Northampton County Reporter

(USPS 395-280)

VOL. LVI EASTON, PA November 17, 2011 NO. 98

Ambre M. Cronce et al. v. Northampton Hospital Company et al., Defendants

Violet Groff, Plaintiff v. Scott Rosen, M.D., Easton Hospital, Boston Scientific Corporation and Boston Scientific, Defendants

John and Patricia Paulson, Dusan Damjanovic and Leslie Peoples, Anthony and Kara Mascitti, William B. Karp, Jr. and Steven and Lara Goudsouzian, Appellants v. Zoning Hearing Board of Lower Saucon Township and Alex Patullo

Northampton County Reporter Digest—2011-11

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2. Philadelphia Eagles vs. New England Patriots
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Cream: 1. 2012 Court Calendar

NOTICE TO THE BAR...

Reporter *legal ads submission deadline changes:*
For the week of November 24, 2011 the new deadline is Friday, November 18 at 12:00 p.m.

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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

Ceremonial Admissions to the Bar – Friday, December 2, 2011, 1:15 p.m.

This ceremony is for all new attorneys who would like to be admitted to the Northampton County Court of Common Pleas. Call the NCBA or Office of Court Administration for the forms. All applications must be submitted two weeks prior to the ceremony.

Eagles vs. Patriots Football Game and Tailgating – Sunday, November 27, 2011.

There are a few tickets remaining for this bus trip. If you are interested in attending the game, send in your reservation soon. Registration form inside.

NCBA New Website

Visit our new website. Phase One is complete and ready for your use. We are currently working on a "Members Only" section as well as payment online for programs and events. If you have any comments or suggestions for the site please contact the Bar Association.

Thanksgiving Day is a jewel, to set in the hearts of honest men; but be careful that you do not take the day, and leave out the gratitude. ~ E.P. Powell

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

ARNOLD, OTTILLIE, dec'd.
Late of Bethlehem, Northampton County, PA
Executrix: Nancy J. Birdsall
Attorneys: Wendy A. Nicolosi, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018

BALSHI, HELEN K., dec'd.
Late of Bethlehem, Northampton County, PA
Executors: Joseph D. Balshi and Cynthia A. Gross c/o Constantine M. Vasiliadis, Esquire, Kolb, Vasiliadis and Florenz, 74 W. Broad Street, Suite 170, Bethlehem, PA 18018-5738
Attorneys: Constantine M. Vasiliadis, Esquire, Kolb, Vasiliadis and Florenz, 74 W. Broad Street, Suite 170, Bethlehem, PA 18018-5738

CORTRIGHT, CHARLES A., dec'd.
Late of the Borough of Wilson, Northampton County, PA
Executrix: Christine Donna Marie Hower c/o Herster, Newton & Murphy, 127 N. 4th St., P.O. Box 1087, Easton, PA 18044-1087
Attorneys: Herster, Newton & Murphy, 127 N. 4th St., P.O. Box 1087, Easton, PA 18044-1087

GALLER, ALFRED L., dec'd.
Late of the Borough of Northampton, Northampton County, PA
Executor: Alfred Galler, Jr. c/o Stanley M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020
Attorneys: Stanley M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

JACOBS, DOTTIEMAE, dec'd.
Late of Northampton, Northampton County, PA
Executrix: Debra Dreisbach, 1309 Newport Ave., Northampton, PA 18067

KOEHLER, SHIRLEY A., dec'd.
Late of the Township of Lower Nazareth, Northampton County, PA
Executor: Darell M. Koehler c/o George M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020
Attorneys: George M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

KOVACS, HELEN, dec'd.
Late of the Borough of Hellertown, Northampton County, PA
Executor: James E. Kovacs c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726
Attorney: Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

PARRY, WILLIAM H. a/k/a WILLIAM PARRY, dec'd.
Late of the Borough of Walnutport, Northampton County, PA

Executrix: Linda M. Hughes, 3909 E. Grant Street, P.O. Box 206, Slatedale, PA 18079
Attorneys: Neil D. Ettinger, Esquire, Ettinger & Associates, LLC, Peachtree Office Plaza, 1815 Schadt Avenue, Whitehall, PA 18052

SALES, MARYBELLE A., dec'd.
Late of the City of Bethlehem, Northampton County, PA
Executor: Thomas D. Sales, Jr. c/o Karl H. Kline, Esquire, Karl Kline P.C., 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283
Attorneys: Karl H. Kline, Esquire, Karl Kline P.C., 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

SCALZO, CHARLES A., dec'd.
Late of the Township of Forks, Northampton County, PA
Administratrix: Rosanna Scalzo c/o Daniel E. Cohen, Attorney, Seidel, Cohen, Hof & Reid, LLC, 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020
Attorneys: Daniel E. Cohen, Attorney, Seidel, Cohen, Hof & Reid, L.L.C, 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

SHERIDAN, CATHERINE E., dec'd.
Late of Palmer Township, Easton, Northampton County, PA
Executrix: Susan A. Wilder
Attorneys: Carla J. Thomas, Esquire, Thomas & Thomas, 716 Washington Street, Easton, PA 18042

STARR, NANCY, dec'd.
Late of Bangor, Northampton County, PA
Administrator: Martin M. Bell c/o Wiener and Wiener LLP, 512 Hamilton Street, Suite 400, Allentown, PA 18101
Attorneys: Wiener and Wiener LLP, 512 Hamilton Street, Suite 400, Allentown, PA 18101

SVACEK, LARUE BARRIER a/k/a LARUE B. SVACEK, dec'd.
Late of Bethlehem, Northampton County, PA
Executrix: Jana Svacek Able c/o John L. Carr, Esquire, Maliszewski & Carr, P.C., 800 North Broad Street, Lansdale, PA 19446
Attorneys: John L. Carr, Esquire, Maliszewski & Carr, P.C., 800 North Broad Street, Lansdale, PA 19446

TEEL, ANONA M. a/k/a ANONA TEEL, dec'd.
Late of the Township of Washington, Northampton County, PA
Executrix: Marla S. Altieri, 2101 Birch Street, Easton, PA 18042

WADNIK, JEAN E., dec'd.
Late of the Township of Bethlehem, Northampton County, PA
Executrix: Susan Spaziani c/o Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042
Attorney: Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

WHIPPLE, LAURA B., dec'd.
Late of the Township of Williams, Northampton County, PA
Executor: Paul H. Whipple c/o Stanley M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020
Attorneys: Stanley M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

WIKTOR, TADEUS, dec'd.
Late of the City of Bethlehem, Northampton County, PA
Executor: Bank of America, N.A. c/o Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018
Attorneys: Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018

YATES, ALTHEA E., dec'd.
Late of East Allen Township, Northampton County, PA
Executor: Randall S. Schlegel, 5547 Louise Lane, Northampton, PA 18067-9076
Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064-2083

ZIEGENFUSS, FLORENCE N., dec'd.
Late of the Township of Lehigh, Northampton County, PA
Administrator: Alton D. Ziegenfuss, 4129 Wood Drive, Walnutport, PA 18088
Attorney: Daniel G. Spengler, Esquire, 110 East Main Street, Bath, PA 18014

SECOND PUBLICATION

GLASSIC, GILBERT J., dec'd.
Late of the Township of Palmer, Northampton County, PA
Executrix: Lillian A. Healey, 3777 Fleetwood Drive, Easton, PA 18045
Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064

HALL, ROBERT E., JR., dec'd.
Late of the Township of Palmer, Northampton County, PA
Administrator: Robert E. Hall c/o Steven N. Goudsouzian, Esquire, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283
Attorney: Steven N. Goudsouzian, Esquire, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

JONES, DOROTHY M., dec'd.
Late of 965 Municipal Road, Walnutport, Northampton County, PA
Administrator: Landis C. Jones, Sr., 965 Municipal Road, Walnutport, PA 18088
Attorneys: David B. Shulman, Esquire, Shulman & Shabbick, 1935 Center Street, Northampton, PA 18067

LAWAL, MARY a/k/a MARY A. LAWAL, dec'd.
Late of the City of Easton, Northampton County, PA
Administratrix: Sherri Sherrod, 694 Vista Drive, Easton, PA 18042
Attorneys: James L. Pfeiffer, Esquire, Pfeiffer, Bruno, Minotti & DeEsch, P.C., P.O. Box 468, Easton, PA 18044-0468

LUCYKANISH, DENNIS M., SR., dec'd.
Late of Northampton County, PA
Administrator C.T.A.: Michael Lucykanish, Jr. c/o David R. Gordon, Esquire, 1883 Jory Road, Pen Argyl, PA 18072
Attorney: David R. Gordon, Esquire, 1883 Jory Road, Pen Argyl, PA 18072

NEWHART, PAULINE M., dec'd.
Late of Walnutport, Northampton County, PA
Executrix: Karen Creasey Timmer a/k/a Karen K. Timmer, 318 Second Street, Slatington, PA 18080

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

ROTH, MARILYN J., dec'd.
Late of the Township of Moore, Northampton County, PA
Executrices: Lisa J. Moyer a/k/a Lisa J. Szarko and Jamielynn Roth a/k/a Jamielynn R. Albanese c/o Gregory R. Reed, Esquire, Attorney-at-Law, 141 South Broad Street, P.O. Box 299, Nazareth, PA 18064-0299
Attorney: Gregory R. Reed, Esquire, Attorney-at-Law, 141 South Broad Street, P.O. Box 299, Nazareth, PA 18064-0299

SHROYER, JOHN U. a/k/a JOHN U. E. SHROYER, dec'd.
Late of Bethlehem Township, Northampton County, PA
Administratrix: Nancy J. Wilson c/o Joel M. Scheer, Esquire, Fishbone & Scheer, 940 West Lafayette Street, Easton, PA 18042
Attorneys: Joel M. Scheer, Esquire, Fishbone & Scheer, 940 West Lafayette Street, Easton, PA 18042

STELTZMAN, JOSEPHINE D., dec'd.
Late of the Borough of Nazareth, Northampton County, PA
Executrices: Rosemarie H. Calabrese, 235 East Walnut Street, Nazareth, PA 18064 and Donna M. Metz, 507 High Street, P.O. Box 232, Tatamy, PA 18085
Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064-2083

TRANSUE, KATHRYN E., dec'd.
Late of Palmer Township, Northampton County, PA
Executrix: Janet E. Herr c/o Lewis and Walters, 46 S. 4th Street, P.O. Box A, Easton, PA 18044-2099
Attorneys: Thomas L. Walters, Esquire, Lewis and Walters, 46 South Fourth Street, P.O. Box A, Easton, PA 18044-2099

WENSEL, NELLIE FAYE, dec'd.
Late of Washington Township, Northampton County, PA
Administratrix: Margaret Whipple, 626 Long Run Road, Mill Hall, PA 17751
Attorneys: Larry E. Coploff, Esquire, Coploff, Ryan & Welch, 136 East Water Street, Lock Haven, PA 17745

THIRD PUBLICATION

BURLEIGH, DEBORAH a/k/a DEBORAH A. KUTZ, dec'd.
Late of the City of Bethlehem, Northampton County, PA
Administrator C.T.A.: Dale Muffley c/o William P. Exaros, Esquire, Sigmon & Sigmon, P.C., 146 East Broad Street, P.O. Box 1365, Bethlehem, PA 18016-1365
Attorneys: William P. Exaros, Esquire, Sigmon & Sigmon, P.C., 146 East Broad Street, P.O. Box 1365, Bethlehem, PA 18016-1365

FRANTZ, RUTH G., dec'd.
Late of the Borough of Wilson, Northampton County, PA
Executor: Julius E. Gray c/o Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042
Attorney: Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

KROMER, MILLICENT I., dec'd.
Late of the Township of Bethlehem, Northampton County, PA

Executrix: Gail Louise Kromer c/o Alfred S. Pierce, Esquire, Pierce & Dally, LLC, 124 Belvidere Street, Nazareth, PA 18064
Attorneys: Alfred S. Pierce, Esquire, Pierce & Dally, LLC, 124 Belvidere Street, Nazareth, PA 18064

MALONEY, ANNE T., dec'd.
Late of the City of Bethlehem, Northampton County, PA
Executrix: Christine Sims Davin c/o Michael E. Riskin, Esquire, Riskin and Riskin, 18 E. Market St., P.O. Box 1446, Bethlehem, PA 18016-1446
Attorneys: Michael E. Riskin, Esquire, Riskin and Riskin, 18 East Market Street, P.O. Box 1446, Bethlehem, PA 18016-1446

McKEEVER, JOHN H., dec'd.
Late of Danielsville, Northampton County, PA
Executrix: Helen McKeever c/o Wiener and Wiener LLP, 512 Hamilton Street, Suite 400, Allentown, PA 18101
Attorneys: Wiener and Wiener LLP, 512 Hamilton Street, Suite 400, Allentown, PA 18101

PANUCCIO, ANTHONY J., SR., dec'd.
Late of the Township of Palmer, Northampton County, PA
Executor: Anthony J. Panuccio, Jr., 100 Cascade Dr., Suite 200, Allentown, PA 18109
Attorney: Steven B. Molder, Esquire, 904 Lehigh Street, Easton, PA 18042

PRITKO, HELEN L., dec'd.
Late of the Township of Upper Nazareth, Northampton County, PA
Executor: Mark Mattison, 2536 Augusta Drive, Whitehall, PA 18052
Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064

ROTHROCK, NORMAN R. a/k/a NORMAN R. ROTHROCK, SR., dec'd.
Late of Palmer Township, Northampton County, PA
Executor: Thomas L. Walters c/o Thomas L. Walters, Esquire, Lewis and Walters, 46 S. 4th Street, P.O. Box A, Easton, PA 18044-2099
Attorneys: Thomas L. Walters, Esquire, Lewis and Walters, 46 South Fourth Street, P.O. Box A, Easton, PA 18044-2099

RUTE, GARY ROBERT, SR., dec'd.
Late of the City of Bethlehem, Northampton County, PA
Administratrix: Dorothy Rute
Attorneys: Lisa M. Spitale, Esquire, The Law Offices of Charles W. Gordon, 680 Wolf Avenue, Easton, PA 18042

SERUGA, GOLDIE, dec'd.
Late of the Township of Bethlehem, Northampton County, PA
Executor: Frank J. Seruga c/o Douglas Jon Tkacik, Esquire, 18 East Market Street, Post Office Box 30, Bethlehem, PA 18016-0030
Attorney: Douglas Jon Tkacik, Esquire, 18 East Market Street, Post Office Box 30, Bethlehem, PA 18016-0030

TRUST NOTICE

NOTICE IS HEREBY GIVEN of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been

appointed within 90 days of death. All persons having claims or demands against said trusts are requested to make known the same, and all persons indebted to said trusts are requested to make payment, without delay, to the trustees or to their attorneys named below.

WHIPPLE, LAURA B., dec'd.

Late of Williams Township, Northampton County, PA

The Laura B. Whipple Revocable Trust dated August 6, 2004

Laura B. Whipple, Settlor of the Trust

Trustee: Paul H. Whipple c/o Stanley M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

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

Nov. 17, 24; Dec. 1

NOTICE OF ARTICLES OF AMENDMENT

NOTICE IS HEREBY GIVEN that on November 7, 2011, **Crayola LLC Employees Credit Union,** with its principal place of business located at: 1100 Church Lane, Easton, PA, Northampton County, PA, filed Articles of Amendment with the Pennsylvania Department of Banking pursuant to the provisions of Chapter 9 of the Credit Union Code.

The purpose of the amendment is to expand the field of membership to include employees' family who do not reside at the same residence as the employee.

All interested persons may file comments regarding this amendment, in writing, with the Pennsylvania Department of Banking, Corporate Applications Division, 17 North Second Street, Suite 1300, Harrisburg, PA 17101-2290.

In order to be considered, comments regarding this amendment must be received by the Department of Banking no later than thirty (30) days after the date that notice of the filing of this amendment is published in the Pennsylvania Bulletin. Publication in the Pennsylvania Bulletin may or may not appear contemporaneously with this notice. Please check the Pennsylvania Bulletin Web site at www.pabulletin.com to determine the due date for filing comments.

Nov. 17

NOTICES OF INCORPORATION

NOTICE IS HEREBY GIVEN that:

ANASTASI CORP

was incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

Nov. 17

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the provisions of the Pennsylvania Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the Corporation is:

E & V EMERGENCY SERVICES, INC.

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

JAMES G. MURPHY, ESQUIRE
MURPHY & MURPHY, P.C.
106 N. Franklin St.
Suite 2
P.O. Box 97
Pen Argyl, PA 18072

Nov. 17

CORPORATE FICTITIOUS NAME REGISTRATION NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295 of 1982 (54 Pa. C.S.A. Sec. 311 et seq.), of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Northampton County, Pennsylvania, under the assumed or fictitious name, style, or designation of:

BAR-LDR REAL ESTATE

The name of the entity owning or interested in said business is: BAR-LDR Real Estate Holding Company, LLC, with a mailing address of: 1067 Pennsylvania Avenue, Pen Argyl, PA 18072.

ALYSSA LOPIANO-REILLY, ESQUIRE
LOPIANO-REILLY LAW OFFICES, LLC
1067 Pennsylvania Avenue
Pen Argyl, PA 18072

Nov. 17

FICTITIOUS NAME REGISTRATION NOTICE

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on September 13, 2011 for:

LASTING IMPRESSIONS HOME AND BUSINESS MAINTENANCE

located at: 2124 Birch St., Easton, PA 18042. The name and address of the individual interested in the business is: Matthew R. Dodge, 2124 Birch St., Easton, PA 18042. This was filed in accordance with 54 Pa. C.S. 311.

Nov. 17

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

MILDRED C. BECHTEL; Mary Anne Mattes Chiavetta, Executrix

WAYNE F. CONDON; Nancy Condon, Administratrix

DELORES F. HERBST; William C. Herbst, Jr., Executor

LILY KELLER a/k/a LILY A. KELLER a/k/a LILLIE A. KELLER; Thomas Keller and Jean L. Keller, Co-Executors

TADEUS WIKTOR; Bank of America, N.A., Guardian

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: NOVEMBER 23, 2011 AT 9:00 A.M. IN COURTROOM #1.

Dorothy L. Cole
Clerk of Orphans' Court
Nov. 10, 17

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

City of Easton
vs.
Jimmy Delgado
NO. C-48-CV-2010-12240

NOTICE IS HEREBY GIVEN that the above was named as Defendant in a civil action instituted by plaintiff. This is an action to recover delinquent water, sewer and trash fees for the years 2005-2010, for the property located at 814 W. Berwick Street, Easton, Pennsylvania, Tax Parcel No. M9NE1A 7 9. A municipal claim in the amount of $4,515.44 was filed on or about October 28, 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

Nov. 3, 10, 17

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

City of Easton
vs.
Rickey Raisner

NO. C-48-CV-2010-12833

NOTICE IS HEREBY GIVEN that the above was named as Defendant in a civil action instituted by plaintiff. This is an action to recover delinquent water, sewer and trash fees for the years 2006-2010, for the property located at 1018 Lehigh Street, Easton, Pennsylvania, Tax Parcel No. L9SE1D 21 16. A municipal claim in the amount of $3,411.08 was filed on or about November 15, 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

Nov. 3, 10, 17

IN THE COURT OF COMMON PLEAS OF SCHUYLKILL COUNTY ORPHANS' COURT DIVISION

CITATION
SCHUYLKILL COUNTY, SS
THE COMMONWEALTH OF PENNSYLVANIA

FILE NO. A61-558A-11

TO: Rachel Maria Plesnarski
GREETINGS:

At the instance of Schuylkill County Children and Youth petitioner, you and each of you are

hereby cited to file in the office of the Register of Wills—Clerk of the Orphans' Court in the Court House, at Pottsville, Schuylkill County aforesaid, on or before, Wednesday, December 28, 2011, a complete answer under oath to the averments of the petition, copy of which is hereby attached, filed by Karen E. Rismiller, Esquire, Attorney for the Petitioner(s) and to show cause why your parental rights should not be terminated and a Decree of Involuntary Termination of Parental Rights granted and generally do and abide all orders of the Said Court in the premises. And herein fail not at your peril.

Citation Returnable and Hearing to be held Wednesday, December 28, 2011, at 1:30 p.m., Courtroom No. 4, Schuylkill County Courthouse, Pottsville, Pennsylvania 17901-2520.

WITNESS the Honorable WILLIAM E. BALDWIN, President Judge of our said Court, at Pottsville, Pennsylvania, the 7th day of November, 2011.

/s/Michael M. McCord
Clerk of the Orphans' Court of
Schuylkill County, Pennsylvania

———————

PRELIMINARY DECREE

AND NOW, this 7th day of November, 2011, at 9:10 a.m., upon consideration of the Petition for Involunary Termination of Parental Rights of the Natural Mother and Petitioner's Motion to Serve by Publication, it is hereby ORDERED that the Motion for Publication is GRANTED, and a Citation is issued to Rachel Maria Plesnarski, natural mother of Kaitlyn Elizabeth Koury to show cause why her parental rights should not be terminated and a Decree of Involuntary Termination of Parental Rights granted.

Citation Returnable and Hearing to be held Wednesday, December 28, 2011, at 1:30 p.m., in Courtroom No. 4, Schuylkill County Courthouse[1], Pottsville, Pennsylvania.

A copy of the petition, citation and at least ten (10) days notice of the hearing shall be given to Rachel Marie Plesnarski, the natural mother, by publication in the Republican Herald, Schuylkill Legal Record, Allentown Morning Call, and the Northampton County Reporter. A copy of the notice shall also be given to the persons and in the manner designated by 23 Pa. C.S.A. §2513(b).

In the event of inclement weather, please call 570-821-9030 after 7:30 a.m. for notification of any delays or cancellations of scheduled court proceedings.

BY THE COURT,
/s/Baldwin, P.J.

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[1]Cellular phones are not permitted to be used in the courtroom.

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NOTICE OF HEARING

A petition has been filed asking the Court to put an end to all rights you have to your child, Kaitlyn Elizabeth Koury. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 4, Schuylkill County Courthouse, Pottsville, Pennsylvania, on Wednesday, December 28, 2011, at 1:30 p.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below

to find out where you can get legal help.

Pennsylvania Bar Association
Lawyer Referral Service
100 South Street
P.O. Box 186
Harrisburg, PA 17108
1-800-692-7375

Nov. 17

SHERIFF'S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on DECEMBER 9, 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-2011-03469

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

BEGINNING at a point marked by an iron pipe, said point being the intersection of the southerly property line of Beechwood Road (a proposed street) with the easterly property line of Poplarwood Road (a proposed street); thence the following courses and distances: (1) along the southerly property line of Beechwood Road, North 53 degrees 15 minutes East a distance of 148.70 feet to a corner marked by an iron pipe; (2) South 46 degrees 45 minutes East a distance of 157.28 feet to a corner marked by an iron pipe; (3) South 55 degrees 45 minutes West a distance of 150.00 feet to a corner marked by an iron pipe; (4) along the easterly property line of Poplarwood Road, North 46 degrees 45 minutes West a distance of 150.64 feet to a point, the place of Beginning.

SUBJECT to easements, rights of way, restrictions and conditions of record.

TITLE TO SAID PREMISES IS VESTED IN Cheryl A. Schrei, by Deed from Scott T. Schrei and Cheryl A. Schrei, h/w, dated 02/20/2006, recorded 02/28/2006 in Book 2006-1, Page 82674.

Premises being: 1256 POPLARWOOD ROAD, WIND GAP, PA 18091-9760.

Tax Parcel No. G7 8 27K 0406.

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

SEIZED AND TAKEN into execution of the writ as the property of Cheryl A. Schrei aka Cheryl Schrei.

DANIEL G. SCHMIEG, ESQUIRE

No. 2
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2008-11440

The land described herein is situated in the State of Pennsylvania, County of Northampton, City of Bethlehem, and is described as follows:

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

BEGINNING at a point, an iron pipe set at the northeast corner of Seventh (formerly Wye) Street and Klein Street; thence along the east

side of Seventh Street due North 100.00 feet to an iron pin set; thence along the line between Lot No. 514 and Lot No. 513, North 88 degrees 49 minutes East 110.00 feet to an iron pin set on the west side of a 15 foot wide alley; thence along the west side of the said 15 foot wide alley due South 100.00 feet to an iron pin set, thence along the north side of Klein Street South 88 degrees 49 minutes West 110.00 feet to an iron pin set, the place of beginning,

Containing 10,998 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN William K. Dosedlo and Lorie E. Dosedlo, h/w, by Deed from Federal Home Loan Mortgage Corporation, dated 01/25/1999, recorded 01/28/1999 in Book 1999-1, Page 11511.

Premises being: 3601 KLEIN STREET, a/k/a 3601 KLIEN STREET, BETHLEHEM, PA 18020-4352.

Tax Parcel No. N7NE1-14-2A-1 0205.

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 William K. Dosedlo, Lorie E. Dosedlo.

DANIEL G. SCHMIEG, ESQUIRE

No. 3
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2009-13890

ALL THAT CERTAIN messuage, or tenement and lot or parcel of land situate on the Southerly side of East Fifth Street, between Edward Street and William Street, in the 17th Ward of the City of Bethlehem, County of Northampton and State of Pennsylvania, and being designated as No. 1320 East Fifth Street according to the numbering system of the City of Bethlehem, Pa.

BEGINNING at a cross cut on the Southerly side of East Fifth Street distant two hundred and six and seventy one-hundredths (206.70 feet) feet Eastwardly from the intersection of the Southeast corner of East Fifth Street and Edward Street, thence extending Eastwardly a distance of thirty-one and thirty one-hundredths (31.30 feet) feet and extending Southwardly of that width between parallel lines and at right angles to East Fifth Street a distance of one hundred twenty (120 feet) feet to Hampton Street.

BOUNDED on the North East Fifth Street, on the East by premises designated as number 1322 East Fifth Street, on the South by Hampton Street and on the West by premises designated as number 1318 East Fifth Street.

TITLE TO SAID PREMISES IS VESTED IN Perma J. Miller, by Deed from Miguel A. Rodriguez and Mary Lou Rodriguez, h/w, dated 03/09/2001, recorded 03/13/2001 in Book 2001-1, Page 37298.

Premises being: 1320 EAST FIFTH STREET, BETHLEHEM, PA 18017-2104.

Tax Parcel No. P7SW1A 9 7 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Perma J. Miller.

DANIEL G. SCHMIEG, ESQUIRE

No. 4
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2011-02779

ALL THAT CERTAIN lot, tract or messuage of land situated in the

Township of Forks, County of Northampton and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at point on Richmond Road, which said point if fifty (50) feet distant on a course North two degrees fifty-eight minutes East (N 2 degrees 58 minutes E) from the intersection of northern property line of Frank Verna with the said Richmond Road, and which said point is also the northeast corner of the intersection of the said Richmond Road with a yet unopened street knows as Fraverna Street, as laid out on a certain map or plan of lots entitled 'Richmond Knolls', dated February 6, 1954, and recorded in the Office for the Recording of Deeds and for Northampton County, at Easton, Pennsylvania, in Map Book No. 13, Page 34; thence continuing along said Richmond Road North two degrees fifty-eight minutes East (N 2 degrees 58 minutes E) one hundred (100) feet; thence South eighty-seven degrees two minutes East (S 87 degrees 02 minutes E) one hundred thirty (130) feet; thence South two degrees fifty-eight minutes West (S 2 degrees 58 minutes W) one hundred (100) feet to the northern line of said Fraverna Street; thence along said Fraverna Street North eighty-seven degrees two minutes West (N 87 degrees 02 minutes W) one hundred thirty (130) feet to the place of Beginning.

The said premises being bounded on the West by Richmond Road; on the North and East by other property of Concetta Verna; and on the South by Fraverna Street.

TITLE TO SAID PREMISES IS VESTED IN Brad D. Bennett, unmarried, by Deed from Michael John Ash and Richael Lynn Ash, h/w, dated 02/28/2007, recorded 03/05/2007 in Book 2007-1, Page 82597.

Premises being: 2001 RICHMOND ROAD, EASTON, PA 18040-8440.

Tax Parcel No. K9SE1 2A 1 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Brad D. Bennett.

DANIEL G. SCHMIEG, ESQUIRE

No. 5
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-06072

ALL THAT CERTAIN lot or piece of land together with the dwelling thereon erected known as property 926 Ferry Street, situated in the Sixth Ward of the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the South property line of Ferry Street, said point being distant 170.90 feet, on a course North 85 degrees 40 minutes West from the intersection of the West property line of South Ninth Street with the South property line of Ferry Street; then (1) along #922 Ferry Street, S 4 degrees 20 minutes West 127.00 feet to a point in line of lot of C. B. Fowler; thence (2) along lot of C. B. Fowler, North 85 degrees 40 minutes West 20.85 feet to a point in line of #928 Ferry Street; thence (3) along #928 Ferry Street and passing partly thru a party wall, North 4 degrees 20 minutes East 127.00 feet to a point in the South property line of Ferry Street; thence (4) along the South property line of Ferry Street, South 85 degrees 40 minutes East 20.85 feet to the point or place of beginning.

BEING THE SAME PREMISES WHICH Frances Fermato, by Jean

Ising, agent, by Deed dated 3/29/2002 and recorded 4/19/2002 in the County of Northampton in Record Book Volume 2002-1, Page 100802 conveyed unto Luis Daniel Munoz and Christopher Marc Zindle, as joint tenants with right of survivorship, and not as tenants in common, in fee.

BEING KNOWN AS: 926 Ferry Street, Easton, PA 18042.

PROPERTY ID NO.: L9SE1D-10-7.

TITLE TO SAID PREMISES IS VESTED IN REINALDA COLLADO BY DEED FROM LUIS DANIEL MUNOZ AND CHRISTOPHER MARC ZINDLE DATED 01/31/2007 RECORDED 03/21/2007 IN DEED BOOK 2007-1 PAGE 102440.

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 Reinalda Collado.

STUART WINNEG, ESQUIRE

No. 6
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2011-05193

TRACT NO. 1

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

BEGINNING at a point in the centerline of Main Street and the easterly side of an eleven (11) foot wide public alley; thence along the easterly side of said alley North twenty-three (23) degrees forty-six (46) minutes thirty-five (35) seconds East two hundred ninety-three and twenty-nine one-hundredths (293.29) feet to a railroad spike in the southerly side of a sixteen (16) foot wide public alley; thence along the southerly side of said alley South sixty-seven (67) degrees zero (0) minutes zero (0) seconds East sixty-two and fifty one-hundredths (62.50) feet to a point in line of lands now or late of the First Bath Corporation; thence along said lands now or late of the First Bath Corporation South twenty-three (23) degrees forty-one (41) minutes forty (40) seconds West two hundred ninety-three and twenty-nine one-hundredths (293.29) feet to a point in the aforementioned centerline of Main Street; thence along said centerline of Main Street North sixty-seven (67) degrees zero (0) minutes zero (0) seconds West sixty-two and ninety-two one-hundredths (62.92) feet to the place of beginning.

CONTAINING eighteen thousand three hundred ninety-one (18,391) square feet of land.

Northampton County Uniform Parcel Identifier: K7NW4C-12-14, 15 and 16.

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

BEGINNING at the intersection of the easterly side of Walnut Street and the northerly side of Main Street;

thence along the easterly side of said Walnut Street North zero (0) degrees twenty-seven (27) minutes fifteen (15) seconds West one hundred sixty-four and eighty-six one-hundredths (164.86) feet to a point in the southerly side of a fifteen (15) foot wide private alley; thence along the southerly side of said alley North eighty-nine (89) degrees thirty-two (32) minutes forty-five (45) seconds East one hundred forty-three and sixty-seven one-hundredths (143.67) feet; thence partly along the terminus of said private alley and partly along lands now or late of the Bath Chemical Engine & Hose Company No. 1 North twenty (20) degrees twelve (12) minutes fifty-five (55) seconds East one hundred sixteen and sixty-nine one-hundredths (116.69) feet to a point in the southerly side of Center Street; thence along the southerly side of said Center Street the following two (2) courses: (1) South eighty-eight (88) degrees forty-six (46) minutes ten (10) seconds East three and thirty-five one-hundredths (3.35) feet; and (2) South eighty-four (84) degrees thirty-four (34) minutes ten (10) seconds East seventy-three and nine one-hundredths (73.09) feet to a point in line of lands now or late of Roger G. Rehrig; thence along said lands now or late of Roger G. Rehrig South twenty-one (21) degrees thirty-four (34) minutes forty (40) seconds West sixty-seven and two one-hundredths (67.02) feet to a point in the northerly side of a sixteen (16) foot wide public alley; thence along the northerly side of said alley North sixty-seven (67) degrees zero (0) minutes zero (0) seconds West twelve and twenty one-hundredths (12.20) feet to a point in the westerly side of an eleven (11) foot wide public alley; thence along the westerly side of said alley South twenty-three (23) degrees forty-six (46) minutes thirty-five (35) seconds West three hundred nine and twenty-nine one-hundredths (309.29) feet to a point in the centerline of the aforementioned Main Street; thence along said centerline of Main Street North sixty-seven (67) degrees zero (0) minutes zero (0) seconds West forty-five and seventy-one one-hundredths (45.71) feet; thence crossing the bed of said Main Street North twenty-two (22) degrees thirteen (13) minutes fifteen (15) seconds East twenty-eight (28) feet to a point in the aforementioned northerly side of said Main Street; thence along the northerly side of said Main Street North sixty-seven (67) degrees zero (0) minutes zero (0) seconds West seventy-two and forty-nine one-hundredths (72.49) feet to the place of beginning.

CONTAINING thirty-nine thousand five hundred eighty-six (39,586) square feet of land.

Northampton County Uniform Parcel identifier: K7NW4C-12-17 and 19.

TRACT NO. 2

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

BEGINNING at a point in the centerline of Main Street and the westerly side of a fourteen (14) foot wide alley; thence along said centerline of Main Street North sixty-seven (67) degrees zero (0) minutes zero (0) seconds West thirty-four (34) feet to a point in line of lands now or late of

the First National Bank of Bath; thence along said lands now or late of the First National Bank of Bath North twenty-three (23) degrees forty-one (41) minutes forty (40) seconds East two hundred ninety-three and twenty-nine one-hundredths (293.29) feet to a point in the southerly side of a sixteen (16) foot wide public alley; thence along the southerly side of said alley South sixty-seven (67) degrees zero (0) minutes zero (0) seconds East thirty-four (34) feet to a point in the aforementioned westerly side of a fourteen (14) foot wide public alley; thence along the westerly side of said alley South twenty-three (23) degrees forty-one (41) minutes forty (40) seconds West two hundred ninety-three and twenty-nine one-hundredths (293.29) feet to the place of beginning.

CONTAINING nine thousand nine hundred seventy-one (9,971) square feet of land.

Northampton County Uniform Parcel Identifier: K7NW4C-12-13.

IT BEING THE SAME PREMISES which Arcangelo Diodoardo, by his Idenure bearing date the twenty-eighth day of October, A.D. 1998, for the consideration therein mentioned, granted and conveyed unto the said Arcangelo Diodoardo and Wendy Diodoardo, his wife, and to their heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Record Book Volume 1998-1, Page 149117, etc., relation being thereunto had, more fully and at large appears.

Being known as 107 East Main Street, Bath, Pennsylvania, and having Northampton County Uniform Parcel Identifier: K6NW4C-12-13, 14, 15, 16, 17 and 19.

BEING KNOWN AS 107 East Main Street, Bath, PA.

TAX PARCEL NUMBER: K6NW4C 12 17 0503.

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

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

ALFRED S. PIERCE, ESQUIRE

No. 7
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2011-03889

ALL THAT CERTAIN unit in the property known, named and identified as Eastonian Condominium, a condominium located in the City of Easton, County of Northampton and State of Pennsylvania which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa. C. S. Sec. 3101, et seq., by the recording in the office of the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania, a Declaration dated February 22, 2005, and recorded February 23, 2005, in Record Book Volume 2005-1, Page 66122; being designated as Unit No. 701 with a proportionate undivided interest in the Common Elements (as defined and set forth in the Declaration) of two and seventy-eight one-hundredths (2.78%) percent.

IT BEING THE SAME PREMISES which Easton Hotel Restoration, LLC, by its Indenture bearing date the nineteenth day of September, A.D. 2006, for the consideration therein mentioned, granted and conveyed unto the said David Albus and Nancy Albus, his wife, and to their heirs and assigns, forever; as in and by the said in part recited Indenture recorded in

the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Record Book Volume 2006-1, Page 399856, etc., relation being thereunto had, more fully and at large appears.

Being known as 140 Northampton Street, Unit No. 701, Easton, Pennsylvania, and having Northampton County Uniform Parcel Identifier: L9SE2B-7-4-71.

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

SEIZED AND TAKEN into execution of the writ as the property of David Albus and Nancy Albus.

ALFRED S. PIERCE, ESQUIRE

No. 8
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2007-05527

ALL THAT CERTAIN Messuage, tenement and lot or parcel of ground situate on the Southerly side of East Goepp Street, between Long and Center Street, and known as NO. 36 EAST GOEPP 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 Southerly side of East Goepp Street distant 150.12 feet more or less Eastwardly from the intersection of the Southerly side of East Goeppp Street with the Easterly side of Long Street, and in line with the middle of a party or partition wall located between the dwelling on the premises herein conveyed and the adjoining dwelling on the premises on the West; thence extending South 15 Degrees 02' 30" West, and passing through the middle of the said party or partition wall along property now or late of Sophia E. Wehr, a distance of one hundred thirty-eight feet (138') to a point on the Northerly end of a 2.50 foot wide Private alley or walk way, located between the garage on the premises herein conveyed and the garage on the premises to the West, thence continuing along said course of South 15 degrees 02' 30" West in and along said private alley or walkway a distance of twenty-seven feet (27') more or less to a point on the Northerly side of East Spruce Street, thence extending Eastwardly along the Northerly side of East Spruce Street, a distance of twenty-nine and seventy-five one hundredths feet (29.75') to a point; thence extending North 15 degrees 02' 30" along property now or late of Theodore M. Meyers, a distance of one hundred and sixty-five feet (165') more or less to a point on the Southerly side of East Goepp Street; thence extending North 75 Degrees 00' West along the Southerly side of East Goepp Street, a distance of twenty-nine and seventy-five one-hundredths feet (29.75') to the point or place of BEGINNING.

TOGETHER with and subject to the same private alley or walkway rights and privileges as exist by virtue of prior recorded instruments, deeds or conveyances.

Northampton County Tax Parcel No. P6NE1A 11 6.

BEING KNOWN AS 36 East Goepp Street, Bethlehem, PA.

THEREON BEING ERECTED a three-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 James H. Scheetz, Jr. and Deanna L. Scheetz.

ROBERT P. DADAY, ESQUIRE

No. 9
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-08677

ALL THOSE CERTAIN messuages or tenements and lots or pieces of land situate at the southwest corner of Washington and Northampton Streets in the Borough of Bath, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone in the middle of the intersection of Washington and Northampton Streets, thence through the middle of Northampton Street West one hundred sixty-two (162) feet to a corner, thence along the East side of a sixteen (16) feet wide alley South nine (9) degrees West 44.66 feet to a stone, thence by lot now or late of Michael Hoch South eighty-one (81) degrees East, one hundred sixty (160) feet to a stone in the middle of Washington Street, thence through the middle of Washington Street North nine (9) degrees East, seventy (70) feet to the place of Beginning.

Together with all and singular the buildings improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

Northampton County Tax Parcel No. K6NW3A 2 1.

BEING KNOWN AS 104 Washington Street, Bath, PA.

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 Anthony M. Christopher and Kathryn J. Christopher.

ROBERT P. DADAY, ESQUIRE

No. 10
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-12095

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

BEGINNING at a point on the southeasterly side of Canal Street (proposed width—70.00 feet) and being the two following courses and distances from the intersection formed by the southerly side of Canal Street with the westerly side of Center Street (proposed width – 60.00 feet), viz: (1) South 87° 30' 57" West, a distance of 131.21 feet to a point of curve; (2) On the arc of a circle curving to the left in a southwesterly direction having a radius of 218.59 the arc distance of 115.51 feet to the point of beginning, being a corner of lands reserved for use in common with others; thence, along line of lands reserved for use in common with others (as shown on the aforesaid plan), South 40° 16' 58" East, a distance of 71.92 feet to a corner, a monument (as shown on the aforesaid plan);

thence, continuing along line of lands reserved for use in common with others, South 49° 43' 02" West, a distance of 28.00 feet to a point, the southeasterly corner of Lot No. 12 (as shown on the aforesaid plan); thence, along line of Lot No. 12, North 40° 16' 58" West, a distance of 73.80 feet to another corner of Lot No. 12 on the southeasterly side of Canal Street; thence along the southeasterly side of Canal Street, on the arc of a circle curving to the right, in a northeasterly direction, having a radius of 218.59 feet, the arc distance of 28.08 feet to a point, a corner of lands reserved for use in common with others, being the point and place of beginning.

BEING all of Lot No. 13 as shown on the aforesaid plan.

HAVING erected thereon a dwelling known as 741 Mauch Chunk Street.

Northampton County Tax Parcel No. L9SE4D 20 13.

BEING KNOWN AS 741 Mauch Chunk Street, Easton, PA.

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

SEIZED AND TAKEN into execution of the writ as the property of Antonio Rios and Jannyna E. Rios.

ROBERT P. DADAY, ESQUIRE

No. 12
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-03291

ALL THAT CERTAIN tenement, messuage and tract or piece of land situate in the City of Easton, Northampton County, Pennsylvania, together with the improvements thereon erected, presently known and designated as No. 328 West Nesquehoning Street, bounded and described as follows, to wit:

CONTAINING thirty-five (35) feet in front on the south side of said West Nesquehoning Street, and extending of equal width in depth southwardly a distance of one hundred twenty-five (125) feet to the north side of Cooper Street.

BOUNDED on the north by West Nesquehoning Street; on the east by property of Paul Joseph McCabe, presently known and designated as No. 324 West Nesquehoning Street; on the south by Cooper Street, and on the west by property of Harold E. Morrison and M. Jane Morrison, his wife.

Northampton County Tax Parcel No. L9SE3D 5 19.

BEING KNOWN AS 328 West Nesquehoning Street, Easton, PA.

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

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

ROBERT P. DADAY, ESQUIRE

No. 13
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-02880

ALL THAT CERTAIN lot, tract or piece of ground situated in the Township of Plainfield, County of Northampton, and State of Pennsylvania, bounded and described as follows to wit: BEGINNING at a stake on the South side of George Street and a corner of land of Ernest Parsons and wife; THENCE along the South side of George Street in an Easterly direction one hundred (100) feet to a point, corner of other land of the Grantor; THENCE along the same in

a Southerly direction and at right angles to George Street one hundred and fifteen (115) feet, more or less, to a corner of land of Ulysses Smith; THENCE along the same in a Westerly direction one hundred (100) feet to a point and land of the said Parsons; THENCE along the same by land of Ernest Parsons and wife in a Northerly direction one hundred and fifteen (115) feet, more or less, to a point, the place of beginning.

Also known as Northampton County Uniform Parcel Identifier: Map: E8NE4 Block 4 Lot: 2.

ALSO being known as 848 George Street, Pen Argyl, PA 18072.

Being Parcel No. E8NE4-4-2/GIS PIN 5665-07-7258-6654.

Being the same premises which Jeffrey P. Modolo, as Administrator of the Estate of Lorraine A. Modolo, by his deed dated April 7, 2008 and recorded April 11, 2008, in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania in Deed Book Volume 2008-1, Page 102590, granted and conveyed unto Jeffrey P. Modolo, individually.

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 Jeffrey P. Modolo.

SCOTT A. DIETTERICK, ESQUIRE

No. 14
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2009-03674

All those certain lots, tracts or pieces of ground situate in the Borough of Penn Argyl, County of Northampton, and State of Pennsylvania, bounded and described as follows to wit:

Parcel # 1:

Beginning at a point on the north side of George Street and one-half (19.5) feet west of the western boundary of Lot No. 96 (late property of William Fehr) and in line with the center line of a partition wall of a double dwelling erected thereon; thence in a northerly direction along said center line and western boundary of land of Alfred Amy one hundred (100) feet to a point in line with land of Orella L. Stidworthy; thence in a westerly direction along said land, tract #2 hereof, nineteen and one-half (19.5) feet to a point in line with land late of Charles C. Morgan and wife; thence in a southerly direction along said line one hundred (100) feet to a point in line with the north side of George Street; thence in an easterly direction along the south side of George Street nineteen and one-half (19.5) feet to the place of Beginning.

Parcel # 2:

Beginning at the northeast corner of lot of Grantee and land late of Alfred Amy: thence North 15 degrees West 20 feet to other land formerly of the Pen Argly Lumber Company; thence along the same South 75 degrees West 19.5 feet to a point; thence South 15 degrees East 20 feet to the northeast corner of lot late of Richard E. Morgan and the Northwest corner of Tract #1 hereof; thence along Tract # 1 North 75 degrees East 19.5 feet to the place of Beginning.

BEING the same premises which Robert J. Voelker, by deed dated 12/26/07 and recorded in the Northampton County Recorder of Deeds Office on 2/21/2008 as Instrument Number 2008006599, granted and conveyed unto Robert Voelker and Doreen M. Overly.

BEING KNOWN AS 507 George Street, Pen Argyl, PA.

TAX PARCEL NUMBER: E8NE1C 7 7 0625.

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 Robert Voelker and Doreen M. Overly.

CHRISTOPHER A. DeNARDO, ESQUIRE

No. 15
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2011-03573

ALL those two certain tracts pieces or parcels of land situate in the Borough of Roseto, formerly the Township of Washington, County of Northampton and State of Pennsylvania, bounded and described as follows to wit:

TRACT NO. 1: BEGINNING at a post on the North side of Nicholas Avenue; thence along lot No. 46 according to plan of lots of W. Scott Hazen and known as DeNisco Park, recorded in the Recorder's Office of said County in Map Book No. 2, Page 11, North thirty-nine (39) degrees east one hundred and fifty (150) feet to a post in an alley; thence along said alley, north fifty-one (51) degrees west one hundred and fifty (150) feet to a post on the North side of Nicholas Avenue; thence along the north side of said Nicholas Avenue, south fifty-one (51) degrees east one hundred fifty (150) feet to the place of beginning.

BEING Lots Nos. 47, 48 and 49 on said plan.

TRACT NO. 2: BEGINNING at a post in the northeast corner of Nicholas Avenue and DeNisco Boulevard; thence east along DeNisco Boulevard fifty (50) feet to a post, a corner also of Lot No. 49; thence along line of Lot No. 49, north one hundred and fifty (150) feet to an alley; thence along line of said alley, west fifty (50) feet to a post on the east side of DeNisco Boulevard; thence along east side of DeNisco Boulevard, south one hundred and fifty (150) feet to the place of beginning.

CONTAINING Lot No. 50 as per map of lots recorded in Map Book 2, at Page 111.

BEING KNOWN AS 65 Denisco Street, Roseto, PA.

TAX PARCEL NUMBER: D9SW2C-10-5-0128.

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 Michlyn E. Cappola.

STEVEN K. EISENBERG, ESQUIRE

No. 16
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2011-03242

TRACT NO. 1

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

BEGINNING at a stone in the public road leading from Lehigh Gap to Danielsville, South 7 degrees 05 minutes East 1165 feet to a stone; thence South 24 degrees 50 minutes East 445.5 feet to a stone; thence South 65 degrees 10 minutes West 1143 feet to a stone; thence North 89 degrees 35 minutes West 231 feet to an iron pin; thence North 5 degrees 40 minutes West 421.5 feet to an iron pin; thence North 83 degrees 40 minutes East 237 feet to a stake; thence North 71 degrees 35 minutes East 402 feet to an iron pin in the middle of a public road leading from Harpers to Lehigh Gap; thence in and through said public road North 25 degrees 35 minutes West 157.2 feet to an iron

pin in said public road; thence in and through said public road North 47 degrees 40 minutes West, 75 feet to an iron pin; thence South 42 degrees 20 minutes West 75 feet to a post; thence North 71 degrees 40 minutes West 276 feet to a pine tree; thence North 78 degrees West 231 feet to a stone; thence North 69 degrees 35 minutes East 526.5 feet to a stone; thence North 13 degrees 25 minutes West 287 feet to a stone; thence North 64 degrees 55 minutes East 181.5 feet to a stone; thence North 20 degrees 05 minutes West 186.5 feet to a stone; thence North 69 degrees 40 minutes East 307.5 feet to a stone; thence North 3 degrees 25 minutes East 374.5 feet to a stone in the middle of a public road leading from Danielsville to Lehigh Gap; thence in and through said road North 88 degrees 40 minutes East 206.5 feet to the place of beginning.

CONTAINING 29 acres.

LESS, HOWEVER, a portion of the above conveyed by the said John Fisher, et ux., to John Cverence, by deed dated September 24, 1919, recorded in Northampton County Deed Book F, Volume 46, Page 282, and described as follows:

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

BEGINNING at a point in the public road leading from Danielsville to Lehigh Gap; thence in the same North 87 1/4 degrees West twelve perches and fifty five one hundredths to a corner in said road and land of George Merkel; thence crosswise through a lane about one rod wide belonging to the farm of John Fisher South five degrees West twenty-two perches to a stake near a maple tree; thence along land of the said John Fisher North 85 degrees East 15 perches and six-tenths to a stone; thence along land of the said John Cverence North 3 3/4 degrees West twenty perches to the place of beginning.

CONTAINING 1 acre and 3/4 perches.

TRACT NO. 2

ALL THAT CERTAIN lot or piece of land with dwelling house erected thereon, situated in the Township of Lehigh, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the middle of the abandoned public road leading from Lehigh Gap to Berlinsville; thence South forty seven (47) degrees forty (40) minutes East, seventy five (75) feet to a point in said road; South twenty five (25) degrees thirty-five minutes (35) minutes East one hundred fifty-seven and two tenths (157.2) feet to a point in said road; thence South seventy-one (71) degrees thirty-five (35) minutes West, twenty-nine (29) feet more or less to a point; thence North forty four and one half (44 1/2) degrees West two hundred and seven (207) feet more or less to a point; thence North forty-two (42) degrees twenty (20) minutes East, seventy-two (72) feet more or less to the place of beginning.

EXCEPTING AND RESERVING therefrom any adverse conveyances heretofore made and appearing in the chain of title reference thereto being hereby made.

TAX PARCEL NUMBER: H2-10-15 & H2-10-15B & H2-9-6 & H2-9-8.

IMPROVEMENTS: Residential dwelling.

TITLE TO SAID PREMISES IS VESTED IN Jonna Mitchell, her heirs and assigns forever by Deed from Natalie S. Shahinian, now by mar-

riage, Natalie S. Shafer dated 8/30/2005 and recorded 10/6/2005 in Record Book Volume 2005-1 Page 389966.

BEING KNOWN AS 4872 Lehigh Drive, Walnutport, PA.

THEREON BEING ERECTED on parcel #H2-10-15 a two-story single dwelling with vinyl siding exterior and shingle roof; parcel numbers H2-10-15B, H2-9-6, H2-9-8 are vacant land.

SEIZED AND TAKEN into execution of the writ as the property of Jonna M. Mitchell a/k/a Jonna Mitchell.

MARTHA E. VON ROSENSTIEL, ESQUIRE

No. 17
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2010-02023

ALL THAT CERTAIN lot or parcel of land known as Lot #19, Block D, Section 1 of Freedom Estates, with improvements thereon, shown on a Revised Final Plan, Section 1, prepared by Hanover Engineering Associations, Inc., 1250 Greenwood Drive, Bethlehem, Pennsylvania 18017, situated on the South side of Markham Drive (a 50' wide Street), in the Fourteenth Ward, City of Bethlehem, Northampton County, Pennsylvania, as shown on a Plan of Freedom Estates, Section 1, dated October 10, 1977, and recorded in Map Book Volume 46, Page 5, bounded and described follows, to wit:

BEGINNING at a point on the Southern right-of-way line of Markham Drive, said point being 25 feet from the centerline of Markham Drive and in line with the lands known as Lot #18, Block D, Section 1, Freedom Estates; thence along the lands of Lot #18, S 29 degrees 11 minutes 15 seconds West, a distance of 105.23 feet to a point in line with the lands to be dedicated to the City of Bethlehem for open space or reservation purposes; thence along the lands of the aforementioned, N 60 degrees 48 minutes 45 seconds West, a distance of 24.00 feet to a point in line with the lands known as Lot #20, Block D, Section 1, Freedom Estates; thence along Lot #20, N 29 degrees 11 minutes 15 seconds East, a distance of 104.95 feet to a point on the Southern right-of-way line of Markham Drive, the following two courses: (1) curve of the right, with a central angle of 02 degrees 03 minutes 00 seconds, a radius of 410.00 feet and a length of 14.67 feet to a point; (2) S 60 degrees 48 minutes 45 seconds East, a distance of 9.32 feet to a point, the place of beginning.

TAX PARCEL: #M 7 S W 1-7-15.

CONTAINING: 2342.17 square feet or 0.058 acres, more or less.

TITLE TO SAID PREMISES IS VESTED IN Jorge E. Astorga by Deed from Linda J. Male, dated 9/29/2006 and recorded 10/6/2006 in Deed Book 2006-1, Page 416382.

BEING KNOWN AS 1726 Markham Drive, Bethlehem, PA.

THEREON BEING ERECTED a two-story townhouse 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 Jorge E. Astorga.

MARTHA E. VON ROSENSTIEL, ESQUIRE

No. 18
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2009-01361

ALL THAT CERTAIN tract or lot, being Lot Number 26 of Moore Hill Subdivision, dated October 15, 1974, and recorded in Plan Book 34, Page 23, Situate in the Township of Moore, County of Northampton, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin located on the West right-of-way line of Hilldale Drive, thence along West right-of-way line of aforesaid, South 04 degrees, 23 minutes, 00 seconds West, 175.00 feet to an iron pin and the beginning of a curve; thence along a curve to the right having a radius of 20.00 feet a tangent of 20.00 feet an arc length of 31.42 feet to an iron pin on the North right-of-way line of Hilldale Drive; thence along Hill Drive, North 85 degrees, 37 minutes, 00 seconds West, 205.00 feet to an iron pin; thence along Lot No. 27 East line, North 04 degrees 23 minutes 00 seconds East, 195.00 feet to an iron pin; thence along Lot 25 South line, South 85 degrees 37 minutes 00 seconds East, 225.00 feet to an iron pin and the place of BEGINNING.

CONTAINING 43,789.159 Square feet, 1.005 acres of land as surveyed and shown on plan by Kenneth R. Hahn, Registered Surveyor, dated October 15, 1974.

PARCEL NUMBER: H5-25-3Z-0520.

TITLE TO SAID PREMISES IS VESTED IN Malcolm J. Campbell, Jr. and Cheryl A. Campbell, husband wife and John Campbell by Deed from Stephen A. Infurna and Lori R. Infurna husband and wife dated 3/20/1998 and recorded 3/27/1998 in Volume 1998-1, Page 36734.

BEING KNOWN AS 557 Hilldale Drive, Bath, PA.

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

SEIZED AND TAKEN into execution of the writ as the property of Malcolm J. Campbell, Jr. and Cheryl A. Campbell and John Campbell.

MARTHA E. VON ROSENSTIEL, ESQUIRE

No. 19
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2007-01502

ALL THAT CERTAIN messuage, tenement, and two tracts of land, Hereditaments and Appurtenances, Situate in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

TRACT NO. 1: ALL THAT CERTAIN lot or piece of land, Hereditaments and Appurtenances, Situate on the North side of Pennsylvania Avenue (formerly East Paxinosa Avenue), in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

CONTAINING in front on the North side of Pennsylvania Avenue, 125 feet and extending on the East side 177 feet and on the West side 150 feet more or less, Northwardly to a 40 feet driveway.

BOUNDED on the North by said driveway, East by Lot No. 163, South by Pennsylvania Avenue and West by the 3/4 of Lot No. 163, the property now or late of C. S. Gregory.

BEING Lots No. 164 and the other 1/4 of Lot No. 163 on Plan of Lots of Paxinosa Heights as complied by John McNeal, C.E., in December, 1899.

TRACT NO. 2: ALL THAT CERTAIN lot or piece of land, Hereditaments and Appurtenances, Situate on the North side of Pennsylvania Avenue (formerly East Paxinosa Avenue), in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the North side of Pennsylvania Avenue in the division line between Lot No. 154 and Lot No. 163 hereby conveyed:

thence North along said division line, 177 feet to Shawnee Avenue; thence East along the South side of Shawnee Avenue, 100 feet to the division line between Lot No. 166 and Lot No. 163 hereby conveyed; thence South along said division line, 179 feet to the North side of Pennsylvania Avenue; thence West along the North side of Pennsylvania Avenue, 100 feet to the point, the place of beginning.

BOUNDED on the North by Shawnee Avenue, East by Lot No. 166, South by Pennsylvania Avenue and West by Lot No. 164, other property of the parties of the first part hereinbefore described.

BEING Lot No. 165 on Map of Villa Sites of Paxinosa Heights as complied by John McNeal, C. E., in 1899.

TAX PARCEL NUMBER: K10SW1D-3-2.

TITLE TO SAID PREMISES IS VESTED IN John M. Robinson and Alisa Clare Robinson, his wife by Deed from Nazareth National Bank and Trust Company, dated 7/7/1994 and recorded 7/8/1994 in Record Deed Book Volume 1994-6, Page 48989.

BEING KNOWN AS 174 Pennsylvania Avenue, Easton, PA.

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

SEIZED AND TAKEN into execution of the writ as the property of John M. Robinson and Alisa Clare Robinson.

MARTHA E. VON ROSENSTIEL, ESQUIRE

No. 20
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2010-05966

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration referred to below as "Willow Green Condominium," located in Allen Township and Borough of Northampton, County of Northampton, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. § 3101, et seq., by the recording in the Office of the Recorder of Deeds of Northampton County, Pennsylvania of a Declaration of Condominium dated October 10, 2005, and recorded on October 13, 2005, in Record Book Volume 2005-1, Page 403056, as amended by an Amendment to Declaration dated January 3, 2006 and recorded on January 4, 2006, in Record Book Volume 2006-1, Page 3407, as amended by Amendment No. 2 to the Declaration dated March 16, 2006 and recorded on March 20, 2006, in Record Book Volume 2006-1, Page 109635, as amended by Amendment No. 3 to the Declaration dated May 22, 2006 and recorded on May 30, 2006, in Record Book 2006-1, Page 212751, as amended by Amendment No. 4 to Declaration dated September 1, 2006, and recorded on September 1, 2006, in Record Book 2006-1, Page 362583 being and designated in such Declaration as Unit 78, said Unit is exclusively located in Allen Township/the Borough of Northampton, as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .95%.

BEING known as 3056 OAK HILLS DRIVE, NORTHAMPTON, PA 18067.

UNDER AND SUBJECT to any and all existing covenants, conditions, restrictions, rights of way, easements and agreements of record.

AND the Grantee, for and on behalf of itself and its successors and

assigns, by the acceptance of this Deed, covenants and agrees to pay such charges for the operation, maintenance, repairs, replacements and other expenses in connection with the Common Elements, including any Limited Common Elements appurtenant to said Unit as may in accordance with the Declaration of Condominium and the Uniform Condominium Act of Pennsylvania, be assessed against said Unit from time to time during the period of time any such Unit is owned by Grantee, and further covenants and agrees that the Unit conveyed by this Deed shall be subject to a lien for all amounts so assessed except insofar as Section 3407(c) of the said Uniform Condominium Act may relieve subsequent unit owners of liability for prior unpaid assessments. These covenants shall run with and bind the land or Unit hereby conveyed, and all subsequent owners thereof.

BEING THE SAME PREMISES which Willow Green Homes, L.P., a Pennsylvania limited partnership, by Deed dated October 16, 2006 and recorded October 18, 2006 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 2006-1, Page 433465, granted and conveyed unto KEVIN D. LANG and DEBORAH A. LANG, husband and wife.

PARCEL #M4-3-6-78-0501.

BEING KNOWN AS 3056 Oak Hills Drive, Northampton, PA.

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

SEIZED AND TAKEN into execution of the writ as the property of Kevin D. Lang and Deborah A. Lang.

GREGORY JAVARDIAN, ESQUIRE

No. 21
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-11651

ALL THAT CERTAIN messuage, tenement and lot or piece of ground, situate on the Southwesterly corner of South Sixth Street and Cherry Alley in the Third Ward of the Borough of Bangor, County of Northampton and Commonwealth of Pennsylvania, as shown on a plan prepared by Kenneth R. Hahn, R.S. on Drawing No. 83-121, dated April 28, 1983, bounded and described as follows:

BEGINNING at a point on the Southwesterly intersection of the South side of Cherry Alley, (10 feet wide) and the Westerly side of South Sixth Street, (40 feet wide);

THENCE extending along the Westerly side of South Sixth Street, South 11 degrees 00 minutes West, 35.50 feet to a point;

THENCE extending along the Northerly property line of now or late Leonard Ruggiero, House No. 28 South Sixth Street as recorded in Deed Book Volume 609 on Page 1002, North 79 degrees 13 minutes 13 seconds West, 130.00 feet to a point on the Easterly side of North Alley, (10 feet wide);

THENCE extending along the Easterly side of North Alley, North 11 degrees 00 minutes East, 36.00 feet to a point on the Southerly side of Cherry Alley;

THENCE extending along the Southerly side of Cherry Alley, South 79 degrees 00 minutes East, 130.00 feet to the place of Beginning.

CONTAINING 4,647.49 square feet.

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

TITLE TO SAID PREMISES IS VESTED IN Danielle Felker, by Deed from David W. Amy and Joan M. Amy, h/w, dated 08/04/2008, recorded 08/08/2008 in Book 2008-1, Page 229552.

Premises being: 24 SOUTH 6TH STREET, BANGOR, PA 18013-2404.

Tax Parcel No. E9NE1C 2 9 0102.

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 Danielle Felker.

DANIEL G. SCHMIEG, ESQUIRE

No. 22
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2010-14273

PARCEL 1

ALL THAT CERTAIN messuage, tenement and tract of land situate on the west side of North New Street, City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the west line of New Street one hundred and five (105) feet north of the Northwest corner of New and Fairview Street, said point being the exact middle of a tile partition or party wall dividing the house erected on these premises from the one adjoining it on the south; thence Northwardly in and along the west line of New Street a distance or frontage of fifteen (15) feet to a point, said point being the exact middle of a tile partition or party wall dividing the house erected on these premises from the one adjoining it on the north and of that same width Westwardly a depth of ninety-eight (98) feet to the eastern line of a twelve (12) feet wide alley on the rear.

BOUNDED on the North by premises now or late Katherine Clauss, et al., on the East by New Street; on the South by premises now or late of prior grantors; and on the West by the alley aforesaid.

ALSO KNOWN AS NORTHAMTON COUNTY TAX PARCEL NO. N6SE4D-22-3.

PARCEL 2

ALL THAT CERTAIN messuage, tenement and tract of land situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the west line of a certain twelve-foot-wide alley west of New Street ninety feet north of the northwest corner of said alley and Fairview Street; thence extending in and along the west side of said alley Northwardly forty-five (45) feet to a point, and of that same width between parallel lines extending Westwardly fifty (50) feet.

BOUNDED on the north by property now or late C.H. Dickerman, east by said twelve-foot-wide alley, south by land now or late of Hattie Schneller and west by property now or late of J. Peffer.

ALSO KNOWN AS NORTHAMPTON COUNTY TAX PARCEL NO. N6SE4D-22-11.

PARCEL IDENTIFICATION NOS: N6SE4D-22-3 and N6SE4D-22-11.

BEING THE SAME PREMISES which Ariadne Pitsilos, widow, by Deed dated July 30, 2004 and recorded in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, on August 2, 2004, in Record Book Volume 2004-1, Page 298710, did grant and convey unto Megan E. Pesavento, unmarried, Grantor(s) herein.

TITLE TO SAID PREMISES IS VESTED IN Christine L. Stanley-White, by Deed from Megan E.

Pesavento, nbm, Megan E. Murray, dated 09/29/2006, recorded 10/03/2006 in Book 2006-1, Page 408578.

BEING KNOWN AS 1015 North New Street, Bethlehem, PA.

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

SEIZED AND TAKEN into execution of the writ as the property of Christine L. Stanley-White.

CHRISTINE A. PINTO, ESQUIRE

No. 23
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2010-08702

ALL THOSE CERTAIN Lots or pieces of land lying, situate and being in the Township of Palmer, County of Northampton, State of Pennsylvania, and being more particularly described as Lots numbered 156 and 157 in the Riverview Gardens Tract, so called, said Lots having combined frontage or 45 feet, and extending of the same width, for 115 feet in depth, as shown and laid out on a certain plan of Lots made and surveyed by the Paul G. Breinig Company of Allentown, Pennsylvania, said Plan being on record in the Office of the Recorder of Deeds of Northampton County, at Easton, Pennsylvania, in Map Book 9, Page 50, relation thereunto had more fully and at large appears.

ADDRESS: 606 Berks Street, Easton, PA 18042.

BEING the same premises which Steven J., Inc., by Indenture dated March 29, 2004 and recorded in the Recorder of Deeds, in and for the County of Northampton, aforesaid, in Deed Book Volume 2004-1 page 134961 &c., granted and conveyed unto Henry Attenborough and Priscilla J. Attenborough, husband and wife, in fee.

BEING Parcel No. M9SW1-14-5.

TITLE TO SAID PREMISES IS VESTED IN Brian Potance, by Deed from Henry Attenborough and Priscilla J. Attenborough, h/w, dated 03/03/2006, recorded 03/07/2006 in Book 2006-1, Page 92705.

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

SEIZED AND TAKEN into execution of the writ as the property of Brian L. Potance.

CHRISTINE A. PINTO, ESQUIRE

No. 24
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2011-04382

ALL THAT CERTAIN parcel of land situate on the northern and eastern side of Mountain View Avenue, T760 in Bushkill Township, Northampton County, Pennsylvania, being Lot #5, as shown on the final plan of "SENNECA MAJOR SUBDIVISION, PHASE II," said Plan is recorded in the Office of the Recorder of Deeds at Easton, Pennsylvania, in and for the County of Northampton, in Map Book Volume 1994-5, Page 101 et seq; bounded and described as follows, to wit:

BEGINNING at a concrete monument found in line of land now or late of Bruce D. Setzer and Dorothy Setzer, said concrete monument being the southeast corner of land now or late of Beatrice Krasznavogyi and being the northeast corner of Seneca Major Subdivision, Phase II;

Thence along land now or late of Bruce D. Setzer and Dorothy Setzer, South 00° 11' 14" East, a distance of 228.00 feet to an iron pipe set;

Thence along Lot #6, South 89° 48' 46" West, a distance of 343.03 feet to an iron pipe set;

Thence along the eastern and northern right-of-way lines of mountain View Avenue, the following three courses and distance:

1) North 00° 11' 14" West, a distance of 50.00 feet to an iron pipe set;

2) South 89° 48' 46" West, a distance of 25.00 feet to an iron pipe set;

3) On a curve to the left, having a radius of 60.00 feet, a central angle of 65° 22' 33" and an arc length of 68.46 feet to an iron pipe set;

Thence along Lot #4, North 00° 11' 14" West, a distance of 50.00 feet to an iron pipe set;

Thence along the same, North 23° 21' 55" East, a distance of 170.92 feet to a stone corner found;

Thence along land now or late of Beatrice Krasznavogyi, South 79° 59' 48" East, a distance of 259.95 feet to a concrete monument found, the point of Beginning.

Containing 101,277 square feet or 2.3250 acres.

BEING the same premises which Michael J. Senneca, single and Anthony C. Senneca, Single by deed dated 10/10/1998 and recorded 10/16/1998 in and for Northampton County in Deed Book 1998-1 Page 142039 granted and conveyed to John A. Marino and Cheryl L. Marino, husband and wife.

LOT #5 IS SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS: The 50 foot wide strip of land along the south property line of Lot #5 as shown on "SENNECA MAJOR SUBDIVISION, PHASE II" is solely for any future roadway extension of Mountain View Avenue. In the event this land is ever required for the purpose, the owners of Lot #5, their successors or assigns, shall dedicate it to Bushkill Township upon demand and without compensation.

LOT #5 is also subject to Pennsylvania Power and Light Company public utility easements of record.

BEING KNOWN AS 595 Mountainview Avenue, Nazareth, PA.

TAX PARCEL NUMBER: H8-13-13-5-0406.

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

SEIZED AND TAKEN into execution of the writ as the property of John A. Marino and Cheryl L. Marino.

CHRISTOPHER A. DeNARDO, ESQUIRE

No. 25
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2006-03717

ALL THAT CERTAIN lot or piece of land situate in the Borough of Walnutport, formerly known as the Township of Lehigh, County of Northampton and Commonwealth of Pennsylvania, being designated as LOT NO. 79 of a certain tract of land laid out into building lots through the Lehigh Engineering Co. of Allentown, Pennsylvania, and recorded in the Book of Maps No. 2, Page 100 in the Office for the Recording of Deeds at Easton, Pennsylvania, being bounded and described as follows, to wit:

LOT NO. 79: BEGINNING at a stake on the southwest corner of Third Street and Williams Avenue; thence along said Third Street West, one hundred forty-five (145') feet to a sixteen (16') foot alley; thence along said Alley, south sixty (60') feet to a stake; thence along Lot No. 80 East, one hundred forty-five (145') feet to Williams Avenue; thence along Williams Avenue, North sixty (60') feet to the place of beginning.

Northampton County Tax Parcel No. J2SW1B 7 1.

BEING KNOWN AS 300 Williams Avenue, Walnutport, PA.

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

SEIZED AND TAKEN into execution of the writ as the property of Dennis E. Evert and Dianna L. Evert.

ROBERT P. DADAY, ESQUIRE

No. 26
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2011-04972

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

BEGINNING in the middle of Township Road No. 648, 525 feet distance easterly from the corner of the land now or late of Marvin Itterly; thence through a stake at the edge of the road and along land now or late of John M. Kinnaman, of which this was a part, North one degree and no minute West one hundred sixty-six and fifty one hundredths (166.50') feet to a stake; thence still along the same, North eighty-nine degrees no minutes East one hundred twenty-five (125') feet to a stake; thence still along the land now or late of John M. Kinnaman Sr. and wife South one degree and no minutes East one hundred sixty-six and fifty one hundredths (166.50') feet passing over a stake at the edge of the road to the middle of aforesaid road; thence in and along the said road South eighty-nine degrees no minutes West one hundred twenty-five (125') feet to the place of BEGINNING. Containing .477 of an acre in area. Also known as Northampton County Uniform Parcel Identifier:

Map: G8 Block:9 Lot: 6A.

Being known as: 615 Batts Switch Road, Pen Argyl, Pennsylvania 18072.

Title to said premises is vested in Frank Colangelo a/k/a Frank A. Colangelo and Cynthia Flerx by deed from MELVIN G. YETTER dated January 18, 2002 and recorded January 25, 2002 in Deed Book 2002-1, Page 023608.

TAX I.D. #: G8-9-6A-0626.

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

SEIZED AND TAKEN into execution of the writ as the property of Frank Colangelo a/k/a Frank A. Colangelo and Cynthia Flerx.

MARGARET GAIRO, ESQUIRE

No. 28
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2011-02198

ALL THAT CERTAIN messuage or tenement and parcel or piece of land situate in Allen Township, Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike located in the centerline intersection of 33.00-foot wide Pennsylvania State Highway Legislative Route 48050 and 50.00-foot wide "Township Road T-476; thence along the centerline of Township Road T-476 North 8 degrees 28 minutes 00 seconds West for a distance of one hundred one and sixty-nine hundredths (101.69) feet to a railroad spike; thence along the lands of Elias W. Spangler and Miriam C. Spangler, husband and wife, South 81 degrees 00 minutes 22 seconds East for a distance of one hundred eighteen and seventy-three hundredths (118.73) feet to a point; thence through property of which the herein described premises were for-

merly a part South 6 degrees 15 minutes 20 seconds East for a distance of seventy and thirty-nine hundredths (70.39) feet to a railroad spike; thence along the centerline of Pennsylvania State Highway Legislative Route 48050 South 83 degrees 44 minutes 40 seconds West for a distance of one hundred thirteen and one-fifth (113.20) feet to the place of beginning. CONTAINING 9,651,587 square feet of land.

TOGETHER WITH the right to share in the water in the well located in the barn on the adjoining premises formerly the property of Catherine Geosits, widow, for the domestic use of the Grantee, his heirs and assigns, in common with the successor in title to Catherine Geosits, widow, her heirs and assigns, upon payment of a reasonable rental therefor, presently being $10.00 per month. The successor in title to Catherine Geosits, widow, shall maintain the pump and well in operating order to insure sufficient supply and adequate pressure. Grantee shall have the right to discontinue use of the said well of the successor in title to Catherine Geosits, widow, upon giving written notice to the successor in title to Catherine Geosits, widow.

Parcel ID No. K6NW4C-24.5.

BEING THE SAME PREMISES which Thomas E. Kulp and Geraldine G. Kulp,by deed, dated June 18, 1982, and recorded June 23, 1982 in the Office for the Recording of Deeds in and for the County of Northampton at Easton, Pennsylvania, in Deed Book Volume 638, Page 944, granted and conveyed unto Anthony E. Young.

BEING KNOWN AS 58 Old Carriage Road, Northampton, PA.

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

SEIZED AND TAKEN into execution of the writ as the property of Anthony E. Young.

BRETT A. SOLOMON, ESQUIRE

No. 29
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2011-00245

ALL THAT CERTAIN messauge, tenement, lot or piece of land situated on the North side of Northampton Street, in the City of Easton, county of Northampton and State of Pennsylvania, containing in front on Northampton Street thirty (30) feet and extending of that width in depth Northwardly one hundred six (106) feet to property formerly of Josephine Young.

Known as 1053 Northampton Street, Easton, PA. 18042.

BOUNDED and described as follows, to wit: On the North by property formerly of Josephine Young, aforesaid, on the East by land now or late of Josephine Franciso; on the South by Northampton Street; and on the west by North Eleventh Street.

Parcel No. L9SE1A-16-8.

BEING THE SAME PREMISES THAT First Star Savings Bank by deed dated March 29, 1994 and recorded April 5, 1994 in Book 1994-6, Page 1128 to Domenic A. Desei and Judith K. Desei.

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 Domenic A. Desei and Judith K. Desei.

THOMAS M. FEDERMAN, ESQUIRE

No. 30
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2011-02181

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate in the Township of Palmer, Northampton County, Pennsylvania, designated as Lot No. 220 on the Plan of Penn's Grant, Phase 3, as said Plan is recorded in the Recorder of Deeds Office in and for Northampton county, Pennsylvania in map Book Volume 1996-5, Pages 176-178.

BEING HOUSE NO. 35 Freedom Terrace, Easton, PA 18045.

ALS0 KNOW AS NORTHAMPTON COUNTY UNIFORM PARCEL NUMBER: K9 31 35.

Being the same premises which Relocation Resources International, Inc. by indenture dated 07/14/2003 and recorded 07/30/2003 in the office of the recorder of deeds in and for Northampton County in Instrument # 2003052096 granted and conveyed to George Aryee, as sole owner.

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 George Aryee a/k/a George O. Ayree.

THOMAS M. FEDERMAN, ESQUIRE

No. 32
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2008-05493

ALL THAT CERTAIN messuage, tenement and lot or parcel of ground situate on the westerly side of Bradley Street between Itaska and Sioux Streets in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, known as 630 Bradley Street according to present city numbering, bounded and described as follows:

BEGINNING at a point on the westerly side of Bradley Street distant two hundred ninety-three and forty one hundredths feet more or less from the point where the southerly side of Itaska Street intersects the westerly side of Bradley Street; thence extending South four degrees east along the westerly side of Bradley Street a distance of sixteen and sixty one-hundredths (16.60) feet to a point in line with the middle of the partition or party wall between the premises herein conveyed and the premises adjoining to the south; thence extending south eighty-five degrees two minutes west and passing through the middle of the aforementioned party wall a distance of seventy-one and one one-hundredths (71.01) feet to a point, thence extending north four degrees west a distance of seventeen and sixty-three one-hundredths (17.63) feet to a point in line of lands now or late of George A. Hildenberger, thence extending north eighty-five degrees fifty-three minutes east along lands now or late of George A. Hildenberger a distance of seventy-one (71) feet to a point on the westerly side of Bradley Street, the point the place of beginning.

BEING KNOWN AS 630 Bradley Street, Bethlehem, PA.

TAX PARCEL NUMBER: P6SW3B 7 5.

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

SEIZED AND TAKEN into execution of the writ as the property of Janis F. Humes.

ROBERT P. DADAY, ESQUIRE

No. 33
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-06911

ALL THAT CERTAIN tract or piece of land together with one-half of a double concrete house known as No. 448 Line Street, situate in the City of Easton, County of Northampton and State of Pennsylvania, situate on the south side of Line Street, and containing in front twenty (20) feet and extending of that width southwardly of the same width in depth one hundred twenty-three (123) feet to Wilton Street, formerly called Bell Street. The western boundary of this lot passing through the middle of the double dwelling erected on this and the property adjoining it on the west.

BEING KNOWN AS 448 Line Street, Easton, PA.

TAX PARCEL NUMBER: M9NE1C 12 10.

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

SEIZED AND TAKEN into execution of the writ as the property of Joyce M. Galante.

ROBERT P. DADAY, ESQUIRE

No. 34
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2009-08678

TRACT NO 1:

ALL THAT CERTAIN tract, 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, said pin also marking the southwest corner of property belonging to Elwood B. Savitz; thence along the southerly property line of Francis Savitz South 81 degrees 05 minutes 00 seconds East 180.00 feet to an iron pin; thence along land of Elwood B. Savitz, of which this tract was a part South 14 degrees 00 minutes 00 seconds West 160.00 feet to an iron pin; thence by same North 81 degrees 05 minutes 00 seconds West 180.00 feet to an iron pin; thence by same North 14 degrees 00 minutes 00 seconds East 160.00 feet to the place of Beginning.

Also that 15 feet wide right-of-way described as follows:

BEGINNING at the northeast corner of the above described tract; thence along line of land of Elwood B. Savitz South 81 degrees 05 minutes 00 seconds East 161.70 feet to the westerly edge of a 33 feet wide private road; thence along the west edge of said road South 2 degrees 28 minutes East 15.00 feet to a point; thence North 81 degrees 05 minutes 00 seconds West 161.11 feet to a point in the easterly line of the above described tract; thence along the said easterly line North 14 degrees 00 minutes East 15.00 feet to the place of Beginning.

TRACT NO 2:

ALL THAT CERTAIN piece or parcel of land situate in lower Mt Bethel Township, Northampton County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin, said pin also marking the northeast corner of property of Larry Rothrock; thence along other lands of Elwood Savitz and along the northerly edge of a 15 feet wide right-of-way of said Larry Rothrock South 81 degrees 05 minutes 00 seconds East 141.70 feet to a spike in the westerly edge of a 33 feet wide private road; thence along the westerly edge of said road South 15 degrees 11 minutes 00 seconds West 150.00 feet to a stake; thence

along land of Elwood B. Savitz, of which this tract was a part, North 89 degrees 49 minutes 00 seconds West 47.00 feet to a stake; thence by same South 7 degrees 03 mintues 03 seconds West 243.69 feet to a stake; thence by same North 80 degrees 02 minutes 00 seconds West 301.70 feet to a stake; thence by same North 14 degrees 00 minutes 00 seconds East 235.75 feet to an iron pin; said pin also marking the southwest corner of property of Larry Rothrock, first above mentioned; thence along land of Larry Rothrock South 81 degrees 05 mintues 00 seconds East 180.00 feet to an iron pin; thence along same North 14 degrees 00 minutes 00 seconds East160.00 feet to the place of Beginning.

UNDER AND SUBJECT to that 15 foot wide right-of-way leading from the above-mentioned private road westwardly to land of Larry Rothrock.

Giving and granting unto grantees, their heirs, successors and assigns, the right of ingress, egress and regress over the above-mentioned 33 foot wide private road.

BEING KNOWN AS 8574 Rasley Hill Road, Bangor, PA.

TAX PARCEL NUMBER: G10 3 5A-1.

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

SEIZED AND TAKEN into execution of the writ as the property of Brett Pierson and Donna Pierson.

ROBERT P. DADAY, ESQUIRE

No. 35
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2011-02773

ALL THAT CERTAIN house and lot of land situated on the North side of Jackson Street and known as No. 721 Jackson Street in the City of Easton, County of Northampton and State of Pennsylvania.

BEGINNING at a point in the North building line of Jackson Street, said point being at a distance of one hundred eighteen (118 feet) feet and measured eastwardly along the North building line of Jackson Street from the Northeast corner of the intersection of Eighth and Jackson Streets, which point is also in the line of the intersection of the partition wall dividing this property from that now or late of Harry Brodhead and Derma Brodhead, his wife, adjoining on the West, known as 723 Jackson St.; thence extending Eastwardly nineteen (19 feet) feet and of that width Northwardly between parallel lines to the property now or late of the Easton Cemetery Company, having a depth of One Hundred and Twenty-nine (129 feet) feet more or less on the East side of the lot and a depth of one hundred and thirty-five (135 feet) feet,more or less on the West side of the lot.

BOUNDED on the North by property now or late of the Easton Cemetery Company, on the East by property now or late of Milton Koehler, on the South by Jackson Street and on the West by property now or late of Harry Brodhead and Erma Brodhead, his wife.

BEING KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP L9NE4C BLOCK 2 LOT 8.

TITLE TO SAID PREMISES IS VESTED IN Kevin R. Stanley and Hope A. Stanley, h/w, by Deed from Joseph H. Reuther, III, Trustee, dated 10/28/2004, recorded 11/12/2004 in Book 2004-1, Page 441331.

BEING KNOWN AS 721 Jackson Street, Easton, PA 18042-3420.

TAX PARCEL NUMBER: L9NE4C 2 8 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Kevin R. Stanley and Hope A. Stanley.

DANIEL G. SCHMIEG, ESQUIRE

No. 36
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2010-11200

ALL THAT CERTAIN building lot known as Lot No. 11 in Block Nine (9) (according to the plan or map of lots of the Pen Argyl Land Improvement Company) in the Bourough of Pen Argyl, Northampton County, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the east side of Harding Avenue and Lot No. 110, THENCE running in an easterly direction along said Lot No. 110 one hundred (100) feet to a corner; thence along Lot No 112, running in a southerly direction fifty (50) feet to a corner, thence along Bell Avenue running in a westerly direction one hundred (100) feet to a corner; thence along the aforesaid Harding Avenue running in a northerly direction fifty (50) feet to a corner the place of beginning.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER MAP: ESNE2A BLOCK: 25 Lot: 4.

TITLE TO SAID PREMISES IS VESTED IN John Z. Ciolek and Anna M. Ciolek, his wife, by Deed from Susan B. Heil, dated 07/30/1997, recorded 08/01/1997 in Book 1997-1, Page 81729.

BEING KNOWN AS 104 North Harding Avenue a/k/a 104 Harding Avenue, Pen Argyl, PA 18072-1439.

TAX PARCEL NUMBER: E8NE2A 25 4 0625.

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

SEIZED AND TAKEN into execution of the writ as the property of Anna M. Ciolek and John Z. Ciolek.

DANIEL G. SCHMIEG, ESQUIRE

No. 37
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2011-03075

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

BEING part of Lot #1 in block 'C' ont he plan of lots of the Pen Argyl Land Improvement Company. Containing 50 feet front on Schanck Avenue and extending of that same width in depth 65 feet to a point in said Lot #1. Bounded on the north by Babbitt Avenue, on the south by Lot #6, on the east by part of Lot #1 sold to Clarence J. Couch and Rena E. Couch, and on the west by Schanck Avenue.

ALSO KNOWN as Northampton County Uniform Parcel Identifier: Map E8NE2A block 27 Lot 10.

TITLE TO SAID PREMISES IS VESTED IN Keith A. Wentzell and Anne A. Wentzell, his wife, by Deed from Ben J. Manasseri and Bonney I. Manasseri, his wife, dated 12/11/2002, recorded 12/12/2002 in Book 2002-1, Page 351676.

BEING KNOWN AS 116 North Schanck Avenue, Pen Argyl, PA 18072-1523.

TAX PARCEL NUMBER: E8NE2A 27 10 0625.

THEREON BEING ERECTED a two-story single dwelling with vinyl

siding exterior and shingle roof; detached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Keith A. Wentzell and Anne M. Wentzell a/k/a Anne A. Wentzell.

DANIEL G. SCHMIEG, ESQUIRE

No. 38
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2011-02320

ALL THAT CERTAIN piece of land with the buildings and improvements thereon, erected, situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described according to a Plan prepared by A.L. Wiesenberger Associates, Inc., dated December 15, 1972, as follows:

BEGINNING at a point marked by an iron pin located in the westerly property line of Mauch Chunk Road (50' wide), said point being distant 29.54' northwest of the intersection of the centerline of West Laurel Street (60' wide) with the centerline of said Mauch Chunk Road (50' wide) as measured by the following two (2) courses and distances:

3. North 74° 27' 15" West 28.81' to a point;

4. South 14° 14' 30" East 0.73' to a point; the true place of beginning being also the northeast corner of lands now or late of Frank Casilio;

thence along the northerly line of said lands now or late of Frank Casilio the following two (2) courses and distances:

3. South 56° 51' 30" West 27.48' to a point marked by an iron pin;

4. North 76° 06' 30" West 68.67' to a point marked by an iron pin located in the easterly line of lands now or late of the Lehigh and New England Railroad Co.,

thence along said easterly line of lands now or late of the Lehigh and New England Railroad Co., the following ten (10) courses and distances:

11. North 14° 15' 30" West 28.28' to a point marked by an iron pin;

12. North 5° 30' 00" West 199.85' to a point marked by an iron pin;

13. North 0° 14' 00" West 203.60' to a point marked by an iron pin;

14. South 80° 20' 00" East 10.30' to a point marked by an iron pin;

15. North 24° 25' 00" East 84.67' to a point marked by a cross cut in the concrete;

16. North 87° 29' 00" West 30.41' to a point marked by an iron pin;

17. South 26° 01' 00" West 44.47' to a point marked by an iron pin;

18. South 88° 46' 00" West 21.98' to a point located in the Monocacy Creek;

19. Thence in and along said Monocacy Creek North 22° 00' 00" East 197.45' to a point;

20. Continuing in said Monocacy Creek, North 30° 25' 35" East 260.17' to a point, being the southwest corner of lands now or late of Reichard Coulston Inc.

thence along the southerly line of said lands now or late of Reichard Coulston, Inc., South 76° 28' 26" East 169.20' to a point marked by a railroad spike located in the westerly property line of Mauch Chunk Road (50' wide); thence along said westerly property line of Mauch Chunk Road (50' wide) the following five (5) courses and distances:

6. South 13° (incorrectly designated as 13" in prior conveyance) 10' 30" West 38.49' to a point of curvature;

7. Along the arc of a curve deflecting to the right, the radius of which is 409.00', with central angle of 16° 21' 00", the chord of which bears

South 21° 21' 00" West 116.32' an arc distance of 116.71' to its point of tangency;

8. South 29° 31' 30" West 240.66' to a point of curvature;

9. Along the arc of a curve deflecting to the left, the radius of which is 625.00', along with central angle of 43° 46' 00", the chord of which bears South 7" 38' 30" West 465.90', an arc distance of 477.42' to its point of tangency marked by an iron pin;

10. South 14" 14' 30" East 19.22' to a point, the place of beginning.

BEING KNOWN AS 1150 Mauch Chunk Road, Bethlehem, PA.

TAX PARCEL NUMBER: N6SW3B-7-2-0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Damper Design, Inc.

BONNIE R. GOLUB, ESQUIRE

No. 39
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2009-12831

ALL THAT CERTAIN parcel of land and townhouse designated as No. 186 Front Street, situate in the Borough of Hellertown, Northampton County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point, the intersection of the centerline of Front Street with the centerline of Magnolia Road; thence along the centerline of Front Street South 4 degrees 33 minutes 00 seconds West, a distance of 376.62 feet to a point; thence North 85 degrees 27 minutes 00 seconds West, a distance of 30 feet to a point in the westerly line of Front Street, said point being the place of beginning of the within described tract; thence along the westerly street line of Front Street South 4 degrees 33 minutes 00 seconds West, a distance of 17.67 feet to a point; thence along a line passing through a party wall between the within described premises and the property adjoining to the south, known as No. 184 Front Street, North 85 degrees 27 minutes 00 seconds West, a distance of 137.74 feet to a point; thence along property now or late of Reading Railroad Company North 4 degrees 33 minutes 00 seconds East, a distance of 17.67 feet to a point; thence along a line passing through the party wall between the within described premises and the property adjoining to the north known as No. 188 Front Street, South 85 degrees 27 minutes 00 seconds East, a distance of 137.64 feet to a point in the westerly street line of Front Street, the point the place of beginning.

Being known as: 186 Front Street, Hellertown, Pennsylvania 18055.

Title to said premises is vested in Wayne M. McCullough and Kellie A. McCullough, husband and wife, by deed From WILLIAM S. HARRISON, II dated May 31, 1996 and recorded June 3, 1996 in Deed Book 1996-1, Page 054700. Instrument #1996018345.

TAX PARCEL NUMBER: Q7SW3A-5-9C-1.

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

SEIZED AND TAKEN into execution of the writ as the property of Wayne M. McCullough and Kellie A. McCullough.

MARGARET GAIRO, ESQUIRE

No. 40
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2009-02536

ALL THAT CERTAIN lot of land situate in the Township of Upper Mt.

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

BEGINNING at a point in the right-of-way (commonly known as Grigg Street), said point being distant 100 feet on a course South 88 degrees West from the northwest corner of said Grigg Street where the same intersects a ten (10) foot wide alley, and also being the southwest corner of land now of Ernest and Dorothy Humphreys; THENCE South 88 degrees West 150 feet to a point in the land of the grantor; thence North 2 degrees West 150 feet to point also in the land of the grantor; THENCE North 99 degrees East 150 feet along the land of the grantor to a point also in the land of the grantor; THENCE South 2 degrees West 150 feet partly along the land of the grantor and partly along the line of Ernest and Dorothy Humphreys, to a point, said point being the place of beginning.

Being known as: 304 Grigg Street, Bangor, Pennsylvania 18013.

TITLE TO SAID PREMISES IS VESTED IN Michael A. Nett by deed from SHERRY STULL, A MARRIED PERSON dated May 25, 2007 and recorded June 1, 2007 in Deed Book 2007-1, Page 203058, Instrument #2007025610.

TAX PARCEL NUMBER: D9-5-13A-1-0131.

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 Michael A. Nett.

MARGARET GAIRO, ESQUIRE

No. 42
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2010-03998

ALL THAT CERTAIN messuage or tenement and lot or piece of ground situated on the North side of Goepp Street in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania designated as 139 East Goepp Street, according to present city numbering bounded and described as follows, to wit:

BEGINNING at a point the southeast corner of lot now or late of George M. Overfield, thence extending eastwardly along the north side of Goepp Street 40 feet to a point a corner of lot now or late of William H. Symons, thence extending of that same width northwardly 100 feet to lot now or late of William H. Symons.

Bounded south by Goepp Street, east and north by lots now or late of William H. Symons, and west by lot now or late of George M. Overfied.

Being known as: 139 East Goepp Street, Bethlehem, Pennsylvania 18018.

TITLE TO SAID PREMISES IS VESTED IN Andrew C Thom and Sophie Thom, husband and wife, by deed from dated November 29, 2006 and recorded December 1, 2006 in Deed Book 2006-1, Page 494263, Instrument #2006069268.

TAX PARCEL NUMBER: P6NE1B-3-17.

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 Andrew C. Thom and Sophie Thom.

MARGARET GAIRO, ESQUIRE

No. 43
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2010-13856

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Upper Mount Bethel, County of Northampton and

State of Pennsylvania, more particularly described as Lot 45, Major Subdivision of Crystal Terrace Estates, recorded in the Office for the Recording of Deeds, Northampton County, Pennsylvania, in Plot Book Volume 2002-5, Page 100.

Being the same property acquired by Segundo Ogang and Bernadette Ogang, by Deed recorded 09/28/2005, of record in Deed Book 2005-1, Page 375278, in the Office of the Recorder of Northampton County, Pennsylvania.

Being known as: 139 Crystal Terrace, Mount Bethel, Pennsylvania 18343.

TITLE TO SAID PREMISES IS VESTED IN Segundo Ogang and Bernadette Ogang, husband and wife, by deed from LTS DEVELOPMENT, LLC, SUCCESSOR BY MERGER TO LTS DEVELOPMENT, INC. dated September 21, 2005 and recorded September 28, 2005 in Deed Book 2005-1, Page 375279.

TAX PARCEL NUMBER: D11 11 6-45 0131.

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 Segundo Ogang and Bernadette Ogang.

MARGARET GAIRO, ESQUIRE

No. 44
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2008-12910

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

BEGINNING at a post; thence by land now or late of O. W. Stackhouse, South seventy-four (74) degrees East one hundred and fifty (150) feet to a post on the west side of an alley; thence along the west side of said alley, South seventeen (17) degrees West twenty-five (25) feet to a point in line of land of the Estate of Byron M. LaBarre, now or late land of Reimer F. LaBarre; thence in and along said LaBarre's land, North seventy-four (74) degrees West one hundred and fifty (150) feet to a post; thence along South Main Street, North seventeen (17) degrees East twenty-five (25) feet to the place of Beginning.

CONTAINING twenty-five (25) feet front on South Main Street and extending of that width in an easterly direction one hundred and fifty (150) feet to an alley.

TITLE TO SAID PREMISES IS VESTED IN Norman H Williams and Erin C Williams, husband and wife, by deed from ROGER GIST, WIDOWER dated November 18, 2004 and recorded December 1, 2004 in Deed Book 2004-1, Page 466380, Instrument #2004074114.

BEING KNOWN AS 249 South Main Street, Bangor, PA 18013.

TAX PARCEL NUMBER: E9NE3A-8-26-0102.

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 Norman H. Williams and Erin C. Williams.

MARGARET GAIRO, ESQUIRE

No. 45
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2010-11309

All THAT CERTAIN messuage or tenement and lot or piece of land

situate on the north side of Union Street in the City of Bethlehem, County of Northampton, and State of Pennsylvania, bounded on the South by said Union Street, on the East by lot late of Enoch Philips, on the North by Spruce Street and on the West by land late of Jacob Becker. Containing in front on Union Street twenty-eight (28) feet more or less, and in depth of equal width one hundred forty (140) feet more or less to said Spruce Street.

Being known as: 47 East Union Boulevard, Bethlehem, Pennsylvania 18018.

TITLE TO SAID PREMISES IS VESTED IN Mary E. Reitbauer and Albert V. Reitbauer, husband and wife, by deed from JACOB J. ELLIOTT JR. dated June 3, 1998 and recorded June 8, 1998 in Deed Book 1998, Page 71801.

TAX PARCEL NUMBER: P6NE1A-16-9-0204.

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 Mary E. Reitbauer and Albert V. Reitbauer.

MARGARET GAIRO, ESQUIRE

No. 46
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2008-07353

All that certain messuage, tenement and parcel of land situate in the Township of Bethlehem, Northampton County, Pennsylvania, known as Lot No. 19, on Final Plan, Section 5, Green Pond Crest, recorded in Northampton County, Plan Book 25, page 28, being more particularly bounded and described as follows, to-wit;

Beginning at a point in the Westerly line of Wellington Drive, said point being the dividing line between Lot No. 18 and No. 19; thence along said dividing line South 85 degrees 13 minutes 6 seconds West, a distance of 263.55 feet to a point, said point being the dividing line between Lot No. 20 and No. 19; thence along said dividing line South 1 degrees 37 minutes 22 seconds East, a distance of 120.18 to a point, said point being in the Northerly line of Pond Circle; thence along same North 85 degrees 13 minutes 6 seconds East, a distance of 250.17 feet to a point being the start of a curving to the left with a radius of 20 feet a distance of 31.42 feet to a point, said point being in the Westerly line of Wellington Drive; thence along same North 4 degrees 46 minutes 54 seconds West, a distance of 100 feet to a point, the place of beginning.

Being designated as Parcel Id No. M7NE1-2-2-0205.

BEING KNOWN AS 3925 WELLINGTON DRIVE, 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 Gerard J. Kimble.

MICHAEL T. McKEEVER, ESQUIRE

No. 47
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2008-13544

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

BEGINNING at an iron pin on the south boundary line of the property conveyed by Carmela Trigiani Cattone and Antonio Cattone, her husband, to Donato Giaquinto on the 23rd day

of August, 1916, and recorded in the Recorder's Office of the County of Northampton in Deed Book D, Vol. 43, Page 603; THENCE North 79 (seventy-nine degrees) West 81.69 (eighty-one and sixty-nine hundredths) feet, more or less, to Chestnut Street; THENCE North 8(eight) degrees 46 (forty-six) minutes East 46.2 (forty-six and two tenths) feet along said street to a point; THENCE South 79 (seventy-nine) degrees East 81.69 (eighty-one and sixty-nine hundredths) feet, more or less, to a stake; THENCE South 8 (eight) degrees 46 (forty-six) minutes West 46.2 (forty-six and two tenths) feet to the place of beginning.

Excepting and reserving therefrom for the use and convenience of the grantor herein and the use of the grantee herein, their heirs and assigns, a seven (7) feet wide strip running along the southern-most portion of the tract conveyed.

TITLE TO SAID PREMISES IS VESTED IN Timothy Kaps by deed from Keli R. Lockard dated November 1, 2004 and recorded November 8, 2004 in Deed Book 2004-1, Page 435307.

TAX I.D. #: D9SE1D-15-10-0128.

BEING KNOWN AS: 133 CHESTNUT STREET, ROSETO, PENNSYLVANIA 18013.

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

SEIZED AND TAKEN into execution of the writ as the property of Timothy Kaps.

MARGARET GAIRO, ESQUIRE

No. 48
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-07573

All Those Certain lots of land with improvements thereon erected, situate in the Township of Palmer, County of Northampton and State of Pennsylvania, known as Lots Nos. 54, 55 and 56 on Map of Treadwell Terrace, A.D. Chidsey, Jr., C.E., and on file in the Recorder of Deeds Office at Easton for Northampton County in Map Book 4, Page 22, containing in front on the east side of Leeman Street 60 feet and extending of that width in depth eastwardly 100 feet to an alley. Bounded on the north by Lot No. 57, on the east by said alley, on the south by Lot No. 53, and on the west by Leeman Street.

Title to said premises is vested in Christopher Straub by deed from MERRITT F. BECK, ADMINISTRATOR OF THE ESTATE OF EDWARD H. STRAUB dated July 14, 2006 and recorded July 20, 2006 in Deed Book 2006-1, Page 293337.

BEING KNOWN AS 55 Leeman Street, Easton, PA.

TAX PARCEL NUMBER: M9NW4-6-12.

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

SEIZED AND TAKEN into execution of the writ as the property of Christopher Straub.

MARGARET GAIRO, ESQUIRE

No. 49
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2008-06913

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

BEGINNING at an iron set for a corner in the Northerly sideline of Fourth Street, said corner being 156.49 feet as measured on a bearing

of North 87 degrees, 35 minutes 33 seconds East from the intersection formed by Northerly sideline of Fourth Street with the Easterly sideline of Center Street, and running thence

(1) North 2 degrees 24 minutes 27 seconds West 120.00 feet to an iron set for a corner in the southerly sideline of an Alley, thence

(2) Along said Southerly sideline, North 87 degrees 35 minutes 33 seconds East 50.00 feet to a crosscut set in concrete for a corner, thence

(3) Along line of lands of Arthur Parsons, South 2 degrees 24 minutes 27 seconds East 120.00 feet to a crosscut set in concrete in the aforementioned Northerly sideline of Fourth Street, thence

(4) Along said Northerly sideline, South 87 degrees 35 minutes 33 seconds West 50.00 feet to the place of Beginning.

CONTAINING 0.138 Acres as Surveyed by George A. Sniffin, Land Surveyors, July 26, 1990.

Subject to any and all easements and convenants of record.

Northampton County Tax Parcel No. M9NW2A 12 8C.

BEING KNOWN AS 221 4th Street, Easton, PA.

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

SEIZED AND TAKEN into execution of the writ as the property of Steven F. Strauss.

ROBERT P. DADAY, ESQUIRE

No. 50
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2011-02643

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

BEGINNING at a point on the north side of Charlotte Avenue, said point being South 84 deg. 49 minutes East 105.00 feet from the northeast corner of Charlotte Avenue and Watson Street; THENCE along the line between Lot #3 and Lot #4, passing through the center partition wall of a double dwelling unit North 5 deg. 11 minutes East 142.00 feet to a point; THENCE along the south side of a 15 foot wide unopened alley South 64 deg. 49 minutes East 30.00 feet to a point; THENCE along the line between Lot #4 and Lot #4A South 5 deg. 11 minutes West 142.00 feet to a point; THENCE along the north side of Charlotte Avenue North 84 deg. 49 West 30.00 feet to the place of beginning.

It being all of Lot #4 as shown on the miner subdivision of land of Ronald J. Delserro, which plan is recorded in the Office for the Recording of Deeds in and for Northampton County at Easton, Pennsylvania in Plan Book 85, Page 60.

TITLE TO SAID PREMISES IS VESTED TO Marly Gaviria, as sole owner, by Deed from Ahmed S. Ragab, married and Alaa M. Abdalla, Married, dated September 2, 2008 and recorded September 29, 2008 in book 2008-1, Page 268071.

Premises being: 2927 CHARLOTTE AVENUE, EASTON, PA 18045-3734.

Tax Parcel No. L8SE3 10 16B 0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Marly Gaviria.

DANIEL G. SCHMIEG, ESQUIRE

No. 51
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-00274

ALL THAT CERTAIN lot or piece of land, with the improvements thereon erected, known as 829 Garden Street, situate on the North side of Spring Garden Street, in the City of Easton, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point 110 feet 6 inches East of the Northeast corner of Ninth and Spring Garden Street; thence along the North side of Spring Garden Street East 17 feet to a corner of land now or late of Friedman and Synder; thence North of the same width between parallel lines 141 feet to Sassafras Alley.

BOUNDED on the North by Sassafras Alley East by premises known as 827 Spring Garden Street South by Spring Garden Street, and west by premises known is 831 Spring Garden Street.

TAX PARCEL NUMBER: L9NE4C-20-2.

IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Schwanda R. Evans.

TITLE TO SAID PREMISES IS VESTED IN Schwanda R. Evans by Deed from Lehigh Landholdings, Inc. dated 7/30/2004 and recorded 8/9/2004 in Record Book 2004-1 Page 310065.

BEING KNOWN AS 829 Spring Garden Street, Easton, PA.

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 Schwanda R. Evans.

MARTHA E. VON ROSENSTIEL, ESQUIRE

No. 52
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-08619

ALL THAT CERTAIN tract or parcel of Land, with improvements thereon, known as Lot No. 50 C as shown on the plan of Greenleaf Estates Phase II, being situated in Forks Township, Northampton County, Pennsylvania, recorded in Northampton County Recorder of Deeds Office in Map Book Volume 1997-5, Pages 311-313, being known and designated as 1212 Sycamore Ave.

BEING UNIFORM PARCEL IDENTIFIER NOS. MAP: K9SW2 BLOCK: 27 LOT: 3.

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

BEING THE SAME PREMISES which Forks Land Associates, Inc., a Pennsylvania Corporation, by Deed dated May 25, 2001 and recorded in the Office of the Recorder of Northampton County on June 11, 2001 at Deed Book Volume 2001-1, Page 107401, granted and conveyed unto James R. Cuvo.

BEING KNOWN AS 1212 Sycamore Avenue, Easton, PA.

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 James R. Cuvo.

KRISTINE M. ANTHOUD, ESQUIRE

No. 53
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-12821

TRACT NO. 1

ALL those certain lots or pieces of land situate in the Township of Upper

Nazareth, County of Northampton, and Commonwealth of Pennsylvania, known as Lots Nos. 532, 533 and 534 in a certain 'Revised Plan of East End Improvement Company' which plan is recorded in the Recorder's Office at Easton, Pennsylvania, in Map Book 2, Page 148. Bounded and described as follows, to wit:

BOUNDED on the north 135 feet by a 20 feet wide alley; on the East 90 feet by Beach Street; on the South 125 feet by Cedar Street; on the West 133 feet by Central Avenue.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

ALL that certain piece, parcel or tract of land situate in the Township of Upper Nazareth, County of Northampton and Commonwealth of Pennsylvania shown as Parcel 'B' on Lot Line Adjustment Plan between RonDel Development Corp. and Robert R. Bowers as recorded in Map Book 1995-5, Page 450, in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania and being further bounded and described as follows, to wit:

BEGINNING at a point on the southerly right of way line of Second Street (50 feet wide) on the line of lands now or formerly of Robert R. Bowers; said point being situate North 64 degrees 47 minutes 27 seconds West 58.18 feet from a concrete monument at a corner of Lot IV-1 of Farmview Estates Phase IV; thence through the lands now or formerly of Robert R. Bowers, of which this was a part, North 64 degrees 47 minutes 27 seconds West 66.93 feet to a point on the easterly right of way line of Central Avenue (50 feet wide); thence along said easterly right of way line of Central Avenue (50 feet wide) North 25 degrees 12 minutes 33 seconds East 23.00 feet to a point; thence South 45 degrees 49 minutes 24 seconds East 70.78 feet to a point, the place of beginning.

TRACT NO. 2:

ALL that certain piece, parcel or tract of land situate in the Township of Upper Nazareth, County of Northampton and Couunonwealth of Pennsylvania shown as Parcel 'A' on Lot Line Adjustment Plan between RonDel Development Corp. and Robert R. Bowers as recorded in Map Book 1999-5, Page 450, 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 concrete monument on the southerly right of way of Second Street (50 feet wide) (25.00 feet from centerline) at a corner of lot IV-1 of Farmview Estates Phase IV; thence along said lands of Lot IV-1 of Farmview Estates Phase IV South 25 degrees 12 minutes 33 seconds West 20.00 feet to a point at the corner of lands of Robert R. Bowers; thence along said lands of Robert R. Bowers, North 45 degrees 49 minutes 24 seconds West 61.62 feet to a point on the southerly right of way line of Second Street (50 feet wide); thence along said southerly right of way line of Second Street (50 feet wide) South 64 degrees 47 minutes 27 seconds East 58.18 feet to a concrete monument, the place of beginning.

BEING known and designated as Tax Parcel No. J8SW4-17-2 in the Deed Registry Office of Northampton County, Pennsylvania.

HAVING erected thereon a dwelling known as 28 East 2nd Street.

SUBJECT to coal and mining rights, easements, rights of way, oil and gas leases, covenants, condtions, restrictions, etc., as the same may

appear in prior instruments of record and on the aforesaid recorded plan.

BEING the same property which Shawn R. Bowers, Executor under the Last Will and Testament of Robert R. Bowers, deceased, by deed dated January 2, 2004 and recorded January 26, 2004 in the Recorder's Office of Northampton County, Pennsylvania in Deed Book Volume 20041, page 29211, granted and conveyed unto Dennis R. Honeyman and Erica G. Honeyman, husband and wife, the grantors herein.

TITLE TO SAID PREMISES IS VESTED IN Erica G. Honeyman, a married woman, by Deed from Dennis R. Honeyman and Erica G. Honeyman, dated 07/05/2007, recorded 07/12/2007 in Book 2007-1, Page 255722.

Premises being: 28 EAST 2ND STREET, NAZARETH, PA 18064-2518.

Tax Parcel No. J8SW4 17 2 0432.

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

SEIZED AND TAKEN into execution of the writ as the property of Erica G. Honeyman aka Erica Green.

DANIEL G. SCHMIEG, ESQUIRE

No. 54
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2011-00206

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate the City of Bethlehem, Northampton County, Commonwealth of Pennsylvania, bounded and described according to a Site Plan of 'Cherokee Street Townhouses' made by C.F. Portner Architects, dated September 24, 1984 and last revised April 10, 1985, and recorded in Plan Book 85 page 101, as follows, to wit:

BEGINNING at a point on the Westerly side of Cherokee Street, (60 feet wide), a corner of Lot #5 on said plan; thence extending along the same, South 86 degrees 30 minutes 00 seconds West 125.00 feet to a point on line of Lot #7 on said plan; thence extending along the same North 03 degrees 30 minutes 00 seconds West 45.50 feet to a point, a corner of Lot #7 on said plan; thence extending along the same, partially through a macadam drive North 86 degrees 30 minutes 00 seconds East 125.00 feet to a point on the Westerly side of Cherokee Street, aforesaid; thence extending along the same, crossing said macadam drive, South 03 degrees 30 minutes 00 seconds East 45.50 feet to a point, a corner of Lot #5 on said plan, the first mentioned point and place of beginning.

BEING Lot #6 on said Plan (Known as 234 Cherokee Street).

TITLE TO SAID PREMISES IS VESTED IN Kim A.R. Hams, individually and Kevin L. Hams, taking title, as tenants in common, by Deed from Kim A.R. Hams, in his fiduciary capacity, as executor of the Estate of P. Angela Dole, dated 02/15/2008, recorded 02/21/2008 in Book 2008-1, Page 46873.

Premises being: 234 CHEROKEE STREET, BETHLEHEM, PA 18015-1210.

Tax Parcel No. P6SW2B 1 7B 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Kim A.R. Hams and Kevin L. Hams.

DANIEL G. SCHMIEG, ESQUIRE

No. 55
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-02277

ALL THAT CERTAIN tract or parcel of ground together with the improvements thereon erected, situate in the Township of Williams, County of Northampton and Commonwealth of Pennsylvania more fully bound and described according to a Survey Plan of Lots (Rissmiller Lot Line Change) by Vincent J Hilaire, Professional Land Surveyor, dated July 20, 1991 and recorded in Plan Book 91, Page 224 as follows to wit:

BEGINNING at a PK nail drive into center of Township Road No. 414 (Gaffney Hill Road) between its intersection with Buttermilk Road and the City of Easton; thence N 10 degrees 8 minutes 39 seconds W, 28.31 feet to an iron pin designating a common corner of land of Ruth I Shruntz and Merle S, Jr and Deborah M Rissmiller (this pin also designates the first corner of parcel described herein); thence N 10 degrees 8 minutes 39 seconds W, along land of Ruth I Shruntz, 277.17 feet to an iron pin; thence S 87 degrees 0 minute 36 seconds W, still along same, 250.18 feet to an iron pin; thence S 78 degrees 5 minutes 39 seconds W, still partly along same and also along land of Patrick J and Alyce E Mammama, 392.96 feet to an iron pin; thence S 29 degrees 57 minutes 00 second W, along land of Williams Township Sportsman's Association, 105.16 feet to an iron pin; thence S 83 degrees 51 minutes 7 seconds E, along land of David J and Roberta Trexler and also along land of Gary S and Judi Monacelli, 329.70 feet to an iron pin; thence S 4 degrees 24 minutes 27 seconds E, along aforementioned Monacelli's land, 40.00 feet to an iron pin, thence along land of Merle S Sr and Shirley J Rissmiller the following three courses and distances (1) N 79 degrees 17 minutes 1 second E, 145.31 feet to an iron pin (2) S 79 degrees 18 minutes 40 seconds E, 124.06 to an iron pin and (3) S 38 degrees 7 minutes 0 second E, 99.54 feet to an iron pin; thence N 51 degrees 53 minutes 00 second E, along north right-of-way line of aforementioned Gaffney Hill Road (25.00 feet from center of same), 100.00 feet to an iron pin designating first corner of parcel described herein.

CONTAINING 3.1702 Acres.

TITLE TO SAID PREMISES IS VESTED IN Kenneth William Puttlitz, Jr. and Melissa J. Maier-Puttlitz, h/w, by Deed from Merle S. Rissmiller, Jr. and Deborah M. Rissmiller, h/w, dated 03/31/2005, recorded 05/03/2005 in Book 2005-1, Page 160018.

Premises being: 370 GAFFNEY HILL ROAD, EASTON, PA 18042-9532.

Tax Parcel No. P9 1 3A 0836.

THEREON BEING ERECTED a two-story single bi-level style 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 Kenneth William Puttlitz, Jr. and Melissa J. Maier-Puttlitz aka Melissa Joy Maier Puttlitz.

DANIEL G. SCHMIEG, ESQUIRE

No. 56
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-11757

All those certain lots, tracts or pieces of land, Hereditaments and Appurtenances, Situate in the Borough of Pen Argyl, County of Northampton and State of Pennsyl-

vania, bounded and described as follows, to wit:

Parcel No. 1:

Beginning at a point on the South side of Main Street said point being distance 2 feet from the Northeast corner of Sarah Langdon's porch, thence along the South side of Main Street North 41 degrees 37 minutes East 15.1 feet to a point and land to be conveyed to Tiziano Brescacin, thence along the same South 49 degrees degrees 44 minutes East 42 feet to the center of a double frame house of which this conveyance is the West side, thence through the center line of the partition of said frame house South 48 degrees 23 minutes East 41.4 feet, said point being distant 7 feet South of the South side of said house, thence South 48 degree 23 minutes East 119 feet to a point in the North side of a 16.5 feet wide alley thence along the same South 42 degrees 13 minutes West 44.7 feet to a point and lot to be conveyed to Rondielli, thence North 49 degrees 21 minutes West 139 feet to a point and lot of Sarah Langdon, thence North 40 degrees 39 minutes East 34 feet to a point, thence North 48 degrees 23 minutes West 32 feet to a point, thence North 41 degrees 37 minutes East 2 feet to a point, thence North 48 degrees 23 minutes West 30 feet to the place of beginning.

Parcel No. 2:

Beginning in the South line of land of the grantor and land of the grantee, said point being distant 27.14 feet measured Eastwardly from the Southwest corner of land of the grantor, thence along the land of the grantor North 36 degrees 6 minutes West 28.22 feet to the corner of a concrete step and walk; thence North 41 degrees 37 minutes East 1.75 feet to a point in line with land of the grantee; thence along the same South 48 degrees 23 minutes East 29.35 feet to a point on the cellar door; thence South 40 degrees 39 minutes West 6.86 feet to the place of beginning.

Containing a small strip of land at the Southeast corner of the land of the Grantor, having a width of 6.86 feet along the South line of the grantor and extending Northwardly to the corner of concrete step and sidewalk of the grantor a distance of 28.22 feet and the North side being 2.30 feet in width.

BEING known as 8 East Main Street.

BEING Parcel No. E8NE2D-61-5.

BEING the same premises which Blaine A. Rundle and Debbie Rundle, husband and wife by Indenture dated 12/28/2004, and recorded in the Office for the Recording of Deeds, in and for the County of Northampton, aforesaid, in Deed Book and Page 2004-1/504097, granted and conveyed unto Bradley A. Berger, single, in fee.

TITLE TO SAID PREMISES IS VESTED IN Bradley A. Berger, single, by Deed from Blaine A. Rundle and Debbie Rundle, h/w, dated 12/28/2004, recorded 12/30/2004 in Book 2004-1, Page 504097.

Premises being: 8 EAST MAIN STREET, PEN ARGYL, PA 18072-1612.

Tax Parcel No. E8NE2D 61 5 0625.

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 Bradley A. Berger aka Bradley Alfred Berger.

DANIEL G. SCHMIEG, ESQUIRE

No. 57
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-02893

ALL THAT CERTAIN messuage or tenement and lot or parcel of land situate in the Township of Palmer, County of Northampton and State of Pennsylvania, being known as 12 Wilden Drive West, and designated as Lot No. 129 on Plan of 'Wilden Acres', dated June 30, 1950, prepared by G. Edwin Pidcock Co., Registered Engineers, recorded in the Office for the Recording of Deeds, at Easton, Pennsylvania, in and for the County of Northampton, in Map Book Volume 12, Page 53, bounded and described as follows, to wit:

BEGINNING at a point in the East property line of Wilden Drive West, said point being distant one hundred forty (140) feet on a course South one (1) degree twenty (20) minutes West from a concrete monument set at a point of tangency in the East property line of Wilden Drive West and in line of the property line between Lots Nos. 69 and 70 produced, thence along Lot No. 130 South eighty-eight (88) degrees forty (40) minutes East, one hundred twenty (120) feet to a point in line of Lot No. 104, thence along Lot No. 104 South one (1) degree twenty (20) minutes West, sixty (60) feet to a point in line of Lot No. 128, thence along Lot No. 128 North eighty-eight (88) degrees forty (40) minutes West, one hundred twenty (120) feet to a point in the East property line of Wilden Drive West, thence along the East property line of Wilden Drive West North one (1) degree twenty (20) minutes East, sixty (60) feet to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey M. Vanya and Jodie Patrick-Vanya, his wife, by Deed from Christine Waker, unmarried, dated 03/31/1992, recorded 04/01/1992 in Book 858, Page 476.

Premises being: 12 WILDEN DRIVE, EASTON, PA 18045-5623.

Tax Parcel No. M8SE2 18 43 0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Jeffrey M. Vanya and Jodi Patrick-Vanya.

DANIEL G. SCHMIEG, ESQUIRE

No. 58
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-09210

ALL THOSE TWO CERTAIN tracts or parcels of ground with the buildings thereon erected, situate, lying, and being in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania being known as Nos. 701-703 and 705 Atlantic Street according to present city numbering and more particularly described as follows:

TRACT NO. 1

ALL THAT CERTAIN lot or piece of ground in the City of Bethlehem, designated on the Plan of Lots of H. A. Doster, Trustee, as Lot No. 47 situate at the Southeast corner of Oak and 7th Streets.

CONTAINING a frontage of 40 feet on Oak Street and extending of the same width Eastwardly along 7th Street a distance of 140 feet to an alley 20 feet wide.

TRACT NO. 2

ALL THAT CERTAIN lot or piece of ground bounded and described as follows, to wit:

BEGINNING at a point 40 feet Southwardly from the Southeast corner of 7th and Oak Streets in the

City of Bethlehem; thence South a frontage of 40 feet to Lot No. 49 and extending of the same width Eastwardly 140 feet to a 20 feet wide alley.

BOUNDED on the North by Lot No. 47; on the South by Lot No. 49; on the East by said 20 feet wide alley; and on the West by Oak Street.

Title to said premises is vested by warranty deed, dated 12/09/2003, given by Francisco Ortega Lopez and Carmen M. Ortiz, by Francisco Ortega Lopez, by Power of Attorney Recorded in Volume 2001-1, Page 267369, husband and wife to Amanda Angarita and Amanda Angarita, as joint tenants with the right of survivorship and recorded 12/23/2003 in Volume 2003-1, Page 524437, Instrument # 2003090893.

Premises being: 701-705 ATLANTIC STREET, BETHLEHEM, PA 18015-3607.

Tax Parcel No. P6SE2D 22 15 0204.

THEREON BEING ERECTED a two-story apartment building with stone exterior and slate roof.

SEIZED AND TAKEN into execution of the writ as the property of Amanda A. Angarita aka Amanda Angarita and Amanda Angarita.

DANIEL G. SCHMIEG, ESQUIRE

No. 59
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2010-13142

ALL THAT CERTAIN messuage, tenement, tract, parcel or piece of land situate in the Village of Mount Bethel, in the Township of Upper Mount Bethel, in the County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the curb line on the northwest side of the public road leading from Easton to Portland; thence along land of William A. Reagle through a driveway passing thirty-one and five-eighths (31 5/8) inches from the southwest corner and fifteen (15) inches from the northwest corner of the house, North forty-six degrees West three hundred eighty-seven and fifteen one-hundredths feet (N. 46 degrees W. 387.15 feet) to an iron pin; thence along the southeast side of Winter Street North forty-one degrees thirty minutes East ninety and five-tenths feet (N. 41 degrees 30 minutes E. 90.5 feet) to an iron pin; thence along land of Charles Eyer, South thirty-eight degrees twenty minutes East three hundred ninety and sixty-three one-hundredths feet (S. 38 degrees 20 minutes E. 390.63 feet) to a point in the aforesaid curb line on the northwest side of the public road; thence along said curb line South forty-one degrees thirty minutes West thirty-nine feet (S. 41 degrees 30 minutes W. 39 feet) to the place of beginning.

BEING ALSO KNOWN AS NORTHAMPTON COUNTY TAX PARCEL IDENTIFIER NO. C11SE1-3-2.

TITLE TO SAID PREMISES IS VESTED IN: Robert Vandergroef and Barbara Vandergroef, Husband and Wife, recorded 06/21/00, in Book 2000-1, Page 076421, Instrument # 2000022380.

BEING KNOWN AS 2474 North Delaware Drive, Mount Bethel, PA 18343-5253.

TAX PARCEL NUMBER: C11SE1 3 2 0131.

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 Robert Vandergroef and Barbara Vandergroef.

DANIEL G. SCHMIEG, ESQUIRE

No. 60
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2011-03837

ALL THAT CERTAIN Eastern half of a double brick dwelling house and lot of land located on the South side of Butler Street or William Penn Highway, in Wilson Borough, Northampton County, Pennsylvania and known as 2444 Butler Street, (formerly No. 2438 Butler Street), said lot containing in front on said Butler Street or William Penn Highway a width of 19 feet, and extending Southwardly of that width at right angles to said highway 140 feet, more or less, to a 10 feet wide alley. Bounded on the North by said Butler Street or William Penn Highway, on the East by other lands now or late of the grantor herein, on the South by a 10 feet wide alley and on the West by other property of the grantor herein. The middle of the partition wall between the house erected on the land herein described and that erected on the land immediately West thereof to be the Western line of said premises herein described.

TAX PARCEL ID # L9SW4D-9-5.

TITLE TO SAID PREMISES IS VESTED IN Steven E. Jenkins by Deed from Keith A. Gavin, dated 2/16/2007 and recorded 2/27/2007 in Record Book 2007-1, Page 74373.

BEING KNOWN AS 2444 Butler Street, Easton, PA.

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 Steven E. Jenkins.

MARTHA E. VON ROSENSTIEL, ESQUIRE

No. 61
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2011-01356

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania shown as Lot 8-1 on the final plans of the Vineyard at Wagner Farms, Phase 8 as recorded in Map Book 2007-5, Page 390 in the Office of the Recorder of Deeds for Northampton County at Easton, Pennsylvania and being further bounded and described as follows to wit:

BEGINNING at a point on the westerly right-of-way lone of Wagner Drive (60 feet wide) at the northeast corner of lands now or formerly of Jeffrey M. and Tammy L. Napoliatano;

THENCE along said lands now or formerly of Jeffrey M. and Tammy L. Napoliatano, South 81 degrees- 31'-38" West 71.08 feet to a corner of lands now or formerly of the Vineyard at Wagner Farms, Lot 8-2;

THENCE along said lands now or formerly of the Vineyard at Wagner Farms, Lot 8-2, North 08 degrees-28'-22" West 102.00 feet to a corner along the southerly right-of-way of Beaujolais Place (50 feet wide);

THENCE continuing along the southerly right-of-way of Beaujolais Place (50 feet wide);

THENCE along the arc of a curve deflecting to the left having a radius of 25.00' and central angle of 90 degrees-00'-00" for an arc length of 39.27 feet, chord South 53 degrees-28;-22" East 35.35 feet along the westerly right-of-way line of Wagner Drive (60 feet wide);

THENCE, continuing along the westerly right-of-way of Wagner Drive (60 feet wide), South 08 degrees-28;-22" East 77.00 feet to a point, the place of beginning.

CONTAINING 7116.44 square feet or 0.163 acres.

Parcel# N8-2-5A-24.

Property Address: 1956 Beaujolais Place, Easton, PA 18045.

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

SEIZED AND TAKEN into execution of the writ as the property of Wilson A. Murcia-Bautista.

KRISTINE M. ANTHOU, ESQUIRE

No. 63
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2011-00578

ALL THAT CERTAIN tract, piece or parcel of land situated in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania, (as shown on a major subdivision plan entitled Hay Terrace South, dated 08/17/02, last revised 03/23/04, prepared by Pany & Lentz Engineering Company), bounded and described as follows; to wit:

BEGINNING at a point located along the required roadway right-of-way of Kathryn Street, 25.00 feet from centerline; said point also located along Lot 12 of the Hay Terrace South Subdivision and the lands herein described, thence;

1) South 15 degrees 14 minutes 26 seconds East, 117.00 feet along Lot 12 of the Hay Terrace South Subdivision to a point, thence;

2) South 74 degrees 45 minutes 34 seconds West, 70.92 feet along Lot 33 of the Hay Terrace South Subdivision to a point, thence;

3) North 15 degrees 14 minutes 26 seconds West, 117.00 feet along Lot 10 of the Hay Terrace South Subdivision to a point, thence;

4) North 74 degrees 45 minutes 34 seconds East, ;70.92 feet along the required roadway right-of-way of Kathryn Street, 25.00 feet from centerline, to the aforementioned point and placer of beginning.

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

This description prepared by Lehigh Engineering Associates Inc, of February 23, 2006.

As described in Mortgage Book 2007-1 Page 25363.

BEING KNOWN AS: 218 Kathryn Street a/k/a 218 South Kathryn Street, Easton, PA 18045.

PROPERTY ID NO.: L8-17-1-11.

TITLE TO SAID PREMISES IS VESTED in Matthew R. Caruso, as sole owner by deed from Strausser Enterprises, Inc. Dated 01/19/2007 recorded 01/19/2007 in Deed Book 2007-1 Page 25349.

THEREON BEING ERECTED a two-story row home style 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 Matthew R. Caruso.

STUART WINNEG, ESQUIRE

No. 64
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2011-00605

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

Beginning at an iron pin on the Southerly right-of-way line of Schuyler Drive (50.00 feet wide); said iron

pin being on a corner of Lot I-27 of Sullivan's March Phase I;

Thence along said lands of Lot I-27 Sullivan's March Phase I South 12° 11' 40" West 120.00 feet to an iron pin on a corner of Lot I-19 of Sullivan's March Phase I;

Thence along said lands of Lot-19 of Sullivan's March Phase I North 77° 48' 20" West 114.73 feet to an iron pin on a corner of Lot I-25 of Sullivan's March Phase I.

Thence along said lands of Lot I-25 of Sullivan's March Phase I North 12° 11'40" East 120.00 feet to an iron pin on the Southerly right-of-way line of Schuyler Drive (50.00 feet wide);

Thence along said Southerly right-of-way line of Schuyler Drive (50.00 feet wide) South 77° 48' 20" East 114.73 feet to an iron pin, the place of beginning.

Tax ID/Parcel No. K9SW2 19 2 0311.

Being the same premises which CMC Development Corporation, a Pennsylvania Corporation by Deed dated December 20, 1991 and recorded December 27, 1991 in Northampton County in Deed Rook Volume 850 Page 622 conveyed unto Joseph C. Pry and Wendy J. Pry, husband and wife, in fee.

BEING KNOWN AS: 910 Schuyler Drive, Easton, PA 18040.

PROPERTY ID NO.: K9SW2-19-2.

TITLE TO SAID PREMISES IS VESTED IN Joseph C. Pry, Single Man, as sole owner by Deed from Joseph C. Pry and Wendy J. Pry (now known as Wendy Paul) Dated 10/10/07 Recorded 02/04/08 in Deed Book 2008-1 Page 29803.

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 Joseph C. Pry.

DANIEL G. SCHMIEG, ESQUIRE

No. 65
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2009-14016

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

PURPART NO. 1 ALL THAT CERTAIN lot or piece of land situate on the east side of North Seventh Street, in the City of Easton aforesaid, bounded and described as follows, to wit:

BEGINNING at a point in the east line of said North Seventh Street eighty-seven (87) feet south of the southeast corner of Bushkill and North Seventh Streets; thence south along the east side of North Seventh Street twenty-four (24) feet, and of that same width extending eastwardly in depth one hundred and twenty (120) feet to Veile Alley.

BOUNDED on the North by other lands of prior Grantors, on the East by said Veile Alley, on the South by land now or late of Michael Butz Estate, and on the West by the North Seventh Street.

PURPART NO. 2 ALL THAT CERTAIN piece, parcel or tract of land lying on the west side of said Veile Alley, in the City of Easton aforesaid, bounded and described as follows:

BEGINNING at a point on the west side of said Veile Alley seventy-eight (78) feet and seven (7) inches from the southwest corner of the intersection of Bushkill Street and said Veile Alley, thence in a southerly direction along the western side of Veile Alley a distance of eighty (80) feet five (5) inches,

thence extending of that width in depth westwardly along purpart No. 1 forty four (44) feet six (6) inches.

LESS AND EXCEPTING all that certain parcel of land containing approximately 1,812 square feet conveyed to David Gilio by Deed dated October 7, 1982, and recorded in the Recorder of Deeds Office of Northampton County, Pennsylvania, in Deed Book Volume 642, Page 399.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER NO.: MAP: L9NE4C BLOCK: 17 LOT: 4.

TITLE TO SAID PREMISES IS VESTED IN Charles R. Frey, Jr., unmarried, by Deed from Wilbur P. Allen, unmarried, dated 12/18/2006, recorded 12/20/2006 in Book 2006-1, Page 522768.

Premises being: 132-134 VEILE STREET, EASTON, PA 18042-3481.

Tax Parcel No. L9NE4C 17 4 0310.

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 Charles R. Frey, Jr.

DANIEL G. SCHMIEG, ESQUIRE

No. 66
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2009-07364

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, situate on the North side of Spring Garden Street, in the City of Easton, aforesaid.

BEGINNING ay a point 41 feet East of the Northeast corner of Ninth and Spring Garden Streets; thence along the North side of Spring Garden Street in an Easterly direction 17 feet 9 inches, more or less, to a point in the line which passes through the middle of the partition wall between said property and the property immediately on the East; thence extending of that same width in depth on a Northerly direction a distance of 83 feet to a property now or late of Oscar F. Rader.

BOUNDED on the North by property now or late of Oscar F. Rader; on the East by other property of the Grantors; on the South by Spring Garden Street; and on the West by land now or late of John A. Bowes.

ALSO ALL THAT CERTAIN lot or piece of ground with a garage building erected thereon situate on the Southside of Sassafrass Street in the City of Easton, bounded and described as follows:

BEGINNING at a point on the Southside of Sassafrass Street 41 feet East of the Southeast corner of Ninth and Sassafrass Street; thence Eastwardly along Sassafrass Street 35 feet 6 inches to a point; thence extending Southwardly of that width between parallel lines a distance of 58 feet to properties of George R. Libby and Jacob A. Fell.

BOUNDED on the North by Sassafrass Street; on the South by properties of Libby and Fell; on the East by property of Clinton J. Smith; and on the West by properties of Schleicher and Bowes.

TITLE TO SAID PREMISES IS VESTED IN Marc Howshall and Gretchen Sheridan, by Deed from Kay L. Major and Olive A. Stoops and William M. Libby, aka, William M. Libby, Jr., Co-Executors of the Estate of Charles C. Libby, dated 09/30/2005, recorded 10/13/2005 in Book 2005-1, Page 404029.

Premises being: 837 SPRING GARDEN STREET,, EASTON, PA 18042-3374.

Tax Parcel No. L9NE4C 20 6-0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Marc Howshall a/k/a Marc A. Howshall and Gretchen Sheridan.

DANIEL G. SCHMIEG, ESQUIRE

No. 67
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2009-12053

ALL THAT CERTAIN lot or parcel of land situate on the south side of Arrowwood Drive, in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania, and indicated as Lot No. 1600 Arrowwood Drive on the subdivision plan of Ramblewood recorded in Plan Book 46, Page 45, in the Recorder of Deeds Office for Northampton County at Easton, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly line located 25.00 feet perpendicular from the centerline of Arrowwood Drive said point being a corner in common with lands herein described and Lot No. 1621 Arrowwood Drive; thence along Lot 1621 Arrowwood Drive, South 9 degrees 31 minutes 00 second East 127.20 feet to a point in line of lands now or formerly John Eckert; thence along said Eckert lands, South 80 degrees 42 minutes 07 seconds West 95.00 feet to a point a corner in common with lands herein described and Lot 1602 Arrowwood Drive; thence along Lot 1602 Arrowwood Drive, North 9 degrees 31 minutes 00 second West 126.84 feet to a point on the southerly line located 25.00 feet perpendicular from the centerline of Arrowwood Drive; thence along the southerly line of Arrowwood Drive parallel to and 25.00 feet distant from the centerline thereof, North 80 degrees 29 minutes 00 second East 95.00 feet to the point and place of BEGINNING.

CONTAINING 12,067 square feet or 0.277 acres of land, more or less.

UNDER AND SUBJECT to any and all conditions, restrictions, covenants, reservations and easements, etc. as specifically referenced in deed recorded in Book 741 at pages 953-954 and as may appear in prior deeds of record.

TITLE TO SAID PREMISES IS VESTED IN Roberta Logan, single, by Deed from Alexander Patullo, dated 01/19/1988, recorded 01/22/1988 in Book 741, Page 953.

Premises being: 1600 ARROWWOOD DRIVE, EASTON, PA 18040-8401.

Tax Parcel No. K9 16 50 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Roberta Logan.

DANIEL G. SCHMIEG, ESQUIRE

No. 68
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2010-12607

ALL THAT CERTAIN tract and parcel of land located in Palmer Township, Northampton County, Pennsylvania, and being designated as Lot No. 7 on map of Evansville Terrace, which said map is recorded in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, in Map Book No. 6, Page 10, said lot being trapezium-shaped, containing on one of its sides 59.5 feet, on another side, 119 feet, on another side, 40.2 feet, and on another side 130.15 feet.

BEING Parcel No. L9NW1D-6-19.

BEING the same premises which Charles J. Poey, Sr., Administrator of the estate of John F. Poey, Jr., a/k/a Francis J. Poey, deceased, by indenture bearing date 10/15/1971 and recorded 10/18/1971 in the Office of the Recorder of Deeds, in and for the County of Northampton in Deed Book 412 Pages 126 etc., granted and conveyed unto John DiFrancesca and Kay DiFrancesca, his wife, in fee.

BEING KNOWN AS: 2250 Edgewood Avenue, Easton, PA 18045.

PROPERTY ID NO.: L9NW1D-6-19.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey F. Pursell by Deed from John DiFrancesca and Kay DiFrancesca, husband and wife dated 09/21/2007 Recorded 10/01/2007 in Deed Book 2007-1 Page 359600.

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 Jeffrey F. Pursell.

STUART WINNEG, ESQUIRE

No. 69
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2010-13017

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

BEGINNING at an iron pin in the public road leading from East Bangor to Bangor; THENCE along said public road, South 88 degrees 15 minutes West 45.00 feet to an iron pin; THENCE along land now or late of Donald Land, North 01 degree 45 minutes West 396.00 feet to a point; THENCE along land now or late of Bary and Short, North 63 degrees East 49.75 feet to a point; THENCE along land of prior grantors, South 04 degrees 45 minutes East 417.22 feet to an iron pin, the place of beginning.

It being the same premises which Ronald M. Hawk, Sr. and Gladys Hawk, by Deed dated May 3, 2004 and recorded May 20, 2004 in the Office of Recorder of Deeds in and for Northampton County in Record Book 2004-1, Page 191354, granted and conveyed unto Ronald M. Hawk, Sr. and Joy Roccia, in fee.

This document may not/does not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove such coal, and in that connection damage may result to the surface of the land and any house, building or other structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument. (This notice is set forth in the manner provided in Section I of the Act of July 19, 1957, P.I. 984, as amended, and is not intended as Notice of Unrecorded Instruments, if any.)

BEING KNOWN AS: 224 West Central Avenue, East Bangor, PA 18013.

PROPERTY ID NO.: D10SW1C. 1-4A.

TITLE TO SAID PREMISES IS VESTED IN Cheryl Carleton, married, as sole owner by Deed from Ronald M. Hawk, Sr., unmarried, and Joy Roccia, unmarried dated 07/13/05 Recorded 07/19/05 in Deed Book 2005-1, Page 268217.

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

SEIZED AND TAKEN into execution of the writ as the property of Cheryl Carleton.

STUART WINNEG, ESQUIRE

No. 70
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-14367

Hay Terrace South Subdivision.
Lot #15.

ALL THAT CERTAIN tract, piece or parcel of land situated in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania, (as shown on a major subdivision plan entitled Hay Terrace South, dated 09/17/2002, last revised 03/23/2004, prepared by Pany & Lentz Engineering Company), bounded and described as follows, to wit:

BEGINNING at a point located along the required roadway right-of-way of Kathryn Street, 25.00 feet from centerline; said point also located along Lot 16 of the Hay Terrace South Subdivision and the lands herein described, thence;

1) South-33 degrees-18 Minutes-14 Seconds-East, 117.19 feet along Lot 16 of the Hay Terrace South Subdivision to a point, THENCE;

2) South-50 degrees-50 minutes-36 seconds-West, 26.14 feet along Lot 33 of the Hay Terrace South Subdivision to a point, THENCE;

3) North-33 degrees-18 minutes-14 seconds-West, 119.86 feet along Lot 14 of the Hay Terrace South Subdivision to a point, THENCE;

4) Along an arc curving to the left having a radius of 175.00 feet, a length of 26.02 feet and a delta angle of 08 degrees-31 minutes-13 seconds (long chord North-56 degrees-41 minutes-46 seconds-East, 26.00 feet) along the required roadway right-of-way of Kathryn Street, 25.00 feet from centerline, to the aforementioned point and place of beginning.

Said property subject to easements, restrictions and covenants of record as contained within the chain on title of said Deed of Record.

This description prepared by Lehigh Engineering Associates Inc. on February 23, 2006.

Hay Terrace South Deed Restrictions attached hereto marked as "Exhibit A" and incorporated herein.

BEING KNOWN AS: 210 Kathryn Street a/k/a 210 South Kathryn Street, Easton, PA 18045.

Property ID No.: L8-17-1-15.

TTTLE TO SAID PREMISES IS VESTED IN Gregory Vassilatos, as sole owner by Deed from Strausser Enterprises Inc. dated 02/15/2007 Recorded 02/19/2007 in Deed Book 2007-1 Page 65247.

THEREON BEING ERECTED a two-story row home style 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 Gregory Vassilatos.

STUART WINNEG, ESQUIRE

No. 71
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2011-00140

ALL THAT CERTAIN messuage or tenement and lot or tract of land situate in the Township of Moore, County of Northampton and State of Pennsylvania, being known as Lot No. 31 of Clearview Farms Estate, Section 1-B, bounded and described as follows, to wit:

BEGINNING at a point located in the westerly property line of Donna

Drive (fifty (50') feet wide), said point being located three hundred four and seven one-hundredths (304.07') feet northwest of the intersection of the centerline of said Donna Drive (fifty (50') feet wide) with the centerline of Carol Avenue (fifty (50') feet wide) as measured by the following two (2) courses and distances: 1, North forty-nine (49) degrees fifty-four (54) minutes five (5) seconds West, two hundred seventy-nine and seven one-hundredths (279.07') feet to a point, and 2, South forty (40) degrees five (5) minutes fifty-five (55) seconds, West, twenty-five (25') feet to a point, the true place of beginning, thence along the westerly line of said Donna Drive (fifty (50') feet wide) South forty-nine (49) degrees fifty-four (54) minutes five (5) seconds East, ninety-nine and seven one-hundredths (99.07') feet to a point being the north-east corner of Lot No. 30 as indicated on the plan of Clearview Farms Estate prepared by Victor M. Frey P.E., dated March 7, 1970, thence along the northerly line of Lot No. 30 as indicated on the aforesaid plan South forty-six (46) degrees twenty-six (26) minutes twenty-three (23) seconds West, one hundred fifty-six and forty-four one-hundredths (156.44') feet to a point located in the easterly line of lands now or late of Herbert Bauer, thence partly along said easterly line of lands now or late of Herbert Bauer North forty-one (41) degrees fifty-nine (59) minutes eighteen (18) seconds West, one hundred fifty (150') feet to a point being the southwest corner of lands designated as "Well System" as indicated on the aforesaid plan, thence along the southerly line of lands designated as "Well System" as indicated on the aforesaid plan North forty-four (44) degrees eight (8) minutes fifteen (15) seconds East, one hundred ten and eighteen one-hundredths (100.18') feet to a point located in the westerly property line of said Donna Drive (1 cul-de-sac having a radius of fifty (50') feet), thence along said easterly property line of said Donna Drive (a cul-de-sac having a radius of fifty (50') feet), the following two (2) courses and distances: 1. Along the arc of a curve deflecting to the left, the radius of which is fifty (50') feet, an arc distance of forty-five and sixty-one one-hundredths (45.61') feet to a point of reverse curvature, and 2. Along the arc of a curve deflecting to the right, the radius of which is twenty-five (25') feet, an arc distance of twenty-one and five one-hundredths (21.05') feet to a point, the place of beginning.

ALSO KNOWN AS Northampton County Uniform Parcel Identifier: Map H85W2 Block 1 Lot 2 for purposes of compliance with Northampton County Ordinance No. 159-1989 only.

UNDER AND SUBJECT, nevertheless, to the following restrictions.

1. No building or part thereof shall be erected upon said premises within thirty (30') feet of the front property line. All side yards shall be not less than twenty-five (25') feet unless the original home built on the premises by the contractor shall have a side yard less than twenty-five (25') feet due to the irregular shape of the lot, in which event the side yard for said home be as established by the contractor.

2. No animals, livestock or poultry of any kind, other than house pets, shall be kept or maintained on the premises; dogs and cats may be kept thereon provided they are not kept, maintained or bred for any commercial use or purpose.

3. No house trailer, basement or other temporary dwelling shall be placed thereon or used on the premises for any purpose.

4. All residences erected thereon shall be substantial, one-family, dwellings, and shall be erected by HerBert, Inc., contractor, all travel trailers or camp trailers shall be stored within the garage originally erected as part of the improvements to the premises. Any tool shed erected on the premises shall be of brick, aluminum siding, or painted wood and must be maintained.

5. No commercial activity or trade shall be conducted on the premises except on Lot No. 1 of Section 1-B of Clearview Farms Estates. No part of the premises shall be used for the storage of junk, scrap, junk cars or as a junk yard.

6. No motor vehicles shall be parked on the streets in Clearview Farms Estates from 12:01 A.M. to 5:00 A.M. All parking shall be restricted to the driveways of the individual residences. Only motor vehicles with current inspection stickers shall be parked on the premises.

7. The grantees, for themselves, their heirs and assigns, by acceptance of this Indenture, agree with Herbert H.K. Bauer and Donna Jean Bauer, his wife, their heirs and assigns, that said restrictions and conditions shall be covenants running with the land; and the said Herbert H.K. Bauer and Donna Jean Bauer, his wife. For themselves, their heirs, executors, administrators and assigns, do hereby covenant to and with the grantees, their heirs, executors, administrators and assigns, that they shall and will impose the same restrictions as set forth above upon all lots or pieces of land in Clearview Farms Estates.

BEING KNOWN AS: 551 Donna Drive, Bath, PA 18014.

PROPERTY ID NO.: H6SW2-1-2.

TITLE TO SAID PREMISES IS VESTED IN John F. Steier and Sherry L. Schoonmaker, as joint tenants with the right of survivorship, and not as tenants in common by Deed from Paul J. Rabuck and Estelle M. Rabuck, his wife dated 04/01/99 Recorded 04/05/99 in Deed Book 1999-1 Page 46075.

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

SEIZED AND TAKEN into execution of the writ as the property of John F. Steier and Sherry L. Schoonmaker.

STUART WINNEG, ESQUIRE

No. 73
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2011-06458

(ALL THOSE CERTAIN lots, pieces or parcels of land with the buildings and improvements erected thereon, lying and being in the Borough of Bath, County of Northampton and State of Pennsylvania, as follows:

PARCEL NO. 1: ALL THOSE 4 CERTAIN lots or pieces of land situate in the Borough of Bath, County of Northampton and State of Pennsylvania, being part of a tract of land known as "Bath Heights", having been laid out in building lots by Mohr & Foss and the plans or map thereof being recorded in the Recorder's Office in and for the County of Northampton in Map Book Volume 8, page 47, said lots being bounded and described as follows, to wit: Lots No. 33, 34, 35 and 36.

BOUNDED on the North by Main Street; on the East by Lot No. 32; on

the South by a 20 feet wide alley; and on the West by Mulberry Street.

CONTAINING in front on said Main Street 80 feet, in the rear 81 feet, more or less, and extending in depth 160 feet.

SUBJECT, however, to the following condition: That no building or portion thereof shall be erected at a distance less than 10 feet from any street line as laid out on said plan of "Bath Heights", except for porch and bay or oriel windows.

PARCEL NO. 2: ALL THOSE CERTAIN 4 lots or pieces of land situate in the Borough of Bath, County of Northampton and State of Pennsylvania, being part of a tract of land known as "Bath Heights", having been laid out in building lots by Mohr & Foss and the map or plan thereof being recorded in the Recorder's Office in and for the County of Northampton in Map Book Volume 8, page 47, said lots being bounded and described as follows, to wit: Lots Nos. 29, 30, 31 and 32.

BOUNDED on the North by Main Street; on the East by Lot No. 28; on the South by a 20 feet wide alley; and on the West by Lot No. 33.

CONTAINING in front on said Main Street 80 feet and extending in depth of equal width 160 feet.

SUBJECT, however, to the following condition: That no building or portion thereof shall be erected at a distance less than 10 feet from any street line as laid out on said plan of "Bath Heights", except for porch and bay or oriel windows.

TAX PARCEL #K6NW4D-3-1.

SEIZED AND TAKEN in execution of the writ of execution of the writ as the property of Suns Manufacturing, Inc., Kathleen Di Odoardo a/k/a Kathleen A. Di Odoardo, Guarantor, and THE UNITED STATES OF AMERICA c/o the U.S. Attorney for the Eastern District of Pennsylvania.

BEING KNOWN AS 374 West Main Street, Bath, PA.

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 Suns Manufacturing, Inc. and Kathleen A. Di Odoardo.

PATRICK J. WESNER, ESQUIRE

No. 74
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2009-14413

ALL THAT CERTAIN lot or piece of land with one-half of a brick and shingle dwelling erected thereon, situated on the south side of Forrest Street; between Twenty-fourth and Twenty-fifth Streets, in the Borough of Wilson, County of Northampton and State of Pennsylvania, and known as No. 2468 Forrest Street.

CONTAINING in front on said Forrest Street twenty (20) feet and extending of that width in depth southwardly one hundred twenty (120) feet, more or less, to a ten (10) feet wide alley. Bounded on the north by said Forrest Street, on the east by property now or late of Henry T. Ott, on the south by the said ten (10) feet wide alley and on the west by property now or late of William C. Kercher.

Subject to easements, rights-of-way, restrictions and conditions of record.

TITLE TO SAID PREMISES IS VESTED IN William D. Mosher, Jr., married, by Deed from Eugene J. Kalapay and Joni L. Kalapay, h/w, dated 04/27/2007, recorded 05/02/2007 in Book 2007-1, Page 161026.

Premises being: 2468 FOREST STREET a/k/a 2468 FORREST STREET, EASTON, PA 18042-5368.

Tax Parcel No. L9SW4C 3 2 0837.

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 William D. Mosher, Jr.

DANIEL G. SCHMIEG, ESQUIRE

No. 75
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2010-03677

ALL THAT CERTAIN UNIT, designated as 11 West 2nd Street Unit #303 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.

NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: MAP: P6 BLOCK: 2 LOT: 303.

BEING THE SAME PREMISES which Lehigh Riverport Realty L.P. successor by merger to Lehigh Riverport Development, LLC by Deed dated August 14, 2006 and recorded August 23, 2006, in the Office of the Recorder of Deeds in and for the County of Northampton, in and for the Commonwealth of Pennsylvania in Book 2006-1 page 344660 did grant and convey unto Alain Aoun.

PARCEL ID #: P6 2 303 0204.

TITLE TO SAID PREMISES IS VESTED IN Alain Aoun, by Deed from Lehigh Riverport Realty, L.P. successor by merger to Lehigh Riverport Development LLC, dated 08/14/2006, recorded 08/23/2006 in Book 2006-1 Page 344660, Instrument Number 2006049079.

Premises being: 11 WEST 2ND STREET CONDO 303, BETHLEHEM, PA 18015-1282.

Tax Parcel No. P6-2-303-0204.

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 Alain Aoun.

DANIEL G. SCHMIEG, ESQUIRE

No. 76
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2010-03674

ALL THAT CERTAIN easterly half of lot or piece of land, situate on the North side of Main Street (now Milton Avenue) in the City of Easton(South side), County of Northampton and State of Pennsylvania, being marked on the plan or plot, No. '4', containing in breadth on said Milton Avenue twenty (20 feet) feet and extending northwardly one hundred and forty (140 feet) feet to a twenty (20 feet) feet wide alley known as Bird Alley. The same premises being bounded on the west by property now or late of James M. Cope, on the North by Bird Alley, on the Easy by land now or late of Robert C. Boyer, or Lot No. 6, as per plan of said lots, and on the South by said Milton Avenue.

TITLE TO SAID PREMISES IS VESTED IN Joshua Sager, by Deed from Matthew P. Bellis, dated 11/30/2005, recorded 12/07/2005 in Book 2005-1, Page 494357.

Premises being: 841WEST MILTON STREET, a/k/a 841 MILTON STREET, EASTON, PA 18042-6367.

Tax Parcel No. M9NE1A-16-9.

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 Joshua Sager.

DANIEL G. SCHMIEG, ESQUIRE

No. 77
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-11818

ALL THAT CERTAIN piece, parcel or tract of land and premises situate, lying and being in Palmer Township, Northampton County, Pennsylvania, and described as follows, to wit: ALL of Lot No. 81 and the Southern half of Lot No. 82 as shown on plan of lots of Highland Park Land Company, laid out by C.M. Brady and recorded in the office for recording deeds, etc., at Easton, Pa., in and for said County of Northampton, in Book of Maps No. 6, page 20, etc., beginning at a point in the western building line of Berks Street which point is fifty-five (55) feet distant from the Northwest intersection of Berks and Moore Streets, thence Northwardly along the Western side of Berks Street thirty (30) feet to a point, thence Westerwardly and parallel with 'K' Street and thirty (30) feet distant therefrom a distance of one hundred and twenty, (120) feet to 'J' Street, thence Southwardly along 'J' Street thirty (30) feet to a point, thence Eastwardly parallel with Moore Street and fifty-five (55) feet distant therefrom one hundred and twenty (120) feet to the place of beginning.

BEING Parcel No. M8NE3-33-5-0324.

TITLE TO SAID PREMISES IS VESTED IN Nolvia Huff, by Deed from Jay K. Housel and Cynthia J. Housel, h/w, dated 08/24/2006, recorded 09/05/2006 in Book 2006-1, Page 364523.

Premises being: 53 BERKS STREET, EASTON, PA 18045-5903.

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

SEIZED AND TAKEN into execution of the writ as the property of Nolvia Huff.

DANIEL G. SCHMIEG, ESQUIRE

No. 78
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-07922

ALL THAT CERTAIN lot or parcel of ground situate in the Township of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, and being designated as Lot No. 4, Block, H. Plan of Oakland Hills, Section 4, prepared by C.A. Costello Engineering, Co., Engineers, dated July 22, 1977, and recorded in Northampton County Records, Plan Book 46, page 17.

UNDER AND SUBJECT to any conditions and restrictions as appear of record.

Vested by Warranty Deed, dated 08/30/06, conveying title from Thomas N. Plath and Patricia Plath, husband and wife, to Monserrate Gonzalez and Nidia Y. Castro-Gonzalez, husband and wife, recorded 10/06/06, in Book 2006-1, Page 416289, Instrument # 2006058622.

Premises being: 3205 DARIEN ROAD, BETHLEHEM, PA 18020-1318.

Tax Parcel No. M7NW3-21-3-0205.

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 Monserrate Gonzalez and Nidia Y. Castro-Gonzalez aka Nidia Y. Castro.

DANIEL G. SCHMIEG, ESQUIRE

No. 79
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2009-10719

ALL THAT CERTAIN lot or parcel of land located in the Township of Forks, County of Northampton, Commonwealth of Pennsylvania, shown as Lot No 6 on a Subdivision Plan for Glenwwood Dewalt & Carol Dewalt, being recorded in Plan Book 2002-5 Page 35, bounded and described as follows:

BEGINNING at a point on the Southerly property line of Greenleaf Street, a corner also in Lot No. 3 of the above mentioned Dewalt Subdivision; thence along said Greenleaf Street North 86 degrees 15 minutes 12 seconds East 50.00 feet to a corner in Lot No 4; thence along said Lot No 4 South 03 degrees 44 minutes 48 seconds East 190.00 feet to a point; thence continuing along said Lot No 4 North 88 degrees 15 minutes 12 seconds East 122.06 feet to a point in line of Lot No 40C "Greenleaf Estates" Subdivision (Forks Land Associates, Inc); thence along said Lot No. 40C and also along Lots 40D, 40E and other land of Forks Land Associates, Inc. South 02 degrees 15 minutes 22 seconds East 383.1 feet to a point in line of land of Rayneal Enterprises; thence along said land South 87 degrees 44 minutes 38 seconds West 197.00 feet to a corner in Lot No 5; thence along said Lot No. 5 the following 03 courses and distances; (1) North 02 degrees 15 minutes 22 seoncds East 180.00 feet; (2) North 26 degrees 41 minutes 26 seconds West 166.29 feet (3) North 03 degrees 44 mnutes 48 seconds West 45.38 feet to a corner also in Lot No 3; thence along said Lot No. 3 North 86 degrees 15 minutes 12 seconds East 95.00 feet to a point; thence along the same North 03 degrees 44 minutes 48 seconds West 190.00 feet to the place of BEGINNING.

CONTAINING 93,002.82 square feet or 2.135 acres.

UNDER AND SUBJECT to any easements of record and or as shown on said Subdivision Plan.

Vested by Special Warranty Deed, dated 02/12/2002, given by Glenwood G. Dewalt and Carole E. Dewalt, husband and wife to Glenwood G. Dewalt and Carol E. Dewalt, husband and wife, and recorded 02/22/2002 Instrument # 2002009558.

Premises being: 1020 GREENLEAF STREET, a/k/a 1020 & 1022 GREENLEAF STREET, EASTON, PA 18040-8205.

Tax Parcel No. K9SW2 10 3E 0311.

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 Glenwood G. Dewalt and Carol E. Dewalt.

DANIEL G. SCHMIEG, ESQUIRE

No. 80
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2010-12257

ALL THAT CERTAIN UNIT, designed as Unit C-2, being a Unit in

the OAK HILLS CONDOMINIUMS, situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Oak Hills Condominiums dated May 30, 1989 and recorded on June 2, 1989, in Northampton County Miscellaneous Book Volume 352, Page 22, as amended by the First Amendment to Declaration of Oak Hills Condominiums, recorded September 11, 1989 in Northampton County Miscellaneous Book Volume 357, Page 472, and as amended by the Second Amendment to Declaration of Oak Hills Condominiums, recorded December 14, 1989 in Northampton County Miscellaneous Book Volume 363, Page 547; and as further described in the Plans of the Oak Hills Condominiums dated May 17, 1989 and recorded on June 2, 1989, in Northampton County Plan Book Volume 89, Pages 203, A & B, as amended in Plan Book Volume 89, Pages 310 & 310A, and Plan Book Volume 89, Pages 417 and 417A.

TOGETHER with a 6.25 percent undivided interest of, in and to the Common elements as set forth in the aforesaid Declaration of condominium and Amendment thereto.

TITLE TO SAID PREMISES IS VESTED IN Ruth B. Bell, individually, by Deed from Mary Ann Degrenier, dated 12/14/2001, recorded 01/31/2002 in Book 2002-1, Page 28879.

The Said RUTH B. BELL died on 5/12/08 and upon information and belief, her surviving heirs are MARCUS A. BELL and ROBIN A. SKRINE. The said ROBIN A. SKRINE, heir of Ruth E. Banks Bell a/k/a Ruth B. Bell, deceased, waived the right to be named as a defendant in the foreclosure action instituted by PHH Mortgage Corporation, f/k/a PHH Mortgage Services involving a mortgage secured on Unit No. C-2, 2752 Red Oak Circle a/k/a 2752 Red Oak Circle, Bethlehem, PA 18017-2773 by waiver dated 11/19/2010.

Premises being: UNIT NO. C-2, 2752 RED OAK CIRCLE a/k/a 2752 RED OAK CIRCLE, BETHLEHEM, PA 18017-2773.

Tax Parcel No. M7NW4 5 16 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Marcus A. Bell and Unknown Heirs, Successors, Assigns, and all Persons, Firms or Associations Claiming Right, Title or Interest From or Under Ruth B. Bell, deceased.

DANIEL G. SCHMIEG, ESQUIRE

No. 81
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-05287

ALL THAT CERTAIN lot or tract of land situated on the west side of Cole Drive, in the Township of Bushkill, County of Northampton and Commonwealth of Pennsylvania, being Lot 1 as shown on the Final Plan of Cole Subdivision dated 6/26/1989, recorded in the Northampton County Recorder of Deeds Office in Map Book Volume 89 page 394.

BEGINNING at a point on the northerly right-of-way line of PA Route 512 (SR 0512), said right-of-way being 40 feet north of the centerline of PA Route 512, in line with the easterly property line of land now or formerly of John F. Farnack and Marie E. Farnack, Deed Book Volume 270, Page 378; thence along the said easterly property line of land now or

formerly of John F. Farnack and Marie E. Farnack North 49 degrees 10 minutes 09 seconds West 292.37 feet to a point on the southerly property line of Lot 2, Cole Subdivision; thence along the said southerly property line of Lot 2 North 48 degrees 08 minutes 10 seconds East 174.68 feet to a point on the westerly right-of-way line of Cole Drive; thence along the said westerly right-of-way line of Cole Drive the following two courses and distances: 1) South 41 degrees 51 minutes 50 seconds East 255.00 feet to a point; 2) curving to the right with a radius of 35.00 feet for a distance measured along the arc of the curve 54.98 feet, a delta of 90 degrees 00 minute 00 second, a tangent of 35.00 feet and a chord of South 03 degrees 08 minutes 10 seconds, West 49.50 feet to a point on the northerly right-of-way line of PA Route 512; thence along the said northerly right-of-way line of PA Route 512 South 48 degrees 08 minutes 10 seconds West 102.50 feet to a point, the place of beginning.

CONTAINS 45,003.6465 square feet or 1.0331 acres.

SUBJECT to easements as shown on the Final Plan of the Cole Subdivision.

ALSO KNOWN AS Northampton County Uniform Parcel Identifier, Map G7 Block 2, Lot 23.

TITLE TO SAID PREMISES IS VESTED IN Allen R. Schiefelbein and Carol A. Schiefelbein, h/w, by Deed from Salvatore Gambino and Carla Gambino, h/w, dated 07/20/2000, recorded 07/24/2000 in Book 2000-1, Page 93190.

Allen R. Schiefelbein died on 9/30/09. Property is now solely vested into Carol A. Schiefelbein.

Premises being: 1301 COLE DRIVE, WIND GAP, PA 18091-9641.

Tax Parcel No. G7-2-23 0406.

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

SEIZED AND TAKEN into execution of the writ as the property of Carol A. Schiefelbein.

DANIEL G. SCHMIEG, ESQUIRE

No. 82
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2010-06881

ALL THAT CERTAIN lot or piece of land situate at the Southeast Corner of Wilkes-Barre Street and Philadelphia Road, in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT THE POINT of intersection of the South building line of Wilkes-Barre Street and the East building line of Philadelphia Road, thence extending Eastwardly along Wilkes Barre Street Forty (40) feet to a corner or land of Morris Goebel and Ruth E. Boebel, thence along same Southwardly seventy (70) feet to a point, thence Westwardly along other land of May A. Schwar forty (40) feet to the East building line of Philadelphia Road, thence along said building line Northwardly seventy (70) feet to a point, the place of beginning. Bounded on the North by Wilkes-Barre Street, East by land of Morris Goebel and Ruth E. Boebel, South by other land of Mary A. Schwar and West by Philadelphia Road.

TITLE TO SAID PREMISES IS VESTED IN John P. Nardone, married by Warranty Deed given by Jeffrey C. Crosson, II, dated 11/28/2005 and recorded 12/13/2005 in Book 2005-1 Page 501777.

Instrument #2005069393.

Premises being: 101 EAST WILKES BARRE STREET, EASTON, PA 18042-6760.

Tax Parcel No. L9SE3C-7-1-0310.

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 John Nardone aka John P. Nardone.

DANIEL G. SCHMIEG, ESQUIRE

No. 83
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2009-12925

ALL THAT CERTAIN lot or piece of ground situate on the North side of Wilkes-Barre Street in the Borough of South Easton (now Easton) numbered in the Plan of plot thereof, 'Thirty-Eight' containing in front or breadth on said Wilkes-Barre Street forty (40) feet and extending; thence Northwardly one hundred and forty (140) feet to Coopers Alley, bounded on the North by said Coopers Aley, East by lot number forty (40), South by said Wilkes-Barre Street, and on the West by Center Street.

TITLE TO SAID PREMISES IS VESTED IN Michael Ray Fennell, Sr., unmarried party, by Deed from Juanita Davis, married, party, dated 03/16/1997, recorded 04/17/1997 in Book 1997-1, Page 35954.

Premises being: 302 CENTRE STREET, EASTON, PA 18042-6433.

Tax Parcel No. L9SE4C 16 16 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Michael Ray Fennell, Sr.

DANIEL G. SCHMIEG, ESQUIRE

No. 84
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2010-13680

ALL THAT CERTAIN lot or piece of land situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania shown as Lot 180 on the Final Plan of Wolfs Run Phase VI-D as recorded in Map Book 19965-5 page 70 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 away line of Stephanie Drive (50.00 feet wide) at the southwest corner of Lot 179 of Eolfs Run Phase V1-D; thence along said Northerly right of way line of Stephanie Drive (50.00 feet wide) South 62 degrees 42 minutes 57 seconds West 59.94 feet to a point at a corner of a future Phase of Wolfs Run; thence along said lands of a future Phase of Wolfs Run the following 2 courses and distances; North 27 (1) degrees 17 minutes 02 seconds West 100.00 feet to a point; thence (2) North 15 degrees 28 minutes 15 seconds East 59.35 feet to a point at a corner of Lot 176 of Wolfs Run Phase V1-D;

Thence along said lands of Lot 176 of Wolfs Run Phase V1-D North 77 degrees 15 minutes 12 seconds East 20.30 feet to a point at a corner of lot No. 179 of Wolfs Run Phase V1-D, thence along said lands of Lot 179 of Wolfs Run Phase V1-D South 27 degrees 17 minutes 03 seconds East 138.48 feet to a point the place of beginning.

Being known as: 207 Stephanie Drive, Easton, Pennsylvania 18045.

Title to said premises is vested in Generosa Hightower by deed from LINDA L. YOUNG dated September 23, 2004 and recorded October 8, 2004 in Deed Book 2004-1, Page 390982.

TAX I. D. #: K8SE2-17-29.

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 Generosa Hightower.

MARGARET GAIRO, ESQUIRE

No. 86
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-12876

PARCEL NO. 1:

ALL THOSE three certain lots of ground with buildings and improvements thereon erected, situate in the First Ward of the Borough of Bangor, County of Northampton and State of Pennsylvania, designated as Lots Number 8, 9 and 10 on the plan or draft of building lots prepared by Straub & Scholl, bounded and described as follows, to wit:

BEGINNING at a point on the south side of Pennsylvania Avenue and corner of North First Street and said Pennsylvania Avenue one hundred and fifteen feet, more or less, to Lot No. 7 on said draft; thence southwardly by the division line of said lots No. 7 and 8, one hundred forty feet, more or less, to West Alley; thence eastward by said alley one hundred nine feet, more or less, to said First Street; thence northward along said North First Street one hundred forty feet to the place of BEGINNING. BEING also known as 100 to 110 Pennsylvania Avenue, inclusive.

TOGETHER with the privileges and under and subject to the restrictions and obligations created by and set forth in that Agreement entered into by Anthony Duvo and Guido Ferretti under date of June 16, 1953 and recorded in the Office for the Recording of Deeds, in and for Northampton County at Easton, Pennsylvania, in Book of Miscellaneous volume 114, Page 674.

PARCEL NO. 2:

ALL THOSE two certain tracts, pieces or parcels of land situate in the Borough of Bangor, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEING a strip of land 40 feet in width, 20 feet on each side of the center line of the former Bangor Branch of the party of the first part, containing 0.17 of an acre, extending from the north side of Pennsylvania Avenue and other land of the parties of the second part, in a southerly direction for a distance of 185.5 feet, more or less, to land conveyed by the party of the first to Godshalk Associates, Inc., by deed dated June 21, 1955, recorded in the Office for the Recording of Deeds, in and for the County of Northampton, at Easton, Pennsylvania in Deed Book A, Volume No. 96 at Page 214.

TOGETHER with the privileges and under and subject to the restrictions and obligations created by and set forth in that Agreement entered into by Guido Ferretti and Sadie Ferretti, his wife, of the one part, and Borough of Bangor and Bangor Borough Sewer Authority, of the other part, under date of January 17, 1961 and recorded in the Office for the Recording of Deeds, in and for Northampton County, at Easton Pennsylvania, in Book Miscellaneous Volume 134, Page 470.

TRACT NO. 2: BEGINNING at a point on the east side of North First Street, distant one hundred feet measured in a southerly direction from the southeast corner of the intersection of North First Street and Pennsylvania Avenue, which point is also corner of land of the grantee; thence along land of the grantee South 29 degrees 28 minutes East 41/6 feet to a rail monument; thence along other land of the grantors South 60 degrees

29 minutes 30 seconds West 12.26 feet to a point on the east side of North First Street North 13 degrees 30 minutes West 45 feet to a point, the place of BEGINNING.

PARCEL NO. 3:

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

BEGINNING at a point in the south side of Pennsylvania Avenue, said point being distant seventy and eighty-five one-hundredths (70.85') feet from the southwest corner of the intersection of North First Street and Pennsylvania Avenue measured westwardly along the south side of said Pennsylvania Avenue; thence along the east side of the east wall of that one-story brick building which occupies the tract hereby conveyed, southwardly, one hundred thirty-one (131.0') feet to a point in the north side of said alley, South seventy-six (76°) degrees seven (07') minutes West forty-two and fifty one-hundredths (42.50') feet to an iron pipe and the southeast corner of Lot #7, late Philip Listorto; thence along the same North twelve (12°) degrees thirty-nine (39') minutes West one hundred thirty-one (131') feet to a point in the south side of said Pennsylvania Avenue North seventy-six (76°) degrees eight (08') minutes East thirty-eight and forty-five one-hundredths (38.45') feet to the place of BEGINNING.

Northampton County Uniform Parcel I.D. No.

Map: E9NE2A Block: 3 Lot: 8

Map: E9NE2A Block: 3 Lot: 9

Map: E9NE2A Block: 8 Lot: 11

BEING A PART OF THE SAME PREMISES which James D. Wright a/k/a J.D. Wright individually and James D. Wright a/k/a J.D. Wright d/b/a Bolton Properties and Iver Display Systems, Ltd., by their Deed dated April 28, 2004 and recorded June 1, 2004 in the Recorder of Deeds Office of Northampton County in Deed Book 2004-1, page 205255, granted and conveyed unto Donald R. Lane.

BEING KNOWN AS 100-110 Pennsylvania Avenue, Bangor, PA.

THEREON BEING ERECTED a commercial building.

SEIZED AND TAKEN into execution of the writ as the property of Donald R. Lane.

DENISE L. WESTER, ESQUIRE

No. 87
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2009-09413

ALL THAT CERTAIN tract of land located in the Borough of Freemansburg, County of Northampton, Commonwealth of Pennsylvania, known as Lot No. 53 as shown on the "Development Plan Final" of Eastgate Townehomes, Sheet 1 of 8, Project No. 460-01 dated August 30, 1988, prepared by F & M Associates, Inc., as recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pa., in Map Book 89, Page 206, bounded and described as follows, to wit:

BEGINNING at a concrete monument to be set on the southern right-of way line of Court Cove (50' wide) and of said Eastgate Townehomes, also being the northern corner of Lot 53 of said plan;

THENCE along the said right-of-way, N 89 31' 05" E a distance of 24.97' to a point being a common corner of Lot 52;

THENCE along the western property line of Lot 52, S 02 19' 07" a

distance of 127.59' to a point being on line of lands now or formerly of Bethlehem Development Corporation;

THENCE along the northern property line of Land N/F Bethlehem Development Corporation, S 87 40' 53" W a distance of 62.74' to an iron pin to be set along the eastern right-of-way of Ramblewood Lane;

THENCE along the said right-of-way the following two (2) courses and distances:

1. along a curve to the left having a radius of 370.00' a central angle of 12 24' 46", an arc length of 80.16' and a chord bearing and distance of N 05 43' 30" E 80.00' to an iron pin;

2. N 00 28' 55" W a distance of 25.00' to a concrete monument to be set at the beginning of the southern right-of way of Court Cove;

THENCE along the southern right-of-way of Court Cove along a curve to the right having a central angle of 90 00' 00", a radius of 25.00', an arc length of 39.27', a chord bearing and distance of N 44 31' 05" E 35.36' to a concrete monument to be set, being the Place of Beginning.

Title to said premises is vested in Rafael Castillo and Felix D. Arroyo, as joint tenants with the right of survivorship, by deed from Jessica T. Trinkle dated May 8, 2006 and recorded May 15, 2006 in Deed Book 2006-1, Page 192038.

TAX I.D. #: N7-2-8-0212.

BEING KNOWN AS: 800 COVE COURT, FREEMANSBURG, PENNSYLVANIA 18017.

THERON BEING ERECTED a two-story condominium with aluminum siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Rafael Castillo and Felix D. Arroyo.

MARGARET GAIRO, ESQUIRE

No. 88
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2011-00577

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

BEGINNING at a point in the south side of Lehigh Street and twenty-four (24') feet West from Thirteenth Street, thence west along said Lehigh Street forty (40') feet, thence South one hundred (100') feet to a ten (10') foot wide alley: thence East forty (40') feet, thence North one hundred (100') feet to the place of beginning.

Block: 24 Lot: 7.

Being known as: 1302-1304 Lehigh Street, Easton, Pennsylvania 18042.

Title to said premises is vested in Cenia De Losantos by deed from JEFFREY GARGIULO AND LAURA GARGIULO dated July 18, 2006 and recorded July 26, 2006 in Deed Book 2006-1, Page 301899.

TAX I.D. #: L9SW2C.

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 Cenia De Lossantos.

MARGARET GAIRO, ESQUIRE

No. 89
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2010-06819

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Pen Argyl, County of Northampton and Commonwealth of Pennsylvania, shown as Lot No. 2 of the Hasaka subdivision, as prepared by Policelli

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

BEGINNING at a point at the Southeastern corner of the intersection of the curblines of Schanck Avenue and Bell Avenue; thence along the curbline of said Bell Avenue North 73 degrees 02 minutes 14 seconds East 96.51 feet to a point, said point also marking the Northwesterly corner of Lot No. 1; thence along said lot, South 16 degrees 57 minutes 46 seconds East, 80.24 feet to a point on line of land of William Schaadt; thence along said land and along land of Norma Bath and along land of Stofflet Doney along a curve to the right having a central angle of 01 degree 13 minutes 23 seconds, a radius of 1943.09 feet, an arc length of 41.47 feet, and a chord bearing and distance of South 55 degrees 48 minutes 56 seconds West 41.47 feet to a point; thence along said land of Stofflet Doney South 17 degrees 31 minutes 10 seconds East 3.42 feet to a point; thence along the same South 71 degrees 43 minutes 12 seconds West 57.01 feet to a point on the Easterly curbline of Schanck Avenue, first above mentioned; thence along said curbline North 16 degrees 55 minutes 30 seconds West 97.26 feet to the place of Beginning.

CONTAINING 0.2049 acre of land.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Title to said premises vested to Seann A. Tocket and Catherine G. Tocket, husband and wife, by deed from Robert Honadel and Janis Honadel, husband and wife, Dated October 31, 2002, Recorded November 13, 2002 in Volume 2002-1, Page 315972.

Premises being: 16 NORTH SCHANCK AVENUE, PEN ARGYL, PA 18072-1521.

Tax Parcel No. E8NE2A-36-11-0625.

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

SEIZED AND TAKEN into execution of the writ as the property of Catherine G. Tocket and Seann A. Tocket.

DANIEL G. SCHMIEG, ESQUIRE

No. 90
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2010-09541

ALL THAT CERTAIN messuage, tenement, lot or piece of land situate on the South side of Lehigh Street in the Borough of Wilson, County of Northampton, State of Pennsylvania and being the western ten feet eight inches of Lot No. 706 and the eastern six feet eight inches of Lot No. 707 as shown on Plan of Fairview Park Association as recorded in Map Book No. 2, Page 64-2 in the Office for the Recording of Deeds for Northampton County at Easton, Pennsylvania and being further described as follows:

BOUNDED on the North by Lehigh Street, East by property of August Quist, South by Beech Street and West by property of D.G. Bertschman, Jr. The property being seventeen feet four inches on Lehigh Street and extends southwardly in depth one hundred and thirty feet to Beech Street.

Subject to easements, rights-of-way, restrictions and conditions of record.

TITLE TO SAID PREMISES IS VESTED IN Tomasso Bubba, by Deed from Tonya M. Sullivan, dated 12/06/2004, recorded 12/08/2004 in Book 2004-1, Page 476683.

Premises being: 1948 LEHIGH STREET, EASTON, PA 18042-3903.

Tax Parcel No. L9SW2D 23 4 0837.

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 Tomasso Bubba.

DANIEL G. SCHMIEG, ESQUIRE

No. 91
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-05354

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 53 on the Final Plan of Wolf's Run Phase VI-C as recorded in Map Book 1995-1, Page 96 (erroneously shown in prior Deed as Page 1612) in the Office of the Recorder of Deeds for Northampton County of Easton, Pennsylvania and being further bounded and described as follows, to wit:

BEGINNING at a point on the Easterly right-of-way line of Scotty Drive (50.00 feet wide) at a corner of Future Phase of Wolf's Run; thence along said Easterly right-of-way line of Scotty Drive (50 feet wide) the following two courses and distances: 1) Along the arc of a curve deflecting to the left having a radius of 175.00 feet and a central angle of 04 degrees 18 minutes 31 seconds for an arc length of 13.16 feet chord: North 10 degrees 03 minutes 41 seconds East (13.16 feet) to a point; thence 2) North 07 degrees 54 mintues 26 seconds East 77.00 feet to a point at a corner of Lot 54 of Wolf's Run Phase V1-C; thence along said lands of Lot 54 of Wolf's Run Phase VI-C South 82 degrees 05 minutes 34 seconds East 120.00 feet to a point on line of lands of a Future Phase of Wolf's Run; thence along said lands of a Future Phase of Wolf's Run the following two courses and distances: 1) South 07 degrees 54 minutes 26 seconds West 99.23 feet to a point; thence 2) North 77 degrees 47 minutes 03 seconds West 120.84 feet to a point, the place of beginning.

CONTAINING 11,366.84 square feet or 0.26 acre.

SAID LOT BEING SUBJECT to any and all drainage and utility easements as shown on the final recorded plan.

TITLE TO SAID PREMISES IS VESTED IN Peter T. Tokar, married, by Deed from John J. Hohn and Amy Hohn, h/w, dated 09/28/2007, recorded 10/03/2007 in Book 2007-1, Page 363178.

Premises being: 112 SCOTTY DRIVE, EASTON, PA 18045-7913.

Tax Parcel No. K8SE2 17 7 0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Peter T. Tokar.

DANIEL G. SCHMIEG, ESQUIRE

No. 92
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-01860

TRACT NO. 1: All that certain lot or piece of land situate on the east side of the Nazareth to Bethlehem Pike, in the City of Bethlehem, County of Northampton and State of Pennsylvania and more particularly bounded and described as follows, to wit:

Beginning at a point on the East side of the aforesaid road one hundred thirty (130) feet North of the north-west corner of the property of Beulsh M. Kresge; thence North 27 deg. East a distance of fifty (50) feet;

thence South 73 deg. West between two parallel lines a distance of one hundred sixty (160) feet; Bounded on the North, East and South by other land of the Grantors and on the West by the Bethlehem-Nazareth Pike.

Being the same premises which Homer J. Bruch and Sarah A. Bruch, husband and wife, by deed dated April 9, 1947 and recorded in the Office of the Recorder of Deeds of Northampton County, Pennsylvania in Deed Book C-81 Page 37 granted and conveyed unto Bowman B. Bruch and Mae E. Bruch, his wife, in fee.

TRACT NO. 2: All that certain lot or piece of land situate on the East side of the Nazareth to Bethlehem Pike, in the city of Bethlehem, County of Northampton and State of Pennsylvania and more particularly bounded and described as follows, to wit:

Beginning at a point on the eastside of the aforesaid road at a point one hundred eighty (180) feet North of the northwest corner of the property of Beulah M. Kresge; thence North 27 deg. East a distance of two (2) feet; thence South 73 deg. East between two parallel lines a distance of one hundred sixty (160) feet. Bounded on the North and east by other land of Sarah A. Bruch, widow, on the South by other land of the Grantee and on the West by the aforesaid Bethlehem-Nazareth Pike.

Being the same premises which Sarah A. Bruch, widow, by Deed dated April 25, 1950 and recorded in the Office of the Recorder of Deeds of Northampton County, Pennsylvania, in Deed Book E-86 Page 171 granted and conveyed unto Bowman B. Bruch and Mae E. Bruch, his wife, in fee.

TRACT NO. 3: All that certain lot or parcel of land situated on the Easterly side of Linden Street, Fourteenth Ward, City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the easterly right-of-way line of Linden Street, being a distance of 35.00 feet from the centerline, and 120.23 feet from a corner in line with the lands now or formerly of the Bethlehem Congregation of Jehovah's Witnesses; thence along the aforementioned right-of-way line, North 27 deg. 00' 00" East, a distance of 8.00 feet to a point; thence along the lands now or formerly of Bowman Bruch, South 63 deg. 00' 00" East, a distance of 141.50 feet to a point in line with the lands known as Lot #3 of the Bruch-Bartholomew Subdivision; thence along Lot #3 the following two courses and distances: 1. South 27 deg. 00' 00" West, a distance of 8.00 feet, 2. North 63 deg. 00' 00" West, a distance of 141.50 feet to a point on the easterly right-of-way line of Linden Street, being a distance of 35.00 feet from the centerline, the point and place of beginning.

Containing 1,132 square feet or 0.025 acres.

Also known as Lot #1 of the Bruch-Bartholomew Subdivision as recorded in the Office of the Recorder of Deeds for Northampton County.

The improvements thereon being commonly known as 2740 Linden Street, Bethlehem, Pennsylvania 18017.

Being known as: 2740 Linden Street, Bethlehem, Pennsylvania 18017.

Title to said premises is vested in Wesly Farmer, Jr. and Peggy A. Farmer, husband and wife, by deed from Mae A. Bruch, widow, dated November 16, 2001 and recorded November 20, 2001 in Deed Book

2001-1, Page 246603. Instrument #2001050935.

TAX I.D. #: N6NE2-2-8.

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

SEIZED AND TAKEN into execution of the writ as the property of Wesley Farmer, Jr. and Peggy A. Farmer.

MARGARET GAIRO, ESQUIRE

No. 93
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2011-01331

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

(Lot #1 of Barry G. Hanna Subdivision)

BEGINNING at a point in the easterly edge of the ultimate right of way Bushkill Center Road (L.R. 48043) said point also marking the southwest corner of Lot 3; thence along said Lot 3 S 83 degrees 49 feet 31 seconds E 430.00 feet to point; thence along Lot S S 06 degrees 10' 29" W. 137.68' to a point; thence along Lot 6, Lot 7 and Lot 8 S 70 degrees 45' and 34" W 454.63' to a point; thence along land of Elwood and Helen Sloyer N 12 degrees 51' 11" W 9.79' to a point; thence along the aforementioned easterly edge of the ultimate right of way of L.R. 48043 N 01 degree 51' 11" W 11.28 feet to a point of curvature; thence along same on a curve to the right having a radius of 1,490.00' a chord bearing and distance of N 02 degrees 09' 39" E 208.59' to a point of tangency; thence still along the aforementioned ultimate right of way of L.R. 48043 N 06 degrees 10 minutes and 29 seconds e 104.29 feet to the place of beginning.

CONTAINING 2.3346 acres.

Being known as: 732 Bushkill Center Road, Nazareth, Pennsylvania 18064.

Title to said premises is vested in John F. Bergstresser and Jennifer P. Bergstresser, husband and wife, by deed from RONIT BRIL AND ILANA VOLOSHIN dated May 31, 1990 and recorded June 5, 1990 in Deed Book 802, Page 389.

TAX I.D. #: H7-4-10.

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 John F. Bergstresser and Jennifer P. Bergstresser.

MARGARET GAIRO, ESQUIRE

No. 94
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2009-09852

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

BEGINNING at a stone corner in the middle of the Mountain View Drive leading from Harpers to Berlinsville; thence along land formerly of John Spadt now Edward Ershens South thirty-three degrees and a quarter East one hundred and seventy-five (175) feet to a point; thence along lands now or formerly of Roland B. Bell, Sr. and Carol G. Bell, husband and wife, North fifty-five degrees and a quarter East sixty (60) feet to a point; thence along the same North thirty-three degrees and a quarter West one hundred and seventy-five (175) feet to a point in Mountain View

Drive; thence along said road South fifty five degrees and a quarter West sixty (60) feet to the place of beginning.

Tax Map Number: H2-22-3.

BEING known as 4423 Mountain View Drive, Walnutport, Pennsylvania.

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

Title to said premises is vested in Thomas Henry by deed from EQUITY ONE, INC. dated September 20, 2005 and recorded June 12, 2006 in Deed Book 2006-1, Page 234149.

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

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

MARGARET GAIRO, ESQUIRE

No. 95
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2011-08200

ALL THAT CERTAIN lot or piece of ground situate in the Township of Lehigh, County of Northampton, Commonwealth of Pennsylvania, bounded and described according to a Final Plan, Geometry Plan for a Major Subdivision Entitled: Hills At Greenock, made by Lehigh Engineering Associates, Inc., Walnutport, Pennsylvania, dated May 31, 2005, and last revised September 6, 2005, as follows, to wit:

BEGINNING at a Point on the Southwesterly side of Coatbridge Lane at a corner of Lot Number 6 on said Plan; thence extending along said side of Coatbridge Lane South sixty-five degrees fifty-four minutes twenty-eight seconds East seventy-five and one one-hundredths feet to a point a corner of Lot Number 4 on said Plan; thence extending along same South twenty-four degrees five minutes thirty-two seconds West one hundred thirty-three and thirty-three one-hundredths feet to a point in line of Commercial Area on said Plan; thence extending along same North sixty-five degrees fifty-four minutes twenty-eight seconds West seventy-five and one one-hundredths feet to a point a corner of Lot Number 6 on said Plan; thence extending along same North twenty-four degrees five minutes thirty-two seconds West one hundred thirty-three and thirty-three one-hundredths feet to a point on the Southwesterly side of Coatbridge Lane being the first mentioned point and place of beginning.

CONTAINING zero and two thousand two hundred ninety-six ten-thousandths acre of land, more or less.

BEING Lot Number 5 as shown on said Plan.

BEING Parcel No. J2-18-20-5.

PROPERTY KNOWN AS 4839 COATBRIDGE LANE, WALNUTPORT, PA.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Lehigh, County of Northampton, Commonwealth of Pennsylvania, bounded and described according to a Final Plan, Geometry Plan for a Major Subdivision Entitled: Hills At Greenock, made by Lehigh Engineering Associates, Inc., Walnutport, Pennsylvania, dated May 31, 2005, and last revised September 6, 2005, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Coatbridge Lane at a corner of Lot Number 7 on said Plan; thence extending along said side of Coatbridge Lane the three

(3) following courses and distances: (1) South sixty-four degrees fifty-three minutes fifty-six seconds East sixty-four and sixty-two one hundredths feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of two hundred seventy-five and no one-hundredths feet the arc distance of court and eighty-four one-hundredths feet to a point of tangent and (3) South sixty-five degrees fifty-four minutes twenty-eight seconds East five and fifty-one one-hundredths feet to a point a corner of Lot Number 6 on said Plan; thence extending along same South twenty-four degrees five minutes thirty-two seconds West one hundred thirty-three and thirty-three one-hundredths feet to a point in line of Commercial Area on said Plan; thence extending along same North sixty-five degrees fifty-four minutes twenty-eight seconds West seventy-seven and thirty-three one-hundredths feet to a point a corner of Lot Number 7 on said Plan; thence extending along same North twenty-five degrees six minutes four seconds West one hundred thirty-four and fifty-three one-hundredths feet to a point on the Southwesterly side of Coatbridge Lane being the first mentioned point and place of beginning.

CONTAINING zero and two thousand three hundred forty ten-thousandths acre of land, more or less.

BEING Lot Number 6 as shown on said Plan.

BEING Parcel No. J2-18-20-6.

PROPERTY KNOWN AS 4841 COATBRIDGE LAND, WALNUTPORT, PA.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Lehigh, County of Northampton, Commonwealth of Pennsylvania, bounded and described according to a Final Plan, Geometry Plan for a Major Subdivision Entitled: Hills At Greenock, made by Lehigh Engineering Associates, Inc., Walnutport, Pennsylvania, dated May 31, 2005, and last revised September 6, 2005, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Coatbridge Lane at a corner of Lot Number 82 on said Plan; thence extending along said side of Coatbridge Lane the two (2) following courses and distances: (1) on the arc of a circle curving to the left having a radius of one hundred seventy-five and no one-hundredths feet the arc distance of sixty-nine and fifty-nine one-hundredths feet to a point of tangent and (2) South one degree twenty-three minutes four seconds East sixty and nine one-hundredths feet to a point a corner of Lot Number 80 on said Plan; thence extending along same South eighty-eight degrees thirty-six minutes fifty-six seconds West one hundred thirty-three and thirty-three one-hundredths feet to a point in line of lands now or late of Kenneth C. and Linda M. Roth; thence extending along same and lands now or late of Joseph B., Jr. and Theresa L. Yashur North one degree twenty-three minutes four seconds West one hundred eighty-nine and fifty-one one-hundredths feet to a point a corner of Lot Number 82 on said Plan; thence extending along same South sixty-eight degrees thirty-six minutes zero seconds East one hundred fifty-nine and forty-three one-hundredths feet to a point on the Northwesterly side of Coatbridge Lane being the first mentioned point and place of beginning.

CONTAINING zero and five thousand twenty-two ten-thousandths acre of land, more or less.

BEING Lot Number 81 as shown on said Plan.

BEING Parcel Number J2-18-20-81.

PROPERTY KNOWN AS 4897 COATBRIDGE LANE, WALNUTPORT, PA.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Lehigh, County of Northampton, Commonwealth of Pennsylvania, bounded and described according to a Final Plan, Geometry Plan for a Major Subdivision Entitled: Hills At Greenock, made by Lehigh Engineering Associates, Inc., Walnutport, Pennsylvania, dated May 31, 2005, and last revised September 6, 2005, as follows, to wit:

BEGINNING at a point on the Southerly side of Coatbridge Lane at a corner of Lot Number 104 on said Plan; thence extending along said side of Coatbridge Lane the two (2) following courses and distances: (1) South eighty-nine degrees twenty-one minutes twenty-two seconds East sixty-seven and no one-hundredths feet to a point of curve and (2) on the arc of a circle curving to the right having a radius of two hundred seventy-five and no one-hundredths feet the arc distance of one hundred sixteen and fifty-six one-hundredths feet to a point a corner of Lot Number 106 on said Plan; thence extending along same South thirty degrees nineteen minutes thirty-five seconds West one hundred seventy-four and eighty one-hundredths feet to a point a corner of Lot Number 101 on said Plan; thence extending along same North fifty-seven degrees forty-eight minutes forty-six seconds West one hundred seven and seventy-eight one-hundredths feet to a point a corner of Lot Number 104 on said Plan; thence extending along same North zero degrees thirty-eight minutes thirty-eight seconds East one hundred twenty-five and no one-hundredths feet to a point on the Southerly side of Coatbridge Lane being the first mentioned point and place of beginning.

CONTAINING zero and five thousand eighty-one ten-thousandths acre of land, more or less.

BEING Lot Number 105 as shown on said Plan.

BEING Parcel No. J2-18-20-105.

PROPERTY KNOWN AS 4920 COATBRIDGE LANE, WALNUTPORT, PA.

BEING A PART OF THE SAME PREMISES WHICH Real Solutions At Greenock, LP, by its Deed dated December 19, 2005 and recorded December 21, 2005 in the Recorder of Deeds Office of Northampton County, Pennsylvania in Deed Book 2005-1, page 516879, granted and conveyed unto AWBSP Properties, LLC.

THEREON BEING vacant land.

SEIZED AND TAKEN into execution of the writ as the property of AWBSP Properties, LLC.

DENISE L. WESTER, ESQUIRE

No. 96
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2009-12968

PARCEL 1:

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

Described in accordance with a minor subdivision plan for Alfred S. and Rheta A. Gilly, prepared by Barry Isett and Associates, Trexlertown, Pennsylvania, dated June 23, 1986, and revised June 1, 1988, bounded and described as follows, to wit:

Beginning at an iron pin on the Eastern line of the public road leading from Kreidersville to Pennsville and known as Legislative Road 48061, said point being more particularly located at the Northwest corner of lands of Franklin C. and Rose M. Snyder; thence North 87° 1' 36" East 300.15 feet to the point of beginning of the lands to be described; thence North 87° 4' 54" East 30 feet; thence South 2° 35' East 11 feet; thence North 87° 4' 54" East 292.27 feet to an iron pin; thence South 6° 45' 36" West 83.46 feet to an iron pin; thence North 88° 2' 54" East 128.46 feet to an iron pin; thence North 88° 6' 57" East 134.01 feet to an iron pin; thence South 0° 12' 57" West 20.01 feet to a concrete monument; thence South 88° 6' 57" West 134.09 feet to a concrete monument; thence South 88° 0' 59" West 131.07 feet to a concrete monument; thence South 8° 45' 36" West 38.14 feet to a concrete monument; thence South 87° 32' 26" West 298.97 feet to an iron pin; thence North 2° 35' West 150.04 feet to a point of beginning.

Containing 1.1294 acres.

Deed Book 797 Page 78.

PARCEL 2:

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

Described in accordance with a plan of subdivision of lands for Alfred and Rheta A. Gilly, prepared by Barry Isett and Associates, of Trexlertown, Pennsylvania, dated April 30, 1986, and revised May 9, 1986, bounded and described as follows, to wit:

Beginning at an iron pin in the Eastern line of a public road leading from Pennsville to Kreisdersville (L.R. 48061) and in line of a private driveway on lands of Alfred S. Gilly; thence North 0° 42' 20" West 20.01 feet to a point; thence North 87° 1' 36" East 350 feet to a point; thence South 2° 35' East for a distance of 31.01 feet to a point; thence South 87° 4' 54" West for a distance of 19.85 feet to an iron pin; thence North 2° 35' West for a distance of 11 feet to an iron pin; thence South 87° 1' 36" West for a distance of 330.15 feet to the point of beginning.

Containing 10,000 square feet.

Being known as: 315 Steeple Road, Northampton, Pennsylvania 18067.

Title to said premises is vested in Jed A. Gilly and Elizabeth A. Gilly, husband and wife, by deed from RANDALL K. GILLY AND RHONDA L. GILLY, HIS WIFE dated March 30, 1990 and recorded April 5, 1990 in Deed Book 797, Page 82.

TAX I.D. #: J4297A0516.

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

SEIZED AND TAKEN into execution of the writ as the property of Jed A. Gilly and Elizabeth A. Gilly.

MARGARET GAIRO, ESQUIRE

No. 97
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-03999

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

BEGINNING at a point on the Northerly right of way line of High Point Lane, said point being 88° 11' 19" E, 122.00 feet from the southeasterly most corner of Lot 119, as shown

on plan entitled "Final Subdivision Plot, Highlands, Section II, Phase I and II, City of Easton, Northampton County, Pennsylvania, prepared by C. Douglas Cherry and Associates" and recorded in the County Courthouse Volume 49, page 3 (3A 3B 3C); thence,

1. leaving said right of way line and running along the division line of Lot 122 and 123, North 1° 48' 41" W, a distance of 95.00 feet to a point; thence

2. along the northerly lot line of Lot 123, North 88° 11' 19" E, a distance of 30.00 feet to a point; thence

3. along the northerly line of Lot 123 and 124, South 1° 48' 41" E, a distance of 95.00 feet to a point on the northerly right of way line of High Point Lane; thence

4. along High Point Lane right of way line of the southerly lot line of Lot 123, South 88° 11' 19" W, a distance of 30.00 feet to the place of beginning.

Containing an area of 2850 square feet.

Being Lot 123, on the plans of Highlands, Section II, recorded in Map Book 49, Page 3A.

Being known as: 119 High Point Lane, Easton, Pennsylvania 18042.

Title to said premises is vested in Kerly C. Romoleroux and Danny L. Romoleroux, husband and wife, by deed from JEFFREY K. HAWBECKER, SHERIFF OF THE COUNTY OF NORTHAMPTON, IN THE STATE OF PENNSYLVANIA dated March 14, 2005 and recorded March 21, 2005 in Deed Book 2005-1, Page 99196, Instrument #2005014970.

TAX I.D. #: 110SW4D-13-54.

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 Kerly C. Romoleroux and Danny L. Romoleroux.

MARGARET GAIRO, ESQUIRE

No. 98
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION
CV-2010-10827

ALL THAT CERTAIN parcel of land known as Lot No. T3-54 located in Palmer Township, Northampton County, Commonwealth of Pennsylvania, as shown on a plan entitled 'The Villages At Mill Race Record Plan Phase III' prepared by Harte Engineering, Inc., recorded September 17, 2004, in Northampton County Map Book Volume 2004-5, pages 613, et seq., 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 T3-55 of The Villages At Mill Race, Phase Three; thence,

Along said Lot T3-55, South 81 degrees 11 minutes 20 seconds West 100.00 feet to a point; thence,

Along the lands known as Lot 3-14 of The Villages At Mill Race, Phase Three, North 08 degrees 48 minutes 40 seconds West 26.00 feet to a point; thence,

Along the lands known as Lot T3-53 of The Villages At Mill Race, Phase Three, 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 26.00 feet to the POINT OF BEGINNING.

CONTAINING: 2,600 sq. ft. or 0.0597 acres.

TITLE TO SAID PREMISES IS VESTED IN Joseph C. Rekowski and Theresa A. Rekowski, h/w, by Deed from CMC Development Corporation, a Pennsylvania Corporation, dated 02/01/2005, recorded 02/09/2005 in Book 2005-1, Page 50792.

Premises being: 14 COBBLESTONE DRIVE, EASTON, PA 18045-7470.

Tax Parcel No. K9 1 1-54B 0324.

THEREON BEING ERECTED a two-story row home style 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 Joseph C. Rekowski aka Joseph Rekowski and Theresa Rekowski aka Terry Rekowski.

DANIEL G. SCHMIEG, ESQUIRE

No. 99
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-02912

ALL THAT CERTAIN lot or piece of land, together with the improvements thereon erected, being the eastern half of a double frame dwelling and known as No. 2127 Forest Street, situated on the north side of Forest Street in the Borough of Wilson, County of Northampton and State of Pennsylvania, and bounded and described as follows:

BEGINNING at a point in the north line of Forest Street 59 feet distant in an easterly direction from the northeast corner of Forest Street and Twenty-second Street (said distance being now 57.5 feet from said corner by reason of a change in the Borough building line on the east side of Twenty-second Street); thence extending eastwardly and containing in frontage on Forest street 17 feet and extending northwardly of that same width in depth between parallel lines at right angles to Forest Street 125 feet to a ten feet wide alley (said distance being now 123.75 feet by reason of a change in the Borough line on the north side of Forest Street).

BOUNDED on the south by Forest Street, on the east by property now or late of Thomas W. Daws and Thomas P. Daws, on the north by said alley and on the west by No. 2129 Forest Street. The western boundary line of said property passes through the centre of the middle partition wall of said double frame dwelling house, known and numbered as 2127 and 2129 Forest Street.

TITLE TO SAID PREMISES IS VESTED IN PATRICK WHITE, A SINGLE PERSON BY DEED FROM DONNA K. EVERITT, A SINGLE PERSON, DATED NOVEMBER 30, 2006 AND RECORDED DECEMBER 18, 2006 IN BOOK: 2006-1 PAGE: 518734.

Premises being: 2127 FOREST STREET, EASTON, PA 18042-5454.

Tax Parcel No. L9SW4B 15 21 0837.

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 Patrick White.

DANIEL G. SCHMIEG, ESQUIRE

No. 100
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2009-09736

ALL THAT CERTAIN messuage, tenement and lot or piece of land with the dwelling No. 1108 Center Street thereon erected, situate in the City of Bethlehem, County of Northampton, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the east side of Center Street, fifty (50) feet north from the northeast corner of Laurel and Center Streets, thence extending northwardly along the east side of Center Street, a distance of eighteen feet six inches (18 feet 6 inches) to a point, said point being in line with the middle of a partition wall of the house erected on the premises herein conveyed and the house erected on the premiese immediately adjoining it on the north, thence extending eastwardly of that same width between parallel lines and through the middle of said partition wall, a distance of one hundred and twenty (120) feet to a ten foot wide alley.

BOUNDED on the West by Center Street, on the North by land now or late of The Congregation of the United Brethren, on the East by said alley and on the South by lands now or late of Henry Eichlen.

TITLE TO SAID PREMISES IS VESTED IN James P. Barnes, by Deed from Dennis L. Truszkowski and Deborah Truszkowski, h/w, dated 10/10/2006, recorded 10/16/2006 in Book 2006-1, Page 427607.

Premises being: 1108 CENTER STREET, BETHLEHEM, PA 18018-2827.

Tax Parcel No. N6SE4C-5-5.

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

SEIZED AND TAKEN into execution of the writ as the property of James P. Barnes.

DANIEL G. SCHMIEG, ESQUIRE

No. 101
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-06069

Tract No. 1

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

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

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

Tract No. 2

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

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

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

Premises being known as 1221 Parson Street, Bethlehem, Pennsylvania.

Being the same premises which David L. Brong and Angeline V. Brong, husband and wife by Deed dated 04/08/2004 and recorded 04/13/2004 in Northampton Coun-

ty in Deed Book 2004-1 Page 136516 conveyed unto Edward L. Teneyck and Karon M. Teneyck, in fee.

Being the same premises which Jeffrey K. Hawbecker, Sheriff of the County of Northampton by Deed dated 12/20/2007 and recorded 12/26/2007 in Northampton County in Deed Book 2007-1 Page 455461 conveyed unto Wachovia Bank, National Association, in fee.

Parcel #: N7NW4A 17 13 0204.

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

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

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

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

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

DANIEL G. SCHMIEG, ESQUIRE

No. 102
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-12301

Land referred to in this commitment is described as all that certain property situated in the County of Northampton, and State of Pennsylvania and being described in a deed dated 04/29/2008 and recorded 05/09/2008 in Book 2008-1 Page 137429 among the land records of the county and state set forth above, and referenced as follows:

LEGAL DESCRIPTION:

ALL THAT CERTAIN message and lot or piece of ground situate in the City of Easton, County of Northampton and State of Pennsylvania, and bounded and described as follows, to wit;

BEGINNING at a point, the Southeast corner of Center and Milton Streets, thence extending Southwardly along Center Street 100 feet to a point, thence Eastwardly by a line parallel with Milton Street 138 feet to a point, thence Southwardly by a line parallel with Center Street 40 feet to the North side of Young Street, thence Eastwardly along the North side of Young Street 18.5 feet more or less, to a point, thence North by a line parallel with Center Street 140 feet to point in the South side of Milton, Street, thence West along Milton Street 156.5 feet, more or less, to a point, the place of beginning.

BOUNDED on the North by Milton Street, on the East by property of the City of Easton, on the South by Young Street and property now or late of Frank E. Miller, and on the West by property now or late of Frank E. Miller and on the West by Centre Street.

TITLE TO SAID PREMISES IS VESTED IN Roseline Minhas, married, by Deed from Ronald A. Rocker, Sr. and Betty J. Rocker, his wife, dated 04/29/2008, recorded 05/09/2008 in Book 2008-1, Page 137429.

Premises being: 704 CENTRE STREET, EASTON, PA 18042-6467.

Tax Parcel No. M9NE1B 16 3 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Roseline Minhas.

DANIEL G. SCHMIEG, ESQUIRE

No. 103
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-00641

ALL THAT CERTAIN tract or piece of land situate in Lehigh Township, Northampton County, Pennsylvania and shown on tax map H2-Block 12-Lot 10, bounded and described as follows:

BEGINNING at an iron pipe located on the East right-of-way line of TR-550, said iron pin being 16.50 feet from the centerline of aforesaid road (measured at a right angle), thence along the land of now or late Francis Binder, North 89 degrees 00 minutes 38 seconds east, 855.58 feet to an iron pipe;

THENCE along the land now or late of Edwin Shuey, South 44 degrees 41 minutes 13 seconds west, 733.83 feet to an iron pipe;

THENCE along the East right-of-way line of TR-550 the following four courses and distances:

(1) North 45 degrees 00 minutes 28 seconds west 214.77 feet to a point at the beginning of a curve,

(2) Thence along a curve to the right having a radius of 451.04 feet an internal angle of 17 degrees 01 minute 48 seconds an arc length of 134.06 feet to a point at the end of a curve,

(3) Thence North 27 degrees 58 minutes 40 seconds west, 155.52 feet to a point at the beginning of a curve,

(4) Thence along a curve to the right having a radius of 338.15 feet an internal angle of 19 degrees 43 minutes 24 seconds, an arc length of 116.40 feet to an iron pipe the place of beginning.

The above survey conducted by Kenneth R. Hahnm Registered Surveyor, dated October 27, 1977.

TITLE TO SAID PREMISES IS VESTED IN Michael Griffith, by Deed from Rose B. Schlener, dated 03/28/2007, recorded 04/10/2007 in Book 2007-1, Page 130937.

Premises being: 1184 MYRTLE ROAD, WALNUTPORT, PA 18088-9439.

Tax Parcel No. H2 12 10 0516.

THEREON BEING ERECTED a fire damaged dwelling.

SEIZED AND TAKEN into execution of the writ as the property of Willie Nichols.

DANIEL G. SCHMIEG, ESQUIRE

No. 104
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-03430

ALL THAT CERTAIN messuage or tenement and half of a double frame house, with the lot or piece of ground, situate on the West side of Lincoln Avenue, between Eighth and Ninth Streets in the Third Ward of the Borough of Northampton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West side of Lincoln Avenue, in line of lot now or late of Harry J. Becker; thence extending Westward along said lot, passing through the middle of a party wall one hundred fifty (150) feet to a point on the East side of Ridge Alley; thence extending Northward along said alley twenty (20) feet and ten (10) inches, more or less to a point in line of Lot now or late of Edgar J. Klotz; thence extending Eastward along said Lot one hundred fifty (150) feet to a point on the West side of Lincoln Avenue; thence extending Southward along Lincoln Avenue twenty (20) feet and ten (10) inches, more or less, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Holly M. Cavallo, a married woman, as her sole and separate property, by Deed from Holly M. Bleiler, nka Holly M. Cavallo, dated 09/24/2003, recorded 11/12/2003 in Book 2003-1, Page 473346.

Premises being: 828 LINCOLN AVENUE, NORTHAMPTON, PA 18067-1832.

Tax Parcel No. M4NW2C 8 8 0522.

THEREON BEING ERECTED a two-and-one half 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 Holly M. Cavallo aka Holly M. Bleiler.

DANIEL G. SCHMIEG, ESQUIRE

No. 105
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-13480

ALL THAT CERTAIN lot, piece or parcel of land, situate in the Township of Lower Mount Bethel, County of Northampton and Commonwealth of Pennsylvania, shown as Lot No. 7 of the Wil-Or-El Subdivision according to Drawing 87D1810, as prepared by Joseph E. Policelli, Professional Land Surveyor, bounded and described as follows:

BEGINNING at a point on the east right-of-way line of Stevens Court, said point also marking the northwest corner of Lot No. 6; thence along Stevens Court along a curve to the left having a central angle of 56 Degrees 51 Minutes 37 Seconds, a radius of 175.00 feet and an arc length of 173.67 feet to a point, said point also marking the southerly most corner of Lot No. 8; thence along Lot No. 8 North 28 Degrees 30 Minutes 00 Seconds East 194.03 feet to an iron pin in line of lands of Robert E. Bush; thence along lands of said Robert E. Bush, South 61 Degrees 30 Minutes 00 Seconds East 343.95 feet to an iron pin, said iron pin also marking the northwestern corner of Lot No. 1; thence along Lot No. 1 South 25 Degrees 24 Minutes 12 Seconds West 139.75 feet to an iron pin, said iron pin also marking the corner of Lots No. 1, 2 and 6; thence along Lot No. 6 South 85 Degrees 21 Minutes 37 Seconds West 244.78 feet to the point of beginning. Containing 1.6910 acres.

Under and subject to the conditions and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Daniel Hendelman, by Deed from Daniel Hendelman and Nicki L. Hendelman, h/w, dated 03/29/2010, recorded 03/29/2010 in Book 2010-1, Page 55562.

Premises being: 3796 STEVENS COURT, BANGOR, PA 18013-4451.

Tax Parcel No. F10 5 14B-6 0117.

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 Daniel Hendelman and Nicki L. Hendelman.

DANIEL G. SCHMIEG, ESQUIRE

No. 106
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-12933

ALL THAT CERTAIN lot or piece of ground with the messuage of tenement No. 648 Hayes Street thereon erected, situate lying and being in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Westerly line of Hayes Street at a distance of three hundred fifty eight

feet South from the Southerly line of Sixth Street, said point being in line with the middle of a brick partition or party wall dividing the house erected on these premises from the one adjoining it on the North, thence extending Southwardly along said Westerly line of Hayes Street a distance of thirteen and ninety four hundredths (13.94') feet to a point, said point being in line with the middle of a brick partition or party wall dividing the house erected on these premises from the one adjoining it on the South and of that same width of thirteen and ninety four hundredths (13.94') feet extending Westwardly between parallel lines at right angles to said Hayes Street, said lines passing partly through the middle of the party or partition walls aforesaid a distance of seventy (70') feet to a line midway between Hayes Street and Lame Street.

BOUNDED on the North by land now or late of Albert H. Jacobs and wife, on the East by Hayes Street, on the South by land now or late of Citizens' Realty Company of Bethlehem and on the wear by a four foot wide alley.

BEING KNOWN AS: 648 Hayes Street, Bethlehem, PA 18015.

PROPERTY ID NO.: P6SE2D-15-2.

TITLE TO SAID PREMISES IS VESTED IN Marlyn Leon, and Brian Duane, husband and wife, as tenants by th entirety by Deed from Juan Cintron and Evelyn Cintron, husband and wife dated 06/29/2007 recorded 08/03/2007 in Deed Book 2007-1 Page 286954.

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 Marlyn Leon and Brian Duane.

STUART WINNEG, ESQUIRE

No. 108
BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2010-07964

ALL THAT CERTAIN tract or parcel of land and premises situate lying and being in the Township of Forks, known as Lot #2802 Westgate, on Plan of Countryside Estates, County of Northampton and State of Pennsylvania, as shown on map entitled 'Final Subdivision Plat of Countryside Estates, Forks Township, Northampton County, Pennsylvania' Sheet 2 of 14, dated November 1975, prepared by C. Douglas Cherry & Associates; recorded in the Office for the Recording of Deeds in and for Northampton County at Easton, in Subdivision Plan Book 41, Pages 24, 24A and 24B, bounded and described as follows, to wit:

BEGINNING at a corner in the Southeasterly right of way line of West Gate course of Lot No. 2801 West Gate; as shown on a map entitled 'Final Subdivision Plat of Countryside Estates, Forks Township, Northampton County, Pennsylvania', Sheet 2 of 14, dated November 1975, prepared by C. Douglas Cherry & Associates; said corner being located the following twelve (12) courses from the intersection of the Easterly right of way line of West Gate with the proposed Southerly right of way line of Newlins Road;

a) Along the Easterly right-of-way line of West Gate, by a curve to the left having a radius of Twenty-five feet (25 feet) an arc distance of Twenty-five and Thirty-seven hundredths feet (25.37 feet) and whose chord bears South Four Degrees, Thirty-four Minutes and Forty-five Seconds West (S 04 Degrees 34 Minutes 45 Seconds W), a distance of Twenty-four and Twenty-nine hundredths feet (24.29 feet) to a Point of Tangency; thence,

b) Along the same, South Twenty-four Degrees, Twenty-nine Minutes, Twenty Seconds East (S 24 Degrees 29 Minutes 20 Seconds E) a distance of One Hundred Forty-One and Twenty-nine Hundredths feet (141.29 feet) to a Point of Curvature; thence,

c) Along the same, by a curve to the left having a radius of Twenty-five Feet (25 Feet) an arc distance of Twenty-seven and Sixty-eight hundredths feet (27.68 feet) and whose chord bears South Fifty-six degrees, twelve minutes and Forty-one Seconds East (S 56 degrees 12 minutes 41 Seconds E) a distance of Twenty-six and Twenty-nine hundredths feet (26.29 feet) to a Point of Reverse Curvature; thence

d) Along the same by a curve to the right having a radius of Sixty feet (60 feet) an arc distance of Nineteen and Thirty-two hundredths feet (19.32 feet) and whose chord bears South Seventy-eight degrees, Forty-two Minutes and Forty-one Seconds East (S 78 degrees 42 Minutes 41 Seconds E) a distance of Nineteen and Twenty-three hundredths feet (19.23 feet) to a corner in the right of way line of West Gate; thence,

e) Along the same, North Twenty Degrees, Thirty Minutes and Forty Seconds East (S 20 Degrees 30 Minutes 40 Seconds E) a distance of Fifty-eight and Seventeen hundredths feet (58.17 feet) to a corner in the same; thence,

f) Along the same South Sixty-nine Degrees, Twenty-nine Minutes, Twenty Seconds East (S 69 29 20 E) a distance of Twenty-One and Eight hundredths feet (21.08 feet);

g) Along the same south Twenty Degrees, Thirty Minutes and Forty Seconds West (S 20 Degrees 30 Minutes 40 Seconds W) a distance of Sixty-two and Zero Hundredths feet (62.00 feet) to a Point of curvature; thence,

h) Along the same, by a curve to the right having a radius of Sixty feet (60 feet) an arc distance of Fifty-one and Sixteen Hundredths feet (51.16 feet) and whose chord bears South Twenty-four Degrees, Twenty-nine Minutes, Twenty Seconds East (S 24 Degrees 29 Minutes 20 Seconds E) a distance of Forty-nine and Sixty-two hundredths feet (49.62 feet) to a Point of Tangency; thence,

i) Along the same South Sixty-nine degrees, Twenty-nine Minutes, twenty Seconds East (S 69 degrees 29 Minutes 20 Seconds E) a distance of Fifty and Sixteen hundredths feet (50.16 feet) to a corner in the same; thence,

j) Along the same South Twenty Degrees, Thirty Minutes Forty Seconds West (S 20 Degrees 30 Minutes 40 Seconds W) a distance of Twenty-one and Eight hundredths feet (21.08 feet) to a corner in the same; thence,

k) Along the same North Sixty-nine Degrees, Twenty-nine Minutes, twenty Seconds West (S 69 Degrees 29 Minutes 20 Seconds W) a distance of Forty-six and Thirty-three hundredths feet (46.33 feet) to a concrete monument (to be set) at a Point of Curvature, thence,

1) Along the same, by a curve to the right having a radius of Sixty feet (60 feet) an arc distance of Forty-seven and Twelve hundredths feet (47.12 feet) and whose chord bears South Forty-three Degrees, Zero Minutes, Forty Seconds West (S 43 Degrees 00 Minutes 40 Seconds W) a distance of Forty-five and Ninety-two hundredths feet (45.92 feet) to the PLACE OF BEGINNING; and running thence,

1) Along No. 2801 West Gate, South Twenty-four Degrees, Twenty-

nine Minutes, Twenty Seconds East (S 24 Degrees 29 Minutes 20 Seconds E) a distance of Forty-one and Eighty-two Hundredths feet (41.82 feet) to a corner of No. 2801 West Gate, corner also to a 6.032 Acres lot shown as 'Common Space' on the aforesaid map; thence,

2) Along the 'Common Space' South Twenty Degrees, Thirty Minutes, Forty Seconds West (S 20 Degrees 30 Minutes 40 Seconds W) a distance of Forty-two and Eight hundredths feet (42.08 feet) corner of the same; thence,

3) Along the same, then along No. 2804 West Gate North Sixty-nine Degrees, Twenty-nine Minutes and Twenty Seconds West (N 69 Degrees 29 Minutes 20 Seconds W) a distance of Seventy-two and Zero hundredths feet (72.00 feet) to a corner of No. 2804 West Gate; thence,

4) Along No. 2804 West Gate, then the Southeasterly right-of-way line of West Gate North Twenty Degrees, Thirty Minutes, Forty Seconds East (N 20 Degrees 30 Minutes 40 Seconds E) a distance of Fifty-four and Eight hundredths feet (54.08 feet) to a Point of Curvature in said right-of-way line; thence,

5) Along the same by a curve to the left, having a radius of Sixty feet (60 feet) an arc distance of Forty-seven and Twelve Hundredths feet (47.12 feet) and whose chord bears North Eighty-eight degrees, Zero minutes, Forty Seconds East (N 88 degrees 00 minutes 40 Seconds E) a distance of Forty-five and Ninety-two hundredths feet (45.92 feet) to the POINT OF BEGINNING.

CONTAINING an area of Four Thousand Two Hundred Eight Square Feet (4,208 square feet).

The above lot is subject to the Westerly portion of a Thirty feet (30 feet) wide 'Drainage and Utility Easement' running along courses 1 and 2 (herein), and from course No. 2 to course No. 5, as shown on the above-referenced map.

TITLE TO SAID PREMISES IS VESTED IN Ronald C. Orton by Deed from Susan L. Blake dated 4/20/2006, recorded 5/5/2006 in Deed Book 2006-1, Page 178447. The said RONALD C. ORTON died on December 31, 2008, and HEATHER D. ORTON was appointed Administratrix of his estate. Letters of Administration were granted to her on January 16, 2009 by the Register of Wills of Northampton County, No. 2009-0052. Decedent's surviving heirs at law and next-of-kin are HEATHER D. ORTON, MOLLY E. ORTON, and MARY KATHERINE LANE.

Premises being: 2802 WESTGATE DRIVE a/k/a 2802 WEST GATE DRIVE, EASTON, PA 18040-7934.

Tax Parcel No. K9 12 2J 0311.

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

SEIZED AND TAKEN into execution of the writ as the property of Heather D. Orton and Molly E. Orton and Mary Katherine Lane and Unnamed Heirs.

DANIEL G. SCHMIEG, ESQUIRE

RE-LISTED FROM
JUNE 10, 2011
No. 23
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-11203

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

BEGINNING at an iron pin on the westerly right of way line of North Tenth Street (80 feet wide) in line of lands now or formerly of Charles Anascavage; thence along the same South 89 degrees 59 minutes 40 seconds West 137.00 feet to a drill hole; thence along lands now or late of Louisa H. Coons, North 00 degrees 05 minutes 12 seconds East, 46.61 feet to an iron pin; thence along lands of #312 North Tenth Street the following three courses:

1. North 89 degrees 59 minutes 40 seconds East, 16.18 feet to an iron pin; thence

2. North 00 degrees 05 minutes 12 seconds East, 5.57 feet to an iron pin; thence

3. South 89 degrees 54 minutes 25 seconds East, 120.00 feet to a drill hole; thence along said right of way line of North Tenth Street, South 00 degrees 01 minutes 36 seconds West, 62.61 feet to an iron pin and the point and place of BEGINNING.

Parcel #L9NE4D-19-1A

BEING shown on recorded plan entitled "Minor Subdivision 310 and 312 North Tenth Street prepared by Stan Shelosky, PE dated June 20, 1996.

NOTE: Being Lot(s) 4A-0310, Block L9NE4D-19, Tax Map of the City of Easton, County of Northampton.

BEING KNOWN AS 310 North 10th 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 David M. Hanley.

MICHAEL T. McKEEVER, ESQUIRE

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

RANDALL P. MILLER
Sheriff
Northampton County,
Pennsylvania

CHRISTOPHER T. SPADONI
ESQUIRE
Solicitor to the Sheriff

Nov. 17, 24; Dec. 1

REAL ESTATE/MUNICIPAL ASSOCIATE

Norris McLaughlin & Marcus, P.A., formerly Tallman Hudders & Sorrentino, seeks a real estate/municipal associate with experience in real estate, land development, municipal law and commercial loan transactions. The position provides the opportunity to be an integral part of our outstanding Real Estate/Municipal Department.

The ideal candidate will have 3-5 years experience handling sophisticated matters with some experience negotiating leases, creditors' rights issues, commercial loan workouts and general municipal land development matters. The candidate will also have superior academic credentials, excellent research, writing and communication skills and be prepared to work independently on a variety of substantive matters.

Please submit resume and salary requirements to Timothy J. Siegfried, Esq. at tsiegfried@nmmlaw.com.

Nov. 10, 17, 24; Dec. 1

NEW FIRM ANNOUNCEMENT

I AM PLEASED TO ANNOUNCE THE
JULY 1, 2011 OPENING OF:

LOPIANO-REILLY
LAW OFFICES, LLC

1067 PENNSYLVANIA AVENUE
(Route 512)
PEN ARGYL, PENNSYLVANIA 18072

610-863-0700
610-863-0800 (fax)
Alyssa@LRlawoffices.com
www.LRlawoffices.com

I consider myself fortunate to have practiced law for nearly 16 years with my former partners. I wish them all the best.

Alyssa A. Lopiano-Reilly

Nov. 17, 24

AMBRE M. CRONCE, Administrator of the Estate of NICHOLAS DANIEL CRONCE and AMBRE M. CRONCE, Individually, Plaintiffs v. NORTHAMPTON HOSPITAL COMPANY, LLC d/b/a EASTON HOSPITAL and EASTON COMMUNITY CARE CENTER; NORTHAMPTON HOSPITAL CORPORATION d/b/a EASTON HOSPITAL and EASTON COMMUNITY CARE CENTER; EASTON HOSPITAL, Individually and d/b/a EASTON COMMUNITY CARE CENTER; NORTHAMPTON CLINIC COMPANY, LLC d/b/a EASTON COMMUNITY CARE CENTER; EASTON COMMUNITY CARE CENTER; and DANIEL SCHWARTZMAN, M.D., Defendants

Motion To Strike—Agency Allegations—Medical Malpractice—Loss of Consortium—Wrongful Death—Loss of Child.

The Court overruled a preliminary objection to Plaintiffs' claims of agency, given that the Complaint clearly alleged that all of the Defendants were acting as agents of one another. The Court permitted certain of Plaintiff's claims for damages under the Wrongful Death Act, *i.e.,* a claim for monetary contributions which the decedent would have made to his family during his minority. However, the Court disallowed Plaintiff's claims for compensation for the loss of the decedent's society, tutelage, guidance, moral upbringing and comfort, as the law of the Commonwealth does not currently provide for recovery of such damages when a parent has suffered the loss of a child.

In the Court of Common Pleas of Northampton County, Pennsylvania, Civil Division—No. C-48-CV-2011-2373.

Mark K. Altemose, Esquire, for Plaintiff.

Howard S. Stevens, Esquire, for Corporate Defendants.

Benjamin A. Post, Esquire, for Individual Defendant.

Order of the Court entered on May 10, 2011 by Roscioli, J.

OPINION

This matter is before the Court on the preliminary objections of Defendants Northampton Hospital Company, LLC; Northampton Hospital Corporation; Easton Hospital; Northampton Clinic Company, LLC; and Easton Community Care Center (Hospital Defendants). Therein, Hospital Defendants make two preliminary objections in the nature of a motion to strike. The first objection is to certain allegations of agency contained within Plaintiffs' Complaint, and the second is to a portion of the individual Plaintiff's claim pursuant to the Wrongful Death Act, which Hospital Defendants assert amounts to an impermissible loss of consortium claim. Plaintiffs oppose both objections.

I. *FACTUAL AND PROCEDURAL BACKGROUND*

As set forth in the Plaintiffs' Complaint, the following facts are relevant in this matter: In or about July 2008, Plaintiff Ambre Cronce became pregnant with the decedent, Nicholas Daniel Cronce. (Pl. Cmplt., ¶23.) Ms. Cronce's pregnancy was one which was characterized as high risk, as she had previously given birth to two children prior to full term, at 38 and 36 weeks gestation respectively, she had had a miscarriage following the birth of her second child, she was diabetic and she smoked at least half a pack of cigarettes daily. (Pl. Cmplt. ¶¶20, 21, 22, 24.) Being high risk, Ms. Cronce's pregnancy was at an increased risk for such complications as fetal birth defects, high maternal blood pressure, preeclampsia, fetal hyperinsulinemia, fetal hyperglycemia, placenta previa and placental abruption. (Pl. Cmplt. ¶25.)

In or about September 9, 2008, Ms. Cronce came under the care of Dr. Schwartzman for her prenatal care. (Pl. Cmplt., ¶26.) At that time, Dr. Schwartzman took Ms. Cronce's history and, based upon that history, had knowledge that her pregnancy was one properly characterized as high risk, with all of the attendant potential complications outlined above. (Pl. Cmplt., ¶¶27, 28.) Ms. Cronce saw Dr. Schwartzman regularly that autumn for her prenatal care visits. (Pl. Cmplt., ¶29.) In or about November 2008, Dr. Schwartzman referred Ms. Cronce to a perinatologist due to her high-risk pregnancy condition. (Pl. Cmplt. ¶30.) Ms. Cronce presented to the perinatologist in December 2008 for the purpose of having a level two ultrasound, at which time it was revealed that Ms. Cronce was at risk for preeclampsia. (Pl. Cmplt. ¶31.) Dr. Schwartzman learned of this result shortly thereafter and continued to see Ms. Cronce for her regular prenatal care visits. (Pl. Cmplt. ¶¶32, 33.)

On March 17, 2009, Dr. Schwartzman scheduled Ms. Cronce for an amniocentesis to take place on March 30, 2009, for the purpose of determining whether the decedent's lungs were sufficiently developed to permit an early induction of labor due to the high-risk nature of the pregnancy. (Pl. Cmplt. ¶34.) On March 20, 2009, Ms. Cronce presented to Valley Perinatal Associates for a fetal non-stress test, which noted uterine contractions every 3-4 minutes. (Pl. Cmplt. ¶35.) She was sent to the Labor & Delivery Unit at Easton Hospital, where it was determined that she was not in labor. (Pl. Cmplt. ¶36.)

On March 30, 2009, Ms. Cronce presented for the amniocentesis procedure, and it was determined therefrom that the decedent had sufficiently mature lungs to permit an early induction of labor. (Pl. Cmplt. ¶37.) An induction was accordingly scheduled for April 3, 2009. (Pl. Cmplt. ¶38.)

On April 2, 2009, Ms. Cronce began to experience severe sharp pains in her abdomen which she knew from experience were inconsistent with labor pains, as well as decreased fetal movement. (Pl. Cmplt. ¶39.) She

presented to the office of Dr. Schwartzman and explained her symptoms to him. (Pl. Cmplt. ¶40.) Based upon her description of her symptoms, Dr. Schwartzman had knowledge that Ms. Cronce likely had placental abruption, a condition which materially increased the risk of fetal death and which required delivery of the child as soon as possible. (Pl. Cmplt. ¶41.) However, at the time that Ms. Cronce presented to Dr. Schwartzman, he took no steps to rule out or confirm placental abruption, but rather checked the decedent's heart beat with a Doppler device and examined Ms. Cronce's cervix to determine her level of dilation. (Pl. Cmplt. ¶42.) Dr. Schwartzman told Ms. Cronce that everything was fine and that she should report to the hospital the next day for her induction, barring any increase in pain, in which case she should go to the hospital. (Pl. Cmplt. ¶43.)

Ms. Cronce went home and continued to experience the same symptoms and observations that she had before she reported to Dr. Schwartzman. (Pl. Cmplt. ¶44.) When she awoke the next day, Ms. Cronce observed that her pain had diminished; she also observed a lack of fetal movement. (Pl. Cmplt. ¶45.) She thereafter reported to Easton Hospital and it was determined that the decedent had died in utero. (Pl. Cmplt. ¶¶46, 47.) Thereafter, labor was induced, and Ms. Cronce went through the trial of labor and delivery while knowing that her son was stillborn. (Pl. Cmplt. ¶50.) It was later determined that the child had died as a result of placental abruption. (Pl. Cmplt. ¶51.)

Plaintiffs filed the Complaint in this matter on March 15, 2011, asserting causes of action in negligence against Dr. Schwartzman and each of the Hospital Defendants. On March 31, 2011, Hospital Defendants filed the instant preliminary objections to the Complaint. The matter was assigned to the Honorable Paula A. Roscioli for decision from the May 2, 2011 Argument List. The parties have briefed their arguments for the Court, and the matter is now ready for disposition.

II. *DISCUSSION*

A. *Defendants' First Preliminary Objection*

In their first preliminary objection, Hospital Defendants assert that Plaintiffs have made "general and vague allegations of agency" which must be stricken as a matter of law. (Def. Brief, p. 2.) They refer in their objection specifically to paragraphs 17 and 19 of the Complaint, which appear as follows:

> 17. At all times relevant hereto, Defendants, Northampton Hospital Company, LLC d/b/a Easton Hospital and Easton Community Center; Northampton Hospital Corporation d/b/a Easton Hospital and Easton Community Care Center; Easton Hospital, Individually and d/b/a Easton Community Care Center; Northampton Clinic Company, LLC d/b/a Easton Community Care Center and Easton Community Care Center, acted

> individually and by and through their agents, servants, workmen and employees acting within the course and scope of their employment, consisting of each other and Defendant, Daniel Schwartzman, M.D., said agents acting with the course and scope of their employment and in furtherance of Defendants' interests.
>
> [...]
>
> 19. At all times relevant hereto, Defendants and their aforesaid agents, servants, workmen and/or employees have been medical professionals and this action constitutes a medical professional liability action.

The language therein of which Hospital Defendants complain is the phrase "agents, servants, workmen and employees," which phrase they assert gives no other identifying information regarding the persons allegedly at fault. Hospital Defendants assert that this language is impermissibly vague and fails to satisfy the pleading requirements of Pa. R.C.P. 1019(a). More specifically, Hospital Defendants ask, "Who are these agents, servants, workmen, and employees?" (Def. Brief, p. 5.)

In response, Plaintiffs ask the Court to read paragraphs 17 and 19 in connection with paragraph 18 of the Complaint, which reads:

> 18. At all times relevant hereto, Defendant, Daniel Schwartzman, M.D., was acting as the actual and ostensible an [sic] agent, servant, workman, and/or employee of Defendants, Northampton Hospital Company, LLC d/b/a Easton Hospital and Easton Community Care Center; Northampton Hospital Corporation d/b/a Easton Hospital and Easton Community Care Center; Easton Hospital, Individually and d/b/a Easton Community Care Center; Northampton Clinic Company, LLC d/b/a Easton Community Care Center and Easton Community Care Center, acting within the course and scope of his employment and in furtherance of said Defendant's interests.

Plaintiffs argue in their Brief that the alleged agents of the various entities named in the Complaint are Dr. Schwartzman and each other, *i.e.,* Plaintiffs plead that Dr. Schwartzman was an agent of each of the named entities, and Plaintiffs plead that the entities were all the agents of one another. In short, Plaintiffs argue that they allege in their Complaint that only one *individual* is responsible for their harm, *i.e.,* Dr. Schwartzman, and that the named entities are each responsible for Dr. Schwartzman's conduct because he was their agent and they were all agents of one another.

We find that a close reading of the Complaint reveals that Plaintiffs have in fact pled the identities of the alleged agents as they argue in their Brief. Specifically, in paragraph 17 of the Complaint, Plaintiffs use the phrase "consisting of each other and Defendant, Daniel Schwartzman,

M.D." (Pl. Cmplt. ¶17.) Thus, that paragraphs reads: "At all times relevant hereto, [Hospital Defendants] […] acted individually and by and through their agents, […] consisting of each other and Defendant, Daniel Schwartzman, M.D., said agents acting with the course and scope of their employment[.]" (Pl. Cmplt. ¶17.) We believe that this clearly sets forth the identities of the alleged agents involved in this matter, and accordingly we find that Plaintiffs have pled with sufficient specificity to overcome Hospital Defendants' first motion to strike.

B. *Defendants' Second Preliminary Objection*

In their second preliminary objection, Hospital Defendants assert that paragraphs 67 and 69 of the Complaint must be stricken because they set forth an impermissible claim for loss of consortium. Those paragraphs read:

> 67. At the time of Decedent's death, it was reasonably expected and believe [sic] that had Decedent lived, he would make contributions to wrongful death beneficiary(ies) for housing, food, clothing, medical care, entertainment, gifts, education, and recreation throughout the remainder of his natural life.
>
> 69. At the time of the Decedent's death, it was reasonably expected and believed that had Decedent lived, he would have provided society, tutelage, guidance, moral upbringing and comfort that they would have received from Decedent throughout the remainder of their natural lives, to their great damage and detriment, and for which Plaintiff claims damages pursuant to 42 P.S. § 8301.

Hospital Defendants argue that these paragraphs amount to a claim for loss of consortium, which claim they assert is not recognized by the courts of this Commonwealth when a parent has lost a child. Plaintiffs concede that a "loss of consortium" claim *per se* is not a cognizable claim when a parent has lost a child, but argue that the individual Plaintiff's claims for "society, tutelage, guidance, moral upbringing, and comfort" are claims which are properly made by a parent within the Wrongful Death Act, 42 P.S. §8301, and not distinct claims for loss of consortium. (Pl. Cmplt. ¶69.)

While we agree that the Plaintiff's Wrongful Death Act claim appears to be just that, rather than a claim for loss of consortium, we nonetheless do not believe that her claim for "society, tutelage, guidance, moral upbringing and comfort" is proper in this case, where said claim is made by a parent who has suffered the loss of a child. (Pl. Cmplt. ¶69.)

The Pennsylvania Supreme Court has been clear that "[t]he measure of the damages [in a Wrongful Death case where a parent has lost a child] is the funeral and medical expenses and the minor's earnings to age twenty-one, minus his maintenance, reduced—as to such net earnings—to their present worth." *Swartz v. Smokowitz,* 400 Pa. 109, 113, 161 A.2d 330,

332 (1960). *See also, Schorr v. Borough of Lemoyne,* 265 F. Supp.2d 488 (M.D. Pa. 2003); *Palmer v. Moren,* 44 F. Supp. 704 (M.D. Pa. 1942). Accordingly, we find that paragraph 67 of the Complaint contains claims for damages which are clearly appropriate under the Wrongful Death Act in a matter of this nature, as they are claims for monetary contributions which Plaintiff claims would have been made by the Decedent.

However, we cannot find that the claims in paragraph 69 of the Complaint are proper in this case, given the current state of the law in our Commonwealth regarding the measure of damages for loss of a child under the Wrongful Death Act. As Plaintiff concedes, the Supreme Court of Pennsylvania has not supported a finding of recovery for the types of losses claimed in paragraph 69 of the Complaint. Plaintiff argues, however, that this practice is illogical and unfair and that the "modern and more enlightened trend is toward allowing such damages," citing cases from other states which have found that parents may recover for losses such as loss of society and companionship of a minor,[1] as well as cases from a few of the Court of Common Pleas of Pennsylvania.[2] (Pl. Brief, pp.14-15.)

While some of the Courts of Common Pleas in Pennsylvania have chosen to follow the trend that has emerged in other states and have permitted damages of the type Plaintiff seeks, such is not the majority viewpoint in our Commonwealth,[3] nor has it been the viewpoint of our Supreme Court or that of the Pennsylvania Legislature. Accordingly, we do not believe that it is within our authority to permit Plaintiff to pursue the damages she seeks in paragraph 69 of her Complaint. Said claims must therefore be stricken from the Complaint.

WHEREFORE, we enter the following:

ORDER

AND NOW, this 10th day of May 2011, upon consideration of the preliminary objections of Defendants Northampton Hospital Company, LLC; Northampton Hospital Corporation; Easton Hospital; Northampton Clinic Company, LLC; and Easton Community Care Center and Plaintiff's response thereto, it is hereby ORDERED that Defendants' first preliminary objection is OVERRULED. Furthermore, Defendants' second preliminary objection is OVERRULED in part and SUSTAINED in part. Paragraph 69 of Plaintiff's Complaint is hereby STRICKEN.

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[1] *See e.g., Wycko v. Gnodtke,* 105 N.W.2d 118 (Mich. 1960); *Lockhart v. Besel,* 426 P.2d 605 (Wash. 1967); *Wardlow v. City of Keokuk,* 190 N.W.2d 439 (Iowa 1971).

[2] *See e.g., Blair v. Mehta,* 67 D. & C. 4th 246 (C.P. Lycoming 2004); *DiGregorio v. Glenn O. Hawbecker, Inc.,* 2004 WL 3424320 (C.P. Butler 2004).

[3] *See e.g., Raspanti v. Hendricks,* 12 D. & C. 5th 197 (C.P. Centre 2010); *Unger v. Allen,* 2006 WL 5780005 (C.P. Lehigh 2006).

VIOLET GROFF, Plaintiff v. SCOTT ROSEN, M.D., EASTON HOSPITAL, BOSTON SCIENTIFIC CORPORATION and BOSTON SCIENTIFIC, Defendants

Demurrer—Motion To Strike—Failure To Appreciate Inadequacy of Medical Instrument—Vague Allegations of Agency.

The Court overruled the preliminary objection of Defendant Rosen, finding that Plaintiff had amended her Complaint to include facts which were sufficient to set forth a cause of action in medical negligence, and that Plaintiff did not, as claimed by Defendant Rosen, attempt to set forth a cause of action in strict liability for failure of a medical device against the doctor. Next, the Court found that, while Plaintiff had amended her Complaint to sufficiently describe *some* of the alleged agents of the hospital, the overbroad language which remained in the Amended Complaint could not be permitted to remain, as it was insufficient to apprise Defendant Hospital of the identities of the allegedly negligent actors for whom it was allegedly liable. The Court further found that Plaintiff had failed to aver the nature of the allegedly negligent conduct of actors other than Dr. Rosen, and sustained the Hospital's preliminary objection in that regard.

In the Court of Common Pleas of Northampton County, Pennsylvania, Civil Division, No. C-48-CV-2010-1125.

Thomas F. Sacchetta, Esquire, for Plaintiff.

Peter J. Curry, Esquire, for Defendant Rosen.

Stuart T. O'Neal, Esquire, for Defendant Hospital.

Walter H. Swayze, Esquire, for Defendant Boston Scientific.

Order of the Court entered on April 11, 2011 by Roscioli, J.

OPINION

This matter is before the Court on the preliminary objections of Defendants Scott Rosen, M.D. and Easton Hospital to Plaintiff's Fifth Amended Complaint. Defendant Rosen makes a single preliminary objection in the nature of a demurrer, and Defendant Hospital makes four preliminary objections in the nature of motions to strike. Plaintiff opposes each. This matter was previously before the Court on these same Defendants' preliminary objections to Plaintiff's Third Amended Complaint, which were decided by the Honorable Michael J. Koury, Jr. Following disposition of those motions, Plaintiff filed a Fourth Amended Complaint, to which preliminary objections were filed. Before the matter could be heard, Plaintiff filed a Fifth Amended Complaint within the permitted time frame, to which Defendants again object. The parties appeared for argument on these motions before the Honorable Paula A. Roscioli, to whom the matter was assigned from the March 7, 2011 Argument List. Each had submitted a brief. The matter is now ready for disposition.

I. *FACTUAL BACKGROUND*

As set forth by Plaintiff in her Fifth Amended Complaint, the facts of this case are as follows: On or about February 13, 2008 and April 25, 2008, Defendant Rosen performed surgery on Plaintiff, including a cystoscopy, right retrograde pyelogram, right ureterostomy, stone manipulation, and right ureteral stent exchange, all of which were performed at Easton Hospital. During the second surgery, Defendant Rosen employed a device known as a Gemini basket, which was manufactured by Defendant Boston Scientific. During the surgery, the device broke, leaving a piece alongside Plaintiff's ureter. As a result, Plaintiff suffered injury to her ureter and kidney, and had to undergo further surgery to remove the broken piece, as well as follow-up care.

Plaintiff initiated the instant lawsuit relating to these events with the filing of a Praecipe for Writ of Summons, on February 4, 2010. On April 5, 2010, she filed her first Complaint, which alleged a cause of action in negligence against Defendant Rosen, causes of action in vicarious liability and ostensible agency against Defendant Hospital, and causes of action in negligence, defective manufacture, defective design and failure to warn against Boston Scientific. First and second amended complaints were thereafter filed, as was a third, and preliminary objections were filed in response to each. Preliminary objections to the Third Amended Complaint were disposed of by this Court, following which Plaintiff has filed her fourth and fifth amended complaints, to both of which preliminary objections were also filed. It is the preliminary objections to Plaintiff's Fifth Amended Complaint which we now address.

II. *DISCUSSION*

A. *Defendant Rosen's Preliminary Objection*

In his preliminary objection, a demurrer to Paragraph 18(a)-(l), Defendant Rosen asserts that Plaintiff's Fifth Amended Complaint is legally insufficient in that the cited paragraph states a cause of action in strict liability against him, which cause of action is not permitted against a physician. *See Podrat v. Codman Shurtleff, Inc.,* 384 Pa. Super. 404, 558 A.2d 895 (1989). In her responsive pleading and accompanying brief, Plaintiff denies that she has attempted to state or that she will attempt to pursue a cause of action in strict liability against Defendant Rosen. "Simply put, [Plaintiff's Fifth Amended Complaint asserts that] Dr. Rosen failed to appreciate the instrument's inadequacy during the procedure[.]" (Plaintiff's Brief in Opposition to Preliminary Objections, p. 2.) We agree with Plaintiff's position.

The paragraph about which Defendant Rosen complains states:

> Defendant physician, Dr. Rosen, failed to exercise the judgment of a reasonable physician under the circumstances as follows:

(a) Failing to properly care for the safety of plaintiff when performing a cytoscopy, [sic] right retrograde pyelogram, right ureterostomy, stone manipulation and right ureteral stent exchange when utilitizing the Gemini device during the procedure of April 25, 2008 such that it failed during surgery;
(b) Failing to properly supervise the treatment of plaintiff when performing a cytoscopy, [sic] right retrograde pyelogram, right ureterostomy, stone manipulation and right ureteral stent exchange when utilitizing the Gemini device during the procedure of April 25, 2008 such that it failed during surgery;
(c) Failing to extend proper and reasonable services when performing a cytoscopy, [sic] right retrograde pyelogram, right ureterostomy, stone manipulation and right ureteral stent exchange when utilitizing the Gemini device during the procedure of April 25, 2008 such that it failed during surgery;
(d) Failing to adequately perform all aspects of surgery when performing a cytoscopy, [sic] right retrograde pyelogram, right ureterostomy, stone manipulation and right ureteral stent exchange when utilitizing the Gemini device during the procedure of April 25, 2008 such that it failed during surgery;
(e) Failing to exercise reasonable care and diligence in the application of knowledge and skill to plaintiff's treatment when performing a cytoscopy, [sic] right retrograde pyelogram, right ureterostomy, stone manipulation and right ureteral stent exchange when utilitizing the Gemini device during the procedure of April 25, 2008 such that it failed during surgery;
(f) Failing to use best judgment in the treatment and care of plaintiff when performing a cytoscopy, [sic] right retrograde pyelogram, right ureterostomy, stone manipulation and right ureteral stent exchange when utilitizing the Gemini device during the procedure of April 25, 2008 such that it failed during surgery;
(g) Holding out expertise which induced plaintiff to believe that adequate and proper care would be provided when, in fact, adequate, proper, and reasonable care was not provided when performing a cytoscopy, [sic] right retrograde pyelogram, right ureterostomy, stone manipulation and right ureteral stent exchange when utilitizing the Gemini device during the procedure of April 25, 2008 such that it failed during surgery;
(h) Failing to recognize standards of good practice in the profession and in treatment of individuals such as plaintiff when performing a cytoscopy, [sic] right retrograde pyelogram, right ureterostomy, stone manipulation and right ureteral stent ex-

> change when utilitizing the Gemini device during the procedure of April 25, 2008 such that it failed during surgery;
> (i) Failing to adhere to the accepted procedures of administering treatment to individuals such as plaintiff when performing a cytoscopy, [sic] right retrograde pyelogram, right ureterostomy, stone manipulation and right ureteral stent exchange when utilitizing the Gemini device during the procedure of April 25, 2008 such that it failed during surgery;
> (j) Failing to possess the degree of professional earning, [sic] skill and ability which others similarly situated, ordinarily possess when performing a cytoscopy, [sic] right retrograde pyelogram, right ureterostomy, stone manipulation and right ureteral stent exchange when utilitizing the Gemini device during the procedure of April 25, 2008 such that it failed during surgery;
> (k) Failing to exercise reasonable care and diligence in the application of his knowledge and skill to plaintiff's care when performing a cytoscopy, [sic] right retrograde pyelogram, right ureterostomy, stone manipulation and right ureteral stent exchange when utilitizing the Gemini device during the procedure of April 25, 2008 such that it failed during surgery;
> (l) Failing to confirm [sic] to the require [sic] standard of care when performing a cytoscopy, [sic] right retrograde pyelogram, right ureterostomy, stone manipulation and right ureteral stent exchange when utilitizing the Gemini device during the procedure of April 25, 2008 such that it failed during surgery[.]

This language differs from that of the Third Amended Complaint only in that it includes the phrase "when performing a cytoscopy, [sic] right retrograde pyelogram, right ureterostomy, stone manipulation and right ureteral stent exchange when utilitizing the Gemini device during the procedure of April 25, 2008 such that it failed during surgery" at the end of each paragraph.

When ruling on Defendant Rosen's preliminary objections to the Third Amended Complaint, Judge Koury found that Plaintiff did not—"in paragraph 17 or elsewhere [in the pleading]—set forth any material facts that support those claims or explain how, factually, Rosen breached those standards." (Slip Op. at 5.) Accordingly, the Court struck paragraph 17 of the Third Amended Complaint—now paragraph 18 of the Fifth Amended Complaint—in its entirety. Accordingly, were we to view only paragraph 18(a)-(l) of the Fifth Amended Complaint, it would appear that Plaintiff has again failed to state a claim, in that these subparagraphs continue to exclude any factual basis for her claim. However, it is well-settled that we must view the complaint as a whole when ruling on preliminary objections, rather than reading any individual paragraph or subparagraph in a vacuum.

In attempting to remedy her error of pleading, Plaintiff has included in her Fifth Amended Complaint subparagraphs 18(m) and (n), which state:

> (m) Failing to properly inspect instrument before use in surgery when performing a cytoscopy, [sic] right retrograde pyelogram, right ureterostomy, stone manipulation and right ureteral stent exchange; and
>
> (n) Using defective, broken, worn, and improper instruments when performing a cytoscopy, [sic] right retrograde pyelogram, right ureterostomy, stone manipulation and right ureteral stent exchange.

Considering this language of paragraph 18 in connection with the subparagraphs that precede it, we find that Plaintiff has pleaded a factual basis upon which she makes her claims of negligence against Defendant Rosen, and that Plaintiff does not attempt to plead a claim of strict liability. While subparagraphs (a)-(l) do set forth merely legal conclusions, those conclusions must be considered in connection with the facts pleaded in subparagraphs (m) and (n) to support those legal conclusions, which are sufficient. For this reason, we must overrule Defendant Rosen's preliminary objection.

B. *Defendant Easton Hospital's Preliminary Objections*

1. *Motion To Strike or Limit Counts II and III*

Defendant Easton Hospital's first preliminary objection is a motion to strike Counts II and III of Plaintiff's Fifth Amended Complaint, with prejudice, or in the alternative to limit those counts to claims of liability for the conduct of Dr. Rosen. Defendant bases its objection on the fact that, following disposition of preliminary objections to the Third Amended Complaint, Plaintiff was granted leave to plead over but failed to make any changes to Counts II and III in the Fourth Amended Complaint, but rather did so in her Fifth Amended Complaint, which was filed after preliminary objections were filed to the Fourth Amended Complaint. More specifically, Defendant Hospital complains that Plaintiff failed to make more specific allegations of agency in her *Fourth* Amended Complaint. Defendant characterizes this failure as a violation of the Court's prior Order and asserts that Counts II and III must be stricken or limited as a result.

The Court finds no reason to strike or limit Plaintiff's claims in Counts II and III as a result of this defect in pleading. While Defendant is accurate that Plaintiff did not cure all of the defects of her pleading with her Fourth Amended Complaint, Plaintiff did make other changes to her pleading therein with regard to her claims against Defendant Rosen, and did not merely file an exact copy of her prior pleading. Later, Plaintiff did attempt to cure the continuing defect of pleading in her claims against Defendant Hospital by filing a Fifth Amended Complaint as a matter of course,

within the time permitted by Pa. R.C.P. 1028. While inconvenient to the Defendants, this pleading is permitted under the Rule, and furthermore, we would exercise our discretion to allow the fifth amendment in this instance, as amendments to pleadings should be liberally permitted at any stage of the pleadings in order to ensure that causes of action are decided on the merits and not merely dismissed due to technical considerations. *See Sejpal v. Corson, Mitchell, Tomhave & McKinley, M.D.'s., Inc.,* 445 Pa. Super. 427, 432, 665 A.2d 1198, 1200 (1995). For this reason, Defendant Hospital's first preliminary objection shall be overruled.

2. *Motion To Strike General Allegations of Agency*

In its second preliminary objection, Defendant Hospital asks this Court to strike general allegations of agency from Plaintiff's Fifth Amended Complaint. This issue was previously addressed by this Court regarding Plaintiff's Third Amended Complaint. That prior pleading included claims of liability against "other, including but not limited to, physicians, nurses, assistants and technicians, who act for and on behalf of the entity as its agents, servants, employees, directors or officers[.]" The Court struck this language, finding that such a vague and general statement "deprives Easton Hospital of the opportunity to prepare an adequate defense because it cannot identify the alleged actors." (Slip Op. at 8-9.)

In its most recent complaint, Plaintiff has identified three particular staff members, in addition to Dr. Rosen, to whom she attributes negligent conduct—Nurse Anderson, Nurse Mueller and "the nurse responsible for the patient's identification whose name is indecipherable on the Invasive Procedure Time-Out and Site Marking Verification Checklist." (Fifth Amended Complaint, ¶¶21-24, 27.) These descriptions are sufficient to properly identify an alleged agent and Defendant Hospital does not deny same.

Rather, Defendant Hospital herein objects to the following language in paragraphs 21-24 and 27 of the Fifth Amended Complaint: "others including, but not limited to, physicians, nurses, assistants, and technicians, who are unable at this time, to be identified due to the indecipherability of their initials or signatures in the chart, responsible for the inspection, maintenance and service of the Gemini device used during the procedure on April 25, 2008."

This language does not appreciably differ from the language which this Court previously struck from Plaintiff's pleading. Rather, Plaintiff continues to rely on the possibility of future discovery to reveal the identity of these persons who are "unable at this time, to be identified due to the indecipherability of their initials or signatures in the chart[.]" As this Court previously stated in its November 19, 2010 Opinion, such reliance is misplaced: "Groff commenced this action on February 4, 2010 by Praecipe for a Writ of Summons. Thereafter, it was her responsibility to obtain

discovery such that she could plead with sufficient specificity. [*See Gross v. United Engineers and Instructors, Inc.,* 224 Pa. Super. 233, 237, 302 A.2d 370, 372 (1973).] If she failed to obtain such discovery, she may not rely on her failure to escape the burdens of proper pleading. *See id."*

Accordingly, we must sustain Defendant Hospital's second preliminary objection and again strike these vague allegations of agency, *i.e.,* the language "others including, but not limited to, physicians, nurses, assistants, and technicians, who are unable at this time, to be identified due to the indecipherability of their initials or signatures in the chart, responsible for the inspection, maintenance and service of the Gemini device used during the procedure on April 25, 2008." Plaintiff shall be permitted to plead over again, but is cautioned not to again include such vague and overbroad allegations in her pleadings.

3. *Motion To Strike Count III*

In its third preliminary objection, Defendant Hospital asks this Court to dismiss Count III of Plaintiff's Complaint, a claim asserting liability under a theory of ostensible agency as it relates to Dr. Rosen. Therein, Defendant Hospital asserts that "Plaintiff looked to the individual physician rather than the institution" in seeking care, and that accordingly a *prima facie* case of negligence cannot be established under a theory of ostensible agency.

This same objection was previously raised by Defendant Hospital in its preliminary objections to Plaintiff's Third Amended Complaint, and disposed of by this Court on November 19, 2010. In his Opinion of that date, Judge Koury found that, as the Third Amended Complaint related to Dr. Rosen, "it is both sufficiently specific and conformed to relevant law." (Slip Op. at 10.)

With the exception of additional language relating to persons *other than* Dr. Rosen, Count III of Plaintiff's Fifth Amended Complaint is identical to Count III of Plaintiff's Third Amended Complaint. The issue having already been determined by this Court, Defendant Hospital is estopped from raising the issue again—it cannot be relitigated simply because Plaintiff has filed an amended pleading, just as Defendant Hospital would not be permitted to make a preliminary objection to a point contained in an amended complaint which it did not but could have raised with respect to a prior complaint. *See* Pa. R.C.P. 1028. For this reason Easton Hospital's third preliminary objection must be overruled.

4. *Motion To Strike Claims of Vicarious Liability and Ostensible Agency for Lack of Specificity*

In its final preliminary objection, Defendant Hospital objects to Plaintiff's claims of vicarious liability and ostensible agency as they relate to persons other than Dr. Rosen, in that Plaintiff has failed to identify the

alleged negligent conduct of those persons. Defendant Hospital made this same preliminary objection to Plaintiff's Third Amended Complaint, and this Court sustained that objection, finding that the pleading contained inadequate information so as to allow Defendant Hospital to prepare a defense. In her Fifth Amended Complaint, Plaintiff has failed to add any new language which contains factual averments regarding allegedly negligent conduct by persons other than Dr. Rosen. Therefore, for the reasons set forth in this Court's opinion of November 19, 2010, Defendant Hospital's preliminary objection must be sustained.

WHEREFORE, we enter the following:

ORDER

AND NOW, this 11th day of April 2011, upon consideration of the preliminary objections to Plaintiff's Fifth Amended Complaint, it is hereby ORDERED as follows:

1. Defendant Rosen's preliminary objection is OVERRULED.
2. Defendant Hospital's first preliminary objection is OVERRULED.
3. Defendant Hospital's second preliminary objection is SUSTAINED.
4. Defendant Hospital's third preliminary objection is OVERRULED.
5. Defendant Hospital's fourth preliminary objection is SUSTAINED.
6. Plaintiff is permitted to file an amended pleading within twenty (20) days of the date of this Order.

JOHN and PATRICIA PAULSON, DUSAN DAMJANOVIC and LESLIE PEOPLES, ANTHONY and KARA MASCITTI, WILLIAM B. KARP, JR. and STEVEN and LARA GOUDSOUZIAN, Appellants v. ZONING HEARING BOARD OF LOWER SAUCON TOWNSHIP and ALEX PATULLO

In the Commonwealth Court of Pennsylvania—No. 471 C.D. 2011. Argued: September 13, 2011.

Before: LEADBETTER, PELLEGRINI, and KELLEY, JJ.

Memorandum Opinion of the Court filed on October 24, 2011 by LEADBETTER, P.J.

John and Patricia Paulson, Dusan Damjanovic and Leslie Peoples, Anthony and Kara Mascitti, William B. Karp, Jr. and Steven and Lara Goudsouzian (Objectors) appeal from the order of the Court of Common Pleas of Northampton County, which affirmed the decision of the Zoning Hearing Board of Lower Saucon Township (Board) to grant a number of variances to Alex Patullo. We vacate and remand for further proceedings.

Patullo is the owner of what was formerly known as the Woodland Hills Country Club and Golf Course. The course included a clubhouse, which had a liquor license and served food to golfers and the general public, and was occasionally rented out as a banquet facility. The course was located in an area of Lower Saucon Township zoned rural agricultural (RA). In RA zones, golf courses are a permitted use, and the parties are apparently under the impression that the clubhouse was permitted as an accessory use.

For economic reasons, Patullo decided to close the golf course and sell off most of its land. He planned to keep the clubhouse, and the 13.4 acres on which it sits, however, and continue to use it as a banquet facility. Patullo also planned to discontinue the daily operation of the clubhouse as a restaurant and bar, and use it only when rented out for an event.

Because he believed that the clubhouse could not continue to operate as an accessory to a golf course after the golf course itself was shut down, Patullo went to the Board for relief. Finding that the township's zoning ordinance (Ordinance) made no allowance for banquet facilities, Patullo sought authorization to continue operating the clubhouse as a "Club, Lodge or Social Building (Private)," which is a conditional use in RA districts. Ordinance §180-20. Patullo conceded that there were a number of requirements for this use which he could not meet, including that "[t]he club will serve a purely social, religious, athletic or community service purpose" and that "[i]t will be operated on a membership basis and not conducted as a business." Ordinance §180-112A(1), (2). Patullo planned to use his club-

house on a for-profit, non-membership basis, and thus sought variances from those requirements.[1]

Before the Board, Patullo testified to the above facts, which are undisputed. He also testified that the structure in question was purpose-built as a clubhouse, that it is not suitable for other uses, and that it has been used as a clubhouse for more than twenty years. Patullo also agreed to a request from the Board that, if the requested variances were granted, he would agree to cease operations at the facility by midnight each night.

Objectors also appeared before the Board. They argued that Patullo had not shown the hardship necessary to receive a variance, and that the use Patullo was proposing for the clubhouse was more like that defined by the Ordinance as a "Tavern," a use not permitted in RA districts.

The Board granted the variances. The Board considered whether the requested variances "should be deemed dimensional or use variances" and concluded that, "strictly speaking, they are neither." Board Opinion at 10. However, the Board concluded that "under the somewhat unique facts of this case the requested variances should be analyzed using the standards of dimensional rather than use variances." *Id.* Analyzing the case under the standard for dimensional variances announced by our Supreme Court in *Hertzberg v. Zoning Board of Adjustment of City of Pittsburgh,* 554 Pa. 249, 721 A.2d 43 (1998), the Board determined that Patullo had met the requirements to receive the variances. Common Pleas, without taking additional evidence, affirmed. An appeal to this Court followed.

On appeal, Objectors argue that the Board erred in evaluating Patullo's request under the *Hertzberg* standard for dimensional variances,

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[1] While the Board, common pleas and the parties all appear to believe that the clubhouse was a valid accessory use to the golf course, a close reading suggests that the clubhouse does not appear ever to have been a valid accessory use under the terms of the present Ordinance. Article IV of the Ordinance, dealing with RA districts, lists a number of permitted uses, including golf courses. Ordinance §180-19. An additional section of the Ordinance spells out dimensional and other requirements specific to golf courses, but does not mention clubhouses or the service of food and drink. Ordinance §180-113. The Ordinance's definition section includes an entry for "golf course," but similarly does not mention clubhouses. Ordinance §180-5. Finally, the Ordinance includes a list of 13 permitted accessory uses in RA districts, but there is no provision for clubhouses, restaurants or taverns. Ordinance §180-21. Therefore, it may be that continuation of the banquet facility use is permitted as of right as a preexisting, nonconforming use and that no variance was actually required.

To establish a prior nonconforming use, "the landowner is required to provide objective evidence that the subject land was devoted to such use at the time the zoning ordinance was enacted." *Smalley v. Zoning Hearing Board of Middletown Township,* 575 Pa. 85, 90, 834 A.2d 535, 538-39 (2003). This burden includes "the requirement of conclusive proof ... of the precise extent, nature, time of creation and continuation of the alleged nonconforming use." *Jones v. The Township of North Huntingdon Zoning Hearing Board,* 78 Pa. Commonwealth Ct. 505, 508, 467 A.2d 1206, 1207 (1983). The Ordinance in this case was adopted in 2002, superseding a prior ordinance which had been adopted in 1998. It is undisputed that Patullo has been operating the clubhouse for over twenty years. We draw no conclusions on this matter, as further fact-finding, including an evaluation of the ordinance, if any, in effect at the precise time of the construction of the clubhouse, would be required.

and that Patullo failed to establish a number of the elements needed to receive a variance.

> An applicant must establish five criteria before receiving a variance: (1) an unnecessary hardship will result if the variance is denied, due to the unique physical circumstances or conditions of the property; (2) because of such physical circumstances or conditions the property cannot be developed in strict conformity with the provisions of the zoning ordinance and a variance is necessary to enable the reasonable use of the property; (3) the hardship is not self-inflicted; (4) granting the variance will not alter the essential character of the neighborhood nor be detrimental to the public welfare; and (5) the variance sought is the minium variance that will afford relief.

Taliaferro v. Darby Township Zoning Hearing Board, 873 A.2d 807, 811-12 (Pa. Commw. 2005).

Traditionally, an applicant seeking to show unnecessary hardship was required to demonstrate that:

> (1) the physical features of the property are such that it cannot be used for a permitted purpose; or (2) that the property can be conformed for a permitted use only at a prohibitive expense; or (3) [that] the property [has no] value [] for any purpose permitted by the zoning ordinance.

Id. at 812. However, our Supreme Court in *Hertzberg* noted that:

> [w]hen seeking a dimensional variance within a permitted use, the owner is asking only for a reasonable adjustment of the zoning regulations in order to utilize the property in a manner consistent with the applicable regulations. Thus, the grant of a dimensional variance is of lesser moment than the grant of a use variance, since the latter involves a proposal to use the property in a manner that is wholly outside the zoning regulation.

Hertzberg, supra at 257, 721 A.2d at 47. Therefore, the court held that:

> in determining whether unnecessary hardship has been established, courts should examine whether the variance sought is use or dimensional. To justify the grant of a dimensional variance, courts may consider multiple factors, including the economic detriment to the applicant if the variance was denied, the financial hardship created by any work necessary to bring the building into strict compliance with the zoning requirements and the characteristics of the surrounding neighborhood.

Id. at 263-64, 721 A.2d at 50.

In this case, the Board determined that Patullo's requests should be evaluated as dimensional variances. The Board apparently reasoned that,

because Patullo was not requesting a new use, but rather to be allowed to continue the use he had put his property to for a number of years, his request should not be evaluated as a use variance, but rather as a dimentional variance. This was clear error. Unlike the property owner in *Hertzberg,* Patullo did not seek relief from the dimensional requirements associated with a permitted use; rather, Patullo sought to put his property to a use not allowed under the Ordinance. This was clearly a request for a use variance, and it was therefore error for the Board to apply the relaxed *Hertzberg* standard to it.

Because the Board applied the incorrect standard, its decision clearly cannot stand. Accordingly, we vacate and remand for the Board to consider the facts of this case under the standards applicable to use variances.[2]

ORDER

AND NOW, this 24th day of October, 2011, the order of the Court of Common Pleas of Northampton County in the above-captioned matter is hereby VACATED and the matter is REMANDED for further proceedings consistent with this opinion.

Jurisdiction relinquished.

Editor's Note: Appealed from Order entered February 22, 2011 in the Court of Common Pleas of Northampton County, Pennsylvania, Civil Division—No. C-48-CV-2010-5615. (Published in the *Northampton County Reporter,* Vol. LVI, No. 90, September 22, 2011.)

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[2] In this regard we note that variances have occasionally been granted for purpose-built structures which, through no fault of the owner, can no longer be used as zoned and would be prohibitively expensive to retrofit. *See Halberstadt v. Borough of Nazareth,* 546 Pa. 578, 687 A.2d 371 (1997); *see also, Robert Ryan, Pennsylvania Zoning Law and Practice* §6.4.12 (2011). Of course, however, substantial evidence must support any finding that the building in question qualifies as such a structure.

NORTHAMPTON COUNTY REPORTER DIGEST—2011-11

Caption: **Stephen Peckham, Plaintiff v. Samantha Lovgren and Randy Lovgren, Defendants**
Term No.: CV-2009-13705
Keywords: Pa. R.C.P. 2253; Late Joinder Motion; Cause or Adequate Justification for Delay in Filing; Dram Shop Act
Attorney(s): Steven J. Margolis, Esquire for Plaintiff
Steven M. Liero, Esquire for Defendant
Date of Order: June 3, 2011
Judge: Leonard N. Zito, J.
Description of Decision:

The Defendants moved to join Fuglee's Pub as an additional defendant pursuant to Pa. R.C.P. 2253 on February 28, 2011, nearly one year after the Plaintiff filed his complaint on March 1, 2010. The basis for the motion was Fuglee's Pub's potential liability over to the Defendants under Pennsylvania's Dram Shop Act for continuing to serve the Plaintiff alcoholic beverages after he was visibly intoxicated,

The Court acknowledged that this was a potentially valid basis for joinder but denied the motion because the Defendants failed to offer an adequate justification for their tardiness in moving to join Fuglee's Pub. Specifically, the Court noted that the Defendants took no action for ten (10) months after it received information on April 26, 2010 concerning the Plaintiff s consumption of alcohol at Fuglee's Pub.

Caption: **In Re: A.R. McB. Minor Child of A.A.McB. and K.S.T.**
Term No.: 2009-25 O.C.
Keywords: Consent To Adoption; Revocation; 23 Pa. C.S.A. §2711(c)
Attorney(s): Robert Glazer, Esquire on behalf of the Natural Mother
John Ryback, Esquire on behalf of the Child
Valerie S. Cammarene, Esquire on behalf of Office of Children, Youth and Families
Lisa Spitale, Esquire on behalf of the Natural Father
Date of Order: January 7, 2010
Judge: Leonard N. Zito, J.
Description of Decision:

Consent To Adoption may only be revoked in accordance with 23 Pa. C.S.A. §2711(c) which requires that a written revocation upon the agency is presented within thirty days. If the mother alleges that the consent was given under fraud or duress then a petition may be filed within sixty days after the birth of the child or the execution of the consent, whichever occurs later in time.

Mother did not state her desire to revoke her consent until she did so orally after the thirty-day deadline. Mother also filed a petition challenging the validity of the consent to the adoption nearly three months after the statutory deadline for such a filing had expired. The unseemliness of the petition precludes the court from considering the issue of the validity of the consent to the adoption, therefore Mother's consent to adoption is confirmed and parental rights are terminated.

Caption: **Commonwealth of Pennsylvania v. Maynard E. Kise, Jr.**
Term No.: CR-975-2009

Keywords: DUI; Probable Cause; Reasonable Suspicion; Anonymous Tip
Attorney(s): Abraham P. Kassis, Esquire for Prosecution
Edward J. Andres, Esquire for Defendant
Date of Order: January 7, 2010
Judge: Leonard N. Zito, J.
Description of Decision:

The Defendant sought to suppress evidence obtained during his arrest on suspicion of DUI, and to have his charges dismissed. The Defendant argued that the stop was unsupported by probable cause or reasonable suspicion because it resulted from an anonymous tip, without independent police corroboration. The Court disagreed, finding that, under the totality of the circumstances, the Officer was justified in approaching the Defendant to perform a *Terry* stop; thereafter, the Officer's observations were permissible under the plain view exception to the warrant requirement under the United States and Pennsylvania constitutions.

Caption: **Commonwealth of Pennsylvania v. Luis R. Rodriguez**
Term No.: CR-1876-2009
Keywords: *Prima Facie;* Criminal Homicide; Attempted Homicide
Attorney(s): Patricia Mulqueen, Esquire for Prosecution
Robert C. Patterson, Esquire for Defendant
Date of Order: January 8, 2010
Judge: Leonard N. Zito, J.
Description of Decision:

The Court denied the Defendant's *habeas corpus* petition, finding that eyewitness testimony which placed the Defendant at the scene of the crime with a large knife moments before the victim sustained serious stab wounds to his head, neck and torso, combined with the victim's hospital medical records, and a police officer's testimony that there was broken furniture and blood at the scene, was sufficient to establish a *prima facie* case for attempted homicide.

Caption: **Richard Plinio v. Comcast Cable**
Term No.: CV-2009-3641
Keywords: Preliminary Objection; Racial Discrimination; Employment Termination; Pennsylvania Human Relations Act, 43 P.S. §§951– 963; Equitable Tolling.
Attorney(s): Donald P. Russo, Esquire for Plaintiff
Frank A Chernak, Esquire for Defendant
Date of Order: January 19, 2010
Judge: Leonard N. Zito, J.
Description of Decision:

Defendant filed preliminary objections seeking to dismiss the Plaintiff's complaint for lack of subject matter jurisdiction and for Plaintiff's failure to have exhausted all available administrative remedies. The Plaintiff claimed that there was no cause of action because the complaint was filed after the statutory deadline. The Plaintiff is permitted to file an amended complaint setting forth the factual basis for equitable tolling of the statutory deadline.

Caption: **David Blocki v. Josepeh Scoresc, Alexander E. Pamphilis, Gatz, LLC d/b/a/ R&J Partners, Whogotz, LLC, Lighthouse Abstract, Ltd., Sonya Bieber, Jeffrey R. Randolph, and Daniel A. Lombardo**

Term No.: CV-2009-9359

Keywords: Preliminary Objection; Promissory Note; Mortgage Satisfaction; RICO Act

Attorney(s): William P. Exaros, Esquire for Plaintiff
Louis J. Mattioli III, Esquire for Defendant Daniel A. Lombardo
Leo V. Devito, Jr., Esquire for Defendant Daniel A. Lombardo
Joseph W. Denneler, Esquire for Defendant Lighthouse Abstract & Sonya Bieber
Charity A. Heidenthal, Esquire for Defendant Lighthouse Abstract & Sonya Bieber

Date of Order: January 19, 2010

Judge: Leonard N. Zito, J.

Description of Decision:

Plaintiff alleged a breach of a promissory note and mortgage satisfaction piece in their complaint. The Defendant, who purchased the property from Plaintiff; filed preliminary objections to Counts III and Count V. Count III alleged that the Defendant was unjustly enriched. However, the complaint failed to aver that the Defendant had received a direct benefit from the Plaintiff. The Court therefore sustained the demurrer to Count III, but granted the Plaintiff leave to file an amended complaint.

Count V asserted a violation of 18 U.S.C.A. §1964(c) of the RICO Act. The Court found that the allegations in support of this claim bore no resemblance to the type of racketeering activity prohibited by RICO, and therefore dismissed Count V with prejudice.

Caption: **Bureaus Investment Group No. 7, LLC, Assignee of Chase Visa/ Mastercard v. Timothy J. Schoenen**

Term No.: No. 2007-8265

Keywords: Preliminary Objections; Pa. R.C.P. 102(a)(2) & (3); Nonconformity to Rule of Law; Insufficient Specificity

Attorney(s): Charles F. Bennett, Esquire for Plaintiff
Christopher Giles, Esquire for Plaintiff
James A. Havassy, Esquire for Defendant

Date of Order: January 22, 010

Judge: Leonard N. Zito, J.

Description of Decision:

The Defendant preliminarily objected on the grounds of nonconformity to rule of law and insufficient specificity pursuant to Pa. R.C.P. 1028(a)(2) & (3). The Court overruled the Defendant's objection for insufficient specificity because the Amended Complaint included a document averred to be a "true and correct copy" of the parties' agreement. The Court sustained the objection for insufficient specificity as to the outstanding balance, finding that the Plaintiff had provided insufficient documentary support for the "previous balance" allegedly owed. The Court granted the Plaintiff leave to file an amended complaint to document or otherwise explain the origin or calculation of the previous balance.

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