup>6</sup> and theft by unlawful taking or disposition.<sup>7</sup> Martinez was also charged with receiving stolen property.<sup>8</sup>

### DISCUSSION

Defendant filed the instant Petition for Writ of Habeas Corpus, moving to quash the Information on the basis that the evidence presented did not establish a *prima facie* case. Initially, we note that:

[t]he method for testing a finding of a *prima facie* case prior to trial, in this Commonwealth, is by a writ of habeas corpus. ... Proof of guilt beyond a reasonable doubt is not required at this stage. []Rather, the Commonwealth must show ... that the defendant committed the offense, and the evidence [w]ould be such that if presented at trial, and accepted as true, the judge would be warranted in allowing the case to go to [trial].

*Commonwealth v. Kowalek*, 436 Pa. Super. 361, 364, 647 A.2d 948, 949 (1994). Moreover, “[a] *prima facie* case consists of evidence, read in the light most favorable to the Commonwealth, that sufficiently establishes both the commission of a crime and that the accused is probably the perpetrator of that crime.” *Commonwealth v. Packard*, 767 A.2d 1068, 1070 (Pa. Super. 2001). Thus, for purposes of this motion, the Court accepts as true all the evidence produced by the Commonwealth, along with all inferences reasonably drawn from the evidence of record that would support a verdict of guilty. *Id.* at 1068. It does not, however, accept “suspicion” or “conjecture.” *See id.*

To meet its burden in a *habeas corpus* proceeding, the Commonwealth may rely on the evidence presented at the preliminary hearing or it may submit additional evidence. *Commonwealth v. Fowlin*, 450 Pa. Super. 489, 504, 676 A.2d 665, 673 (1996). In this matter, the Commonwealth has supplemented the transcript of the September 8, 2010 Preliminary Hearing with testimony produced at the November 19, 2010 Hearing before the undersigned.

The Court must examine the evidence presented at the Preliminary Hearing and Supplemental Hearing, viewed in the light most favorable to the Commonwealth, to determine whether the evidence supports the findings that the crimes of Robbery, Conspiracy to Commit Robbery, Theft by

<sup>4</sup> 18 Pa. C.S. §3701(a)(1)(iv).

<sup>5</sup> 18 Pa. C.S. §§903(a)(2), 3701(a)(1)(iv).

<sup>6</sup> 18 Pa. C.S. §2701(a)(1).

<sup>7</sup> 18 Pa. C.S. §3921.

<sup>8</sup> 18 Pa. C.S. §3925.

Unlawful Taking, and Simple Assault were committed and that Antonetty is probably the perpetrator of those crimes. *See Kowalek*, supra at 364, 647 A.2d at 949; *Packard*, supra, 767 A.2d at 1070.

### A. Robbery

A person commits the crime of robbery if, in the course of committing a theft, he inflicts bodily injury upon another, threatens another with immediate bodily injury, or intentionally puts him in fear of immediate bodily injury. 18 Pa. C.S. §3701(a)(1)(iv). For purposes of the robbery statute, an act occurs “in the course of committing a theft” if it occurs either in an attempt to commit a theft, or in flight after the attempt or commission of a theft. 18 Pa. C.S. §3701(a)(2).

Generally, “a person’s possession of property shown to have been possessed recently by the victim of a robbery is evidence that such person was a party to the robbery.” *Commonwealth v. Calderini*, 416 Pa. Super. 258, 263, 611 A.2d 206, 208 (1992) (citations and quotation marks omitted). Such evidence, however, is circumstantial and thus is not conclusive. *See id.* Instead, the court must determine “whether the guilt of the defendant is a reasonable inference, fairly deducible from his possession of recently stolen property, in light of all the circumstances, including the reasonableness of his explanation, if any, as to how he came into possession.” *See id.* at 264, 611 A.2d at 209.

To commit the crime of robbery, a person need not personally commit each element of the crime. Under the theory of accomplice liability, a person commits the crime of robbery if he aids another in the commission of that crime. *See* 18 Pa. C.S. §§306, 3701(a)(2); *see also*, *Commonwealth v. Gladden*, 445 Pa. Super. 434, 446-451, 665 A.2d 1201, 1207-1210 (1995) (*en banc*). Section 306 of the Crimes Code provides that:

(a) *General Rule*.—A person is guilty of an offense if it is committed by his own conduct or by the conduct of another person for which he is legally accountable, or both.

(b) *Conduct of another*.—A person is legally accountable for the conduct of another person when:

\* \* \* \* \*

(3) he is an accomplice of such other person in the commission of an offense.

18 Pa. C.S. §306. The Pennsylvania Superior Court has explained that an accomplice is one who “knowingly and voluntarily cooperates with or aids another in the commission of a crime.” *Gladden*, supra at 447, 665 A.2d at 1208 (citations and some punctuation marks omitted). Thus, an accomplice cannot be an innocent bystander. Instead, he must be someone who does something more than merely be present at or near the scene of a crime. *Id.*

at 447, 665 A.2d at 1209; *Commonwealth v. Durah-El*, 344 Pa. Super. 511, 518, 496 A.2d 1222, 1226 (1985). An accomplice must be an “active partner in the intent to commit the crime,” meaning that he “must have done something to participate in the venture.” *Gladden*, *supra* at 447, 665 A.2d at 1208 (citations and some punctuation marks omitted).

In *Commonwealth v. Petrie*, 277 Pa. Super. 239, 241-43, 419 A.2d 750, 751-53 (1980), the Superior Court overturned a robbery charge after determining that the defendant, Steven Petrie, had not acted as an accomplice. Petrie and a pair of friends had spent a day injecting heroin, driving around Philadelphia while drinking copious amounts of liquor, and joking about committing a robbery. *Id.* at 241, 419 A.2d at 751. Gradually, those jokes turned to serious discussion. Over the course of the day, Petrie’s friends stopped and bought toy guns, ski caps, and pantyhose. *Id.* They also discussed how they would divide the proceeds of the crime. *Id.* When Petrie’s friends decided to actually rob a grocery store, however, Petrie did not participate. He refused to go into the store and, instead, remained in the backseat of his friend’s car. *Id.* at 241, 419 A.2d at 752.

The trial court determined that the Commonwealth fell “far short” of proving the necessary elements of accomplice liability for robbery. Instead, it found that Petrie was merely present near the scene of the crime. *Id.* He did not aid, or agree to aid, or attempt to aid his friends in planning or committing the robbery. *Id.* The court noted that Petrie refused to participate in the actual robbery, that he did not drive the getaway vehicle and that, throughout the episode, he was inebriated in the backseat. *Id.* On appeal, the Superior Court affirmed. *Id.*

By comparison, in *Gladden*, the Superior Court determined that the defendant, Samuel Gladden, was an accomplice to robbery. *See* 445 Pa. Super. at 446-51, 665 A.2d at 1207-10. It thus confirmed the fact-finder’s conclusion that Gladden was guilty of the crime of robbery. *Id.* From the evidence adduced at trial, the Superior Court determined that Gladden planned an armed robbery and solicited others to commit the crime. *Id.* at 450, 665 A.2d at 1210. It also determined that during the armed robbery, Gladden tried to block the exit as other members of his group shot and stole from the victims. *Id.* at 450, 665 A.2d at 1210.

Gladden claimed that he was “merely present at the scene” and that he did not participate in the robbery. He further argued that, as a result of his non-participation in the robbery, he could not be found guilty. *See id.* at 450-51, 665 A.2d at 1209-10. Both the trial court and Superior Court disagreed. *See id.* The Superior Court noted that Gladden, through his planning and participation in various elements of the robbery, was guilty of the crime of robbery because he was at least “a willing accomplice” in the commission of the robbery. *Id.* at 451, 665 A.2d at 1210.

In the instant matter, the evidence, viewed in the light most favorable to the Commonwealth and supporting all inferences that would support a

guilty verdict, *see Packard*, supra, 767 A.2d at 1068, 1070, supports the conclusion that Antonetty was an accomplice to the crime of robbery. Accordingly, the charge was properly held for trial. *See* 18 Pa. C.S. §306; *Gladden*, supra at 446-51, 665 A.2d at 1207-10. This Court's finding rests on three conclusions.

First, the evidence supports the conclusion that Martinez actually stole the MP3 player and headphones from Yuan. After Officer Beals recovered the MP3 player from Martinez, Officer Hackett took it to the hospital where Yuan identified the MP3 player by its markings and by the music it contained. N.T.S.P. at 62-63. Because the Commonwealth has demonstrated that Martinez possessed the MP3 player stolen from Yuan, they have presented evidence that Martinez was a party to the robbery. *Calderini*, supra at 263, 611 A.2d at 208. This evidence is buttressed by Martinez' proximity to the scene of the crime, especially in light of the brief passage of time between the robbery and discovery of the MP3 player in Martinez' possession. *See id.*

Second, the evidence supports the inference that Antonetty was present at (and, later, near) the scene of the crime. As detailed at the hearings on this matter, two men approached Yuan from behind. N.T.P.H. at 9. One of those men struck Yuan in the head, hard enough that Yuan lost balance and fell to the ground. *Id.* at 17-20. Both men searched Yuan for money or other valuables, and one of them found Yuan's MP3 player and headphones. *Id.* at 8-9, 21-24. After completing their search, the pair ran from the scene. *Id.* at 10, 24. Yuan noted that one of the men wore a horizontally striped shirt and he reported this fact to the police. *Id.* at 10, 24-26. Shortly thereafter, Officer Beals discovered two men, Antonetty and Martinez, within a few blocks of the scene of the crime. N.T.S.P. at 6-8, 18, 20. Antonetty was wearing a horizontally striped shirt. *Id.* at 9.

Finally, the evidence does not support the conclusion that Antonetty was "merely present" at or near the scene of the crime. Instead, it supports the conclusion that Antonetty actually aided, assisted, or attempted to aid and/or assist Martinez in stealing the MP3 player and headphones from Yuan, as is required to support a charge based on accomplice liability. *See* 18 Pa. C.S. §306; *Gladden*, supra at 446-51, 665 A.2d at 1207-10. The facts of this case are more similar to those of *Gladden* than to those of *Petrie*. The evidence supports the conclusion that Antonetty and Martinez ran up behind Yuan, that Antonetty either struck Yuan or stood by as Martinez struck Yuan, that both men searched Yuan's pockets for valuables, and that Yuan saw Antonetty and Martinez run away. *See* N.T.P.H. at 9, 17-20, 21-24. Based on this evidence, Antonetty cannot now claim that he was a mere observer. *See Gladden*, supra at 450, 655 A.2d at 1210. Instead, like *Gladden*, it appears that he was an actual accomplice, if not a principle. *See id.*



### B. Conspiracy To Commit Robbery

In Pennsylvania, “[a] person is guilty of conspiracy with another person or persons to commit a crime if with the intent of promoting or facilitating its commission he ... agrees to aid such person or persons in the planning or commission of such crime ... .” 18 Pa. C.S. §903. As applied to the specific crime of robbery, a person commits the offense of conspiracy if, with the intent of committing a robbery, he agrees to aid another person in its planning or commission. *See id.*

“The essence of a criminal conspiracy is the common understanding that a particular criminal [activity] is to be accomplished.” *Commonwealth v. Lambert*, 795 A.2d 1010, 1016 (Pa. Super. 2002). This understanding need not be proven by an explicit agreement to commit a crime. *See Commonwealth v. Rogers*, 419 Pa. Super. 122, 139, 615 A.2d 55, 63 (1992); *see also, Commonwealth v. Derr*, 501 Pa. 446, 450, 462 A.2d 208, 210 (1983); *Commonwealth v. Dancy*, 437 Pa. Super. 462, 470-71, 650 A.2d 448, 452-53 (1994); *Commonwealth v. Manlin*, 270 Pa. Super. 290, 294, 411 A.2d 532, 534 (1979). Instead, the Commonwealth may prove a *prima facie* case of criminal conspiracy by circumstantial evidence, such as the conduct of the parties. *See Derr*, *supra* at 450, 462 A.2d at 210; *Dancy*, *supra* at 470-71, 650 A.2d at 452-53. A “conspiracy may be inferentially established by showing the relation, conduct or circumstances of the parties, and the overt acts on the part of the co-conspirators have uniformly been held competent to prove that a corrupt confederation has in fact been formed.” *Manlin*, *supra* at 294, 411 A.2d at 534.

In this matter, the Commonwealth has met its burden and established a *prima facie* case of criminal conspiracy. As detailed above, Antonetty was properly charged with robbery. The same facts that support the charge of robbery support the charge of criminal conspiracy to commit robbery; Antonetty and Martinez ran up behind Yuan, Antonetty either struck Yuan or stood by as Martinez struck Yuan, both men searched Yuan’s pockets for valuables, and ran away together at the completion of the robbery. *See N.T.P.H.* at 9, 17-20, 21-24. These facts demonstrate the agreement between Antonetty and Martinez to work together to commit the crime of robbery. *Manlin*, *supra* at 294, 411 A.2d at 534.

### C. Simple Assault

A person commits the crime of simple assault if he attempts to cause or intentionally, knowingly, or recklessly causes bodily injury to another. 18 Pa. C.S. §2701(a)(1). A person may be held criminally liable for simple assault if he acts as an accomplice to the commission of the crime. *See* 18 Pa. C.S. §306; *Commonwealth v. Driver*, 343 Pa. Super. 13, 16-17, 493 A.2d 778, 779-80 (1985).

As detailed above, the evidence presented by the Commonwealth supports the inference that Antonetty and Martinez approached Yuan from

behind and that one of them struck Yuan in the head. N.T.P.H. at 8-9, 17-19. It is immaterial that this Court cannot determine whether Antonetty or Martinez actually struck Yuan. If Antonetty struck Yuan, he would be directly, criminally liable under 18 Pa. C.S. §2701(a)(1). If Martinez struck Yuan as Antonetty stood by, in the course of an attempted robbery, Antonetty would be similarly criminally liable for simple assault as an accomplice. *See Driver*, supra at 16-17, 493 A.2d at 779-80 (upholding simple assault conviction under theory of accomplice liability).

#### *D. Theft by Unlawful Taking or Disposition*

A person commits theft by unlawful taking or disposition if he unlawfully takes or exercises unlawful control over the movable property of another. 18 Pa. C.S. §3921. A person may be held criminally liable for a theft offense if he acts as an accomplice to the commission of the crime. *See* 18 Pa. C.S. §306; *Driver*, supra at 16-17, 493 A.2d at 779-80.

Based on the foregoing, the evidence presented by the Commonwealth supports the inference that Antonetty and Martinez searched Yuan's pockets for valuables and that Martinez actually stole the MP3 player and headphones from Yuan. After Officer Beals recovered the MP3 player from Martinez, Officer Hackett took it to the hospital where Yuan positively identified the MP3 player by its markings and by the music it contained. N.T.S.P. at 62-63. Because the Commonwealth demonstrated that Martinez possessed the MP3 player stolen from Yuan, they have presented evidence that Martinez was a party to the robbery. *Calderini*, supra at 263, 611 A.2d at 208. This evidence was buttressed by Martinez' proximity to the scene of the crime, especially in light of the brief passage of time between the robbery and discovery of the MP3 player in Martinez' possession. *See id.*

The evidence supports the conclusion that Antonetty and Martinez ran up behind Yuan, that Antonetty either struck Yuan or stood by as Martinez struck Yuan, that both men searched Yuan's pockets for valuables, and that Yuan saw Antonetty and Martinez run away. *See* N.T.P.H. at 9, 17-20, 21-24. Based on this evidence, Antonetty was an actual accomplice, if not a principle. Because Antonetty may be charged as an accomplice to the theft, it is immaterial that the evidence supports the conclusion that Martinez actually stole Yuan's MP3 player. *See* 18 Pa. C.S. §306; *Driver*, supra at 16-17, 493 A.2d at 779-80 (upholding theft conviction based on accomplice liability).

#### *ORDER*

AND NOW, this 4th day of February, 2011, upon consideration of Defendant's Petition for a Writ of Habeas Corpus, moving to quash the Information on the basis that the evidence presented did not establish a *prima facie* case, it is hereby ORDERED that said Petition is DENIED.

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