

# Northampton County Reporter

(USPS 395-280)

VOL. LV

EASTON, PA November 26, 2009

NO. 100

**Commonwealth of Pennsylvania v. Jason Warren Holland, Defendant**

**Northampton County Reporter Digest—2009-11**

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4. Philadelphia Flyers vs. New York Islanders

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

**Memorial Service for Honorable Richard D. Grifo**

Tuesday, December 8, 2009, Courtroom #1

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*Northampton County Reporter*

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

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Edward P. Shaughnessy, Esquire  
Editor

**NOTICE TO NCBA MEMBERS – BAR NEWS**

Memorial Service for Honorable Richard D. Grifo—Tuesday, December 8, 2009

A Memorial Service will be held for Judge Richard D. Grifo on December 8, 2009, in Courtroom #1, Northampton County Courthouse beginning at 9:00 a.m. Please plan to join us for this memorial.

Philadelphia Flyers vs. New York Islanders Bus Trip

Saturday, January 30, 2010

Look for the registration form inside.

WiFi Access in the Courthouse Law Library for NCBA Members

Members interested in registering for the WiFi access in the law library should contact the librarian, Carol Devlin, for the registration information. Access begins October 1, 2009.

I consider trial by jury as the only anchor ever yet imagined by man, by which government can be held to the principles of its constitution. ~ Thomas Jefferson

**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****BARKLEY, HELEN**, dec'd.

Late of Lower Saucon Township, Northampton County, PA

Executrix: Barbara S. Goerlich 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

**BEST, MARTHA S. a/k/a MARTHA BEST**, dec'd.

Late of Walnutport, Northampton County, PA

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

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

**CORRELL, JOHN A., SR. a/k/a JOHN A. CORRELL**, dec'd.

Late of the Township of Palmer, Northampton County, PA

Co-Executors: Gregory Correll and Kathleen Correll c/o Ralph W. Litzenberger, Esquire, 1708 Northampton Street, P.O. Box 3272, Easton, PA 18043-3272

Attorney: Ralph W. Litzenberger, Esquire, 1708 Northampton Street, P.O. Box 3272, Easton, PA 18043-3272.

**KNECHT, GLADYS B.**, dec'd.

Late of the Township of Bethlehem, Northampton County, PA  
Co-Executrices: Janet K. Siegfried and Carol K. Eharth c/o Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 West Lafayette Street, Suite 100, Easton, PA 18042-1412

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

**TOOMA, GEORGE H. a/k/a GEORGE TOOMA, SR. a/k/a GEORGE TOOMA**, dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Janet Tooma c/o John J. Schneider, Esquire, 104 W. High Street, Milford, PA 18337

Attorney: John J. Schneider, Esquire, 104 W. High Street, Milford, PA 18337

**SECOND PUBLICATION****BRONG, ANNA**, dec'd.

Late of Nazareth, Northampton County, PA

Executrix: Leann Brong, 1616 Cloverleaf St., Bethlehem, PA 18017

**BROWN, CAROL L.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Grace S. Brown c/o Mary Ann Snell, Esquire, Suite 311, 3400 Bath Pike, Bethlehem, PA 18017

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

**CURATOLA, ANTOINETTE P.,**  
dec'd.

Late of Bethlehem, Northampton County, PA

Administrator: Arthur J. Curatola c/o Thomas J. Turczyn, Esquire, 1711 W. Hamilton Street, Allentown, PA 18104

Attorney: Thomas J. Turczyn, Esquire, 1711 W. Hamilton Street, Allentown, PA 18104

**KOJEK, WILLIAM S.,** dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Debbie F. Buskirk 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

**SIMITZ, FRANK J., JR.,** dec'd.

Late of the City of Allentown, Northampton County, PA

Executrix: Barbara Wilson 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 18020

**SNYDER, BERNICE A.,** dec'd.

Late of Walnutport, Northampton County, PA

Co-Executors: Donald A. Roberts and Belinda G. Roberts c/o Thomas A. Capehart, Esquire, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

Attorney: Thomas A. Capehart, Esquire, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

**STOUT, WALTER a/k/a WALTER C. STOUT,** dec'd.

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

Executrix: Charlene Knecht, 112 Erdman Avenue, Bangor, PA 18013

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

**SZAKOVICS, STEPHEN J.,** dec'd.

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

Administratrix C.T.A.: Shelley A. Blasco c/o Daniel E. Cohen, Attorney, Seidel, Cohen, Hof & Reid, L.L.C., 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

**THIRD PUBLICATION****BARTHOLOMEW, NANCY J.,**  
dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Susan Jane Cimera c/o Lawrence Center, Esquire, P.O. Box 1248, 60 W. Broad St., Ste. 103, Bethlehem, PA 18016  
Attorney: Lawrence Center, Esquire, P.O. Box 1248, 60 W. Broad St., Ste. 103, Bethlehem, PA 18016

**BUTZ, MARY E. a/k/a MARY BUTZ,** dec'd.

Late of the Borough of Bangor, Northampton County, PA

Executor: Robert Farleigh c/o David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019

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

**CAMARCO, MARY E.**, dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Andree C. Johnson, 34 Surrey Drive, Easton, PA 18045

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

**DECH, PAUL S.**, dec'd.

Late of the Township of East Allen, Northampton County, PA

Co-Executors: Paul H. Deck, 291 Wright Street, Hallstead, PA 18822-9382, John H. Dech, 1274 Neffs-Laurys Road, Laurys Station, PA 18059-1323, James H. Dech, 6012 W. 26th Street, Greeley, CO 80634-8936 and Ralph H. Dech, 1438 Main Street, Bath, PA 18014-9155

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

**DeRAYMOND, JOSEPH SHAT-TUCK a/k/a JOSEPH S. De-RAYMOND**, dec'd.

Late of the Borough of Freemansburg, Northampton County, PA  
Administrator: Raymond J. De-Raymond, Esquire, Gross McGinley, LLP, 717 Washington Street, Easton, PA 18042-4386

Attorneys: Raymond J. DeRaymond, Esquire, Gross McGinley, LLP, 717 Washington Street, Easton, PA 18042-4386

**EHRHARDT, DONALD A.**, dec'd.

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

Executor: Richard Ehrhardt 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

**ERKINGER, JULIA A.**, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Co-Executors: Dennis Erkinge and Edward Erkinge c/o Alfred S. Pierce, Esquire, Pierce & Dally, LLP, 124 Belvidere Street, Nazareth, PA 18064

Attorneys: Alfred S. Pierce, Esquire, I.D. No. 21445, Pierce & Dally, LLP, 124 Belvidere Street, Nazareth, PA 18064

**GALM, VERONICA A.**, dec'd.

Late of the Borough of North Catasauqua, Northampton County, PA

Executor: John A. Galm, III c/o Timothy J. Duckworth, Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., P.O. Box 20770, Lehigh Valley, PA 18002-0770

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

**GEORGE, DOROTHY I. a/k/a DOROTHEA GEORGE**, dec'd.

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

Co-Executors: Wayne E. George and Randall L. George c/o McFall, Layman & Jordan, P.C.,

Attorneys at Law, 134 Broadway,  
Bangor, PA 18013

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

**GONTAR, IDA**, dec'd.

Late of the Borough of Northamp-  
ton, Northampton County, PA  
Executrix: Annette Corona c/o  
Kevin F. Danyi, JD, LL.M., Danyi  
Law Offices, P.C., 133 East  
Broad Street, Bethlehem, PA  
18018

Attorneys: Kevin F. Danyi, JD,  
LL.M., Danyi Law Offices, P.C.,  
133 East Broad Street, Bethle-  
hem, PA 18018

**HUNSICKER, CECIL J.**, dec'd.

Late of the Borough of Wilson,  
Northampton County, PA  
Co-Executors: Shelley J. Mur-  
phy, 215 Flint Hill Road, Albur-  
tis, PA 18011 and Bradley H.  
Hunsicker, 2019 Ferry Street,  
Easton, PA 18042

Attorney: Louis S. Minotti, Jr.,  
Esquire, 44 North Second Street,  
P.O. Box 468, Easton, PA  
18044

**HUTCHINSON, EVELYN M. a/k/a  
EVELYN HUTCHINSON a/k/a  
EVELYN M. SHAFER**, dec'd.

Late of Northampton County,  
PA

Co-Executrices: Linda M. Heil-  
man and Sharon R. Coley c/o  
William K. Murphy, Esquire,  
Herster, Newton & Murphy, 127  
N. 4th St., P.O. Box 1087, Eas-  
ton, PA 18044-1087

Attorneys: William K. Murphy,  
Esquire, Herster, Newton & Mur-  
phy, 127 N. 4th St., P.O. Box  
1087, Easton, PA 18044-1087

**IKE, ARLENE A.**, dec'd.

Late of Forks Township,  
Northampton County, PA  
Executor: Bruce Ike c/o Joel M.  
Scheer, Esquire, Fishbone and  
Scheer, 940 West Lafayette  
Street, Easton, PA 18042

Attorneys: Joel M. Scheer, Es-  
quire, Fishbone and Scheer, 940  
West Lafayette Street, Easton, PA  
18042

**KAMINSKI, PATRICIA A. a/k/a  
PATRICIA ANN KAMINSKI**,  
dec'd.

Late of the Township of Bethle-  
hem, Northampton County, PA  
Executrix: Nancy K. Kaminski,  
2472 Observatory Avenue, Cin-  
cinnati, OH 45208

Attorney: James J. Holzinger,  
Esquire, 1216 Linden Street,  
P.O. Box 1409, Bethlehem, PA  
18016

**McKERIHAN, JOSEPHINE I.  
a/k/a JOSEPHINE McKERI-  
HAN**, dec'd.

Late of Northampton, Northamp-  
ton County, PA  
Executrix: Mary A. Wilson c/o  
Robert Van Horn, Esquire, 123  
North Fifth Street, Allentown, PA  
18102

Attorney: Robert Van Horn, Es-  
quire, 123 North Fifth Street,  
Allentown, PA 18102

**PERIN, RONALD R.**, dec'd.

Late of Pen Argyl, Northampton  
County, PA

Co-Executors: Lisa J. Perin and  
Michael Pickett c/o Fitzpatrick  
Lentz & Bubba, P.C., 4001  
Schoolhouse Lane, P.O. Box 219,  
Center Valley, PA 18034-0219

Attorneys: Fitzpatrick Lentz &  
Bubba, P.C., 4001 Schoolhouse  
Lane, P.O. Box 219, Center Val-  
ley, PA 18034-0219



**PYSHER, MATTHEW JAMES,**  
dec'd.

Late of Upper Mt. Bethel Township, Northampton County, PA  
Co-Administrators: James Pys-  
sher and Sandra Ann Pyssher c/o  
Ralph J. Bellafatto, Esquire,  
4480 William Penn Highway,  
Easton, PA 18045

Attorney: Ralph J. Bellafatto,  
Esquire, 4480 William Penn  
Highway, Easton, PA 18045

**SEGATTI, EVA MARIE a/k/a EVA  
SEGATTI,** dec'd.

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

Executor: Raymond Robert Pa-  
van c/o Christopher T. Spadoni,  
Esquire, 215 West Broad Street,  
Bethlehem, PA 18018

Attorney: Christopher T. Spa-  
doni, Esquire, 215 West Broad  
Street, Bethlehem, PA 18018

**STIMELING, DAVID F.,** dec'd.

Late of Northampton, Northamp-  
ton County, PA

Administratrix: Annette Stimel-  
ing, P.O. Box 142, Kempton, PA  
19529-0142

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

Late of Bethlehem, Northampton  
County, PA

Co-Executrices: Susan J. Toohey  
and Patricia T. Lowman c/o Wil-  
liam W. Matz, Jr., Esquire, 211  
W. Broad Street, Bethlehem, PA  
18018-5517

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

**WATSON, GEORGE H., SR.,**  
dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Co-Executors: George H. Wat-  
son, Jr., 8711 Lanway, Tampa,

FL 33637 and Diane F. Fetzter,  
2198 Schwab Avenue, Bethle-  
hem, PA 18015

Attorney: Paul J. Harak, Esquire,  
1216 Linden Street, P.O. Box  
1409, Bethlehem, PA 18016

**LIMITED LIABILITY COMPANY  
NOTICE**

NOTICE IS HEREBY GIVEN that  
a Certificate of Organization for a  
Domestic Limited Liability Company  
was filed with the Department of State  
of the Commonwealth for:

**R&D FITNESS, LLC**

in accordance with the provisions of  
the Limited Liability Act of 1994, as  
amended.

JOHN L. OBRECHT, ESQUIRE  
1731 Main Street  
Northampton, PA 18067-1544

Nov. 26

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

The following real estate will be  
sold by the Sheriff of Northampton  
County, Pennsylvania, on DECEM-  
BER 11, 2009 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 delin-  
quent taxes certified to the Sheriff's  
Office. Any current taxes are the re-  
sponsibility of the purchaser.

**No. 2****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-05808**

ALL THAT CERTAIN parcel of  
land, with the improvements thereon  
erected, situate in the City of Bethle-  
hem, County of Northampton, Penn-  
sylvania, bounded and described as  
follows to wit:



PARCEL NO. 1—Situate at the Northwest corner of Spruce and Masslich Streets, being the Southern one-half of the Eastern one-half of Lot No. 10 Goepp Street, as designated on Map of Bethlehem published by W. T. Roepfer containing on said Spruce Street (formerly alley) thirty (30) feet and of that same width extending Northwardly a distance of eighty-one (81) feet more or less to line of land now or late of F. A. Wagner. Bounded on the North by said lot now or late of F. A. Wagner, East by said Masslich Street (formerly alley), South by said Spruce Street (formerly alley) and West by land now or late of W. C. Loos. Being 64 West Spruce Street.

BEING PART OF THE SAME PREMISES which Nicholas Argeros and Evangeline Argeros, his wife, by their Deed dated Match 2, 1987 and recorded June 16, 1987 in the Recorder of Deeds Office of Northampton County in Deed Book Volume 730, page 157 granted and conveyed unto Nicholas Argeros and Evangeline Argeros, his wife, and William Argeros, single, as tenants by the entirety as between Nicholas Argeros and Evangeline Argeros, his wife, and as joint tenants with the right of survivorship and not as tenants in common as between them as such tenants by entirety and William Argeros. Nicholas Argeros died August 31, 1997 and their entire interest in said property passed by operation of law unto Evangeline Argeros.

TOGETHER with all and singular the lot, 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.

TO HAVE AND TO HOLD the said lot, buildings, improvements, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said parties of the second part their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns FOREVER.

BEING KNOWN AS: 64 West Spruce Street, Bethlehem PA 18020.

PROPERTY ID NO.: P6NE1A-7-5.

TITLE TO SAID PREMISES IS VESTED IN Peter Kemmerer and Karen Kemmerer, husband and wife by Deed from Evangeline Argeros, widow and William N. Argeros dated 6/16/2000 recorded 6/21/2000 in Deed Book 2000-1 Page 075985.

SEIZED AND TAKEN into execution of the writ as the property of Peter Kemmerer, last record owner and Monica J. George, Executrix of the Estate of Peter Kemmerer.

ALAN M. MINATO, ESQUIRE

**No. 3**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-08521**

ALL THAT CERTAIN lot or piece of ground with the dwelling thereon erected, known as No. 1140 Bushkill Street, situate on the South side of Bushkill Street, between Twelfth and Elder Streets in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the North side of Sassafrass Street fifty-five (55) feet West of the Northwest corner of the intersection of Sassa-

frass Street with the Western buildings line of Elder Street, thence Northwardly one hundred and forty-one (141) feet, more or less, to Bushkill Street and passing through the middle of the partition wall of the double dwelling known as Nos. 1138-1140 Bushkill Street, thence extending Westwardly nineteen (19) feet to a point, thence at right angles Southwardly one hundred and forty-one (141) feet to Sassafrass Street, thence Eastwardly along the North side of said Sassafrass Street nineteen (19) feet to the place of Beginning. Bounded on the North by Bushkill Street, on the East by property about to be conveyed to J.S. Brunner, on the South by Sassafrass Street, and on the West by other property of Grantors.

TAX PARCEL NO.: L9NE4D-23-9-0310.

BEING KNOWN AS 1140 BUSHKILL STREET, EASTON, PA 18042.

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

SEIZED AND TAKEN into execution of the writ as the property of Rod Weaver.

MICHAEL T. MCKEEVER, ESQUIRE

**No. 4**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-06212**

ALL THAT CERTAIN messuage, tenement, and lot or piece of land situate on the North side of Ettwein Street in the City of Bethlehem, County of Northampton and State of Pennsylvania, known as No. 133 Ettwein Street, bounded and described as follows, to wit:

BEGINNING at a point on the North side of Ettwein Street, said point being in line with the middle of

a joint alley and partition wall between the house erected on these premises and the house adjoining on the West thereof a distance of 110 feet, 11 1/2 inches from the Northeast corner of Ettwein and Pine Streets, thence extending Eastwardly along the North side of Ettwein Street a distance of 15 feet, 2 1/2 inches to a point, said point being in the extended middle of a partition wall separating the house erected on the premises herein conveyed from the house erected on the premises adjoining on the East, thence extending Northwardly at right angles to said Ettwein Street and through said party wall a distance of 88 feet, 5/8 inches to a point, thence extending Westwardly a distance of 6 feet to a point, thence extending Northwardly a distance of 11 feet, 11 3/8 inches to a point, thence extending Westwardly 9 feet, 2 1/4 inches to a point, thence extending Southwardly through the said first mentioned partition wall a distance of 100 feet to the place of beginning.

The aforesaid joint alley to be for the joint use of both owners or tenants of the adjoining premises for the purpose of uninterrupted access to and egress from both said premises, this to bind all heirs and assigns to all parties concerned.

BEING Tax Parcel No. N6SE4C-20-3.

BEING KNOWN AS 133 EAST ETTWEIN STREET, BETHLEHEM, PA 18018.

THEREON BEING ERECTED a two story brick row dwelling with flat roof.

SEIZED AND TAKEN into execution of the writ as the property of Linda L. Latsch.

MICHAEL T. MCKEEVER, ESQUIRE

**No. 5**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-06840**

ALL THAT CERTAIN tract of land located in the Borough Freemansburg, County of Northampton, Commonwealth of Pennsylvania, known as Lot No. 50 as shown on the "Development Plan Final" of Eastgate Townhomes, 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 Cove Court (50 feet wide) and of said Eastgate Townhomes, also being the northern corner of Lot 53 of said plan;

THENCE along the said right-of-way North 89 degrees 31 minutes 05 seconds East a distance of 64.99 feet to a point being a common corner of Lot 50 and Lot 51, said point being the TRUE POINT OF BEGINNING.

THENCE continuing along said right-of-way of Cove Court North 89 degrees 31 minutes 05 seconds East a distance of 20.01 feet to a point being a common corner of Lot 49;

THENCE along the western property line of Lot 49 South 02 degrees 19 minutes 07 seconds East a distance of 125.66 feet to a point being on line of lands now or formerly of Bethlehem Development Corporation;

THENCE along the northern property line of lands N/F Bethlehem Development Corporation, South 87 degrees 40 minutes 53 seconds West a distance of 20.00 feet to a point being a common corner of Lot 51;

THENCE along the eastern property line of Lot 51 North 02 degrees 19 minutes 17 seconds West a distance of 126.30 feet to a point, said point being the TRUE PLACE OF BEGINNING.

CONTAINING 0.06 acres or 2,519.63 square feet.

BEING the same premises which Ramblewood Partners of Bethlehem, L.P., a Pennsylvania Limited Partnership, by Indenture dated December 11, 2001 and recorded in the Recorder of Deeds, in and for the County of Northampton, aforesaid, in Deed Book Volume 2001-1 page 278921 &c., granted and conveyed unto Frances H. McKaharay, in fee.

BEING KNOWN AS: 806 Cove Court, Bethlehem, PA 18017.

PROPERTY ID NO.: N7-2-11.

TITLE TO SAID PREMISES IS VESTED IN Sandra Paez and Jose Sarmiento as tenants in common by deed from Frances H. McKaharay dated 9/27/09 recorded 10/17/05 in Deed Book 2005-1 Pate 408750.

THEREON BEING ERECTED a two story townhouse with vinyl siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Sandra Paez and Jose Sarmiento.

ALAN M. MINATO, ESQUIRE

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**No. 6**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-06253**

All that certain messuage, tenement and eastern half of a double brick dwelling house and lot of ground, known as No. 1036 Butler Street, situate on the south side of Butler Street in the City of Easton aforesaid, bounded and described as follows, to wit:

Beginning at a corner of land now or late of Willibald Kuebler's estate,

on the south side of said Butler Street, fifty-four feet six inches (54' 6 & acrlrg; & # 8364; 3), more or less, from the southwest corner of Butler Street and Warren Street, thence westwardly along the south side of Butler Street a distance of twenty-one (21) feet, more or less, to a point in the middle line of the partition wall between the property herein described and other property of the Grantor herein, adjoining on the west, thence in a line perpendicular to the south side of Butler Street and through the middle of the said partition wall a distance of one hundred forty feet (140) south to Elm Street, thence eastwardly on the north side of Elm Street, a distance of twenty-one (21) feet, more or less, to a point in the land now or/late of Willibald Kuebler estate. Thence northwardly along said land now or late of Willibald Kuebler estate, a distance of one hundred forty feet (140) to the place of beginning.

Bounded on the north by said Butler Street, on the east by said land now or late of Willibald Kuebler estate, on the south side by said Elm Street, and on the west by other land of Grantor herein.

Parcel ID: L9SE4A-3-17-0310.

Being known as: 1036 Butler Street, Easton, PA 18042.

THEREON BEING ERECTED a two story brick row dwelling with shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Maher Makhoul.

MICHAEL T. McKEEVER, ESQUIRE

**No. 10**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-07329**

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the Southwest corner of

High and Porter Streets, in the City of Easton, County of Northampton and State of Pennsylvania, containing in front on Porter Street 28 feet, more or less, and extending Westwardly along said High Street of the same width a depth of 62 feet to Lot of William Lucas.

BOUNDED on the North by said High Street, on the East by said Porter Street; on the South by Lot of Annie Laros; and on the West by said Lucas Lot.

BEING THE SAME PREMISES which Dale Wesley Eden and Mary Jo Eden, husband and wife by Deed dated 05/19/04 and recorded 06/09/04 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2004-1 Page 220528, granted and conveyed unto Sergio Osuna.

PARCEL NUMBER: L9NE2C-15-2.

PROPERTY ADDRESS: 400 HIGH STREET, EASTON, PA 18042.

THEREON BEING ERECTED a two story single stucco dwelling with shingle roof; one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Sergio Osuna.

MICHAEL T. McKEEVER, ESQUIRE

**No. 11**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-03643**

ALL THOSE CERTAIN lots or pieces of ground, situate in the Township Bethlehem, County of Northampton and Commonwealth of Pennsylvania, marked and designated on a certain "revised Plan of Miller Heights, Bethlehem Township, Northampton County, Pennsylvania, property of the Bethlehem and Suburban Realty Company", which map is recorded in Northampton County Records, Map

Book 8, Page 21, bounded and described as follows:

Block No. 31, Lots Nos. 3 and 4; bounded on the East by Ninth Street, on the South by Lot No. 2, Block No. 31, on the West by Buttonwood Street, and on the North by Lot No. 5, Block No. 31.

Containing a frontage on Ninth Street of Fifty feet (50') and extending in depth of the same width, between parallel lines in a westwardly direction One Hundred Ten feet (110') to Buttonwood Street.

SUBJECT to prior easements restrictions and reservations of record.

HAVING THEREON ERECTED A DWELLING KNOWN AS 2051 9TH STREET, BETHLEHEM, PA 18020.

PARCEL: N7NE4-6-5.

BEING THE SAME PREMISES WHICH Edwin Alvarez and Laura L. Diehl n/b/m Laura L. Alvarez, by Deed dated 5/7/01 and recorded 5/8/01 in Northampton County Deed Book 2001-1, Page 78560, granted and conveyed unto Jayme Liparula.

THEREON BEING ERECTED a ranch style brick dwelling w/attached one-car garage and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Jayme L. Liparula.

LEON P. HALLER, ESQUIRE

**No. 12**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-12475**

ALL THAT CERTAIN lot or piece of land, situate on the North side of Wilkes-Barre Street, in the City of Easton, County of Northampton and State of PA and known as premises 917 West Wilkes-Barre Street, as more particularly bounded and described as follows, to wit:

CONTAINING in front or breadth on said Wilkes-Barre Street and extending Northwardly of that width between parallel lines at right angles to said street, a distance of 142 feet.

BOUNDED on the North by Cooper Street, on the East by land now or late of Florence H. Shannon, et al, on the South by Wilkes-Barre Street and on the West by land now or late of City of Easton. The East line of said lot being distant 140 feet West from the West line of Iron Street.

EXCEPTING THEREFROM AND THEREOUT THE FOLLOWING:

ALL THAT CERTAIN lot or piece of land, situated on the North Side of Wilkes-Barre Street in the City of Easton, and containing in front or breadth on said Wilkes-Barre Street 4 feet and extending Northwardly of that width between parallel lines at right angles to said Street, a distance of 142 feet. Bounded on the North by Cooper Street, on the East by land now owned by the party of the second part, on the South by Wilkes-Barre Street, and on the West by land now owned by the party of the first part.

IT BEING THE SAME PREMISES which Michael Sciabarassi and Shelley Sciabarassi by their Deed dated October 27, 2000, and recorded on February 9, 2001, in the Recorder of Deeds Office in and for Northampton County in Deed Book Vol. 2001-1, Page 019209, granted and conveyed unto Pernell E. Brock.

Tax Parcel ID# L9SE4D-14-6.

BEING KNOWN AS 917 West Wilkes-Barre Street, Easton, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of

Phyllis Brock, Administratrix of the Estate of Pernell E. Brock, Deceased.

RICHARD BRENT SOMACH,  
ESQUIRE

**No. 13**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-00452**

ALL THAT CERTAIN frame house and lot or piece of land situated in the City of Easton, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows;

SITUATE, lying and being on the North side of East Nesquehoning Street, in the City of Easton, County of Northampton Commonwealth of Pennsylvania, being known as 172 East Nesquehoning Street, in the City of Easton, aforesaid,

CONTAINING twenty (20') feet in front on East Nesquehoning Street and extending of the same width in depth one hundred twenty five (125') feet to Holt Street,

BOUNDED on the North by Holt Street, on the East by property now or formerly of Edward C. Odenwelder on the South by Nesquehoning Street, and on the West by land now or formerly of Minnie Pay.

TITLE TO SAID PREMISES IS VESTED IN Karen Carroll by Deed from Barry Rubin and Christopher Habig dated November 18, 2003 and recorded November 21, 2003 in Deed Book 2003-1, Page 487606.

TAX I.D. #: L9SE3B-14-4.

BEING KNOWN AS: 172 NESQUEHONING STREET, EASTON, PENNSYLVANIA 18042.

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

SEIZED AND TAKEN into execution of the writ as the property of Karen Carroll.

TERRENCE J. McCABE, ESQUIRE

**No. 14**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-00598**

ALL THAT CERTAIN message, tenement and lot or tract of ground, situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, being Lots #1, #2, #3 and #4, Block 26, on a plan of "Prospect Heights" as recorded at Easton in Map Book 3, Page 16, and being bounded and described as follows, to wit:

TRACT #1, LOTS NOS. 1 AND 2—BEGINNING at the point of intersection of the northeast building line of Fairview Street with the southeast building line of Wood Street; THENCE along said southeast building line of Wood Street and along Lots Nos. 1 and 2, Block 26, northeastwardly by a curve to the right with a radius of three hundred eighty-seven and fourteen one-hundredths (387.14) feet a distance of seventy-four and seven-tenths (74.7) feet to a point in the dividing line between Lots #2 and #3; THENCE along said dividing line southeastwardly for a distance of one hundred ten (110) feet to a point in the northwest building line of Elder Street; THENCE along said northwest building line of Elder Street and along Lots Nos. 2 and 1, Block 26, southwestwardly, being a curve to the left with a radius of two hundred seventy-seven and fourteen one-hundredths (277.14) feet a distance of thirty-nine and three tenths (39.3) feet to a point in the northeast building line of Fairview Street; THENCE along said northeast building line of Fairview Street and along Lot No. 1 northwestwardly a distance of one hundred ten (110) feet to the point of beginning.

TRACT #2, LOT NO. 3—SAID Lot being located on the southeast side of Wood Street.



CONTAINING in front on said Wood Street twenty-five (25) feet and extending in depth southeastwardly one hundred ten (110) feet to Elder Street.

BOUNDED on the northwest by Wood Street; on the northeast by Lot No. 4, Block 26; on the southeast by Elder Street and on the southwest by Lot No. 2, Block 26, as shown on said plan.

TRACT #3, LOT NO. 4—SAID Lot being located on the southeast side of Wood Street.

CONTAINING in front on said Wood Street twenty-five (25) feet and extending southeastwardly of that same width one hundred tent (110) feet to Elder Street.

BOUNDED on the northwest by Wood Street; on the northeast by Lot No. 5; on the southeast by Elder Street and on the southwest by Lot No. 3, Block 26, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Sean Catalino by Deed from Kyle A. Wessner and Carrie A. Wessner, husband and wife dated December 26, 2007 and recorded January 2, 2008 in Deed Book 2008-1, Page 601.

TAX I.D. #: N7SW2-6-3-0205.

BEING KNOWN AS: 1658 DENNIS STREET, BETHLEHEM, PENNSYLVANIA 18020.

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 Sean Catalino.

TERRENCE J. McCABE, ESQUIRE

**No. 15**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-06956**

ALL THOSE CERTAIN tracts of land situated in the Borough of Wil-

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

TRACT NO. 1: BEGINNING at a chisel mark on the Southeast corner of 22nd and Northampton Streets, said mark being 26 feet East from the centerline of 22nd Street and 30.5 feet South from the centerline of Northampton Street; thence in an easterly direction parallel to Northampton Street South 82 degrees 30' 47" East 110.18 feet to an iron pipe in lands now or late of Sun Oil Company; thence along same in a Southerly direction South 4 degrees 53' 25" West 161.60 feet to an iron pin; said pin being 32 feet North from the centerline of Ferry Street; thence in a Westerly direction parallel to Ferry Street, North 85 degrees 08' West 110.00 feet to an iron pipe on the Northeast corner of 22nd and Ferry Streets, said pipe being 26 feet East from the centerline of 22nd Street; thence in a northerly direction parallel to 22nd Street, North 4 degrees 52' East 156.56 feet to a chisel mark on the Southeastern corner of 22nd and Northampton Streets, the point and place of beginning.

CONTAINING 17,544 square feet.

TRACT NO. 2: BEGINNING at an iron pin on the South side of Northampton Street said point being located South 82 degrees 30' 47" East 110.18 feet from a chisel mark on the Southeast corner of 22nd and Northampton Streets; thence in an Easterly direction parallel to Northampton Street, South 82 degrees 30' 47" East 60.00 feet to an iron pipe in lands now or late of Roy Joseph Knipe; thence along the same in a Southerly direction South 4 degrees 52' West 164.34 feet to an iron



pin, said pin being 32 feet North from the centerline of Ferry Street; thence in a Westerly direction parallel to Ferry Street, North 85 degrees 08' West 60.0 feet to an iron pin in lands now or late of Sun Oil Company; thence along the same in a Northerly direction North 4 degrees 53'25" East 161.60 feet to an iron pin, the point and place of beginning.

CONTAINING 9,732 square feet.

ALSO KNOWN AS THE NORTHAMPTON COUNTY-UNIFORM PARCEL IDENTIFIER: MAP: L9SWI C BLOCK: 4 LOT: 3.

BEING Known as 2134 Northampton Street, Easton, PA 18042.

BEING THE SAME PREMISES which was conveyed unto Two R Corporation by Deed recorded in the Northampton County Office of the Recorder of Deeds on December 6, 2005 at Deed Book 2005-1 at Page 492545, et seq., in fee.

THEREON BEING ERECTED a one story commercial building.

SEIZED AND TAKEN into execution of the writ as the property of Two R Corporation, Individually and d/b/a Krish Mini Mart, Chetan M. Shah and Nita C. Shah.

JOHN J. WINTER, ESQUIRE

**No. 16**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-06753**

ALL THAT CERTAIN messuage or tenement and lot or piece of ground situate on the Easterly side of Wyandotte Street in the City of Bethlehem (formerly Borough of South Bethlehem) and County of Northampton aforesaid, Bounded and described as follows:

BEGINNING at a point in said Wyandotte Street at the distance of one hundred and one feet southwardly from the Southeast corner of

Wyandotte and Fourth Streets, in the said City; thence Southwardly Twenty-two (22) feet to a point in the middle of a partition wall and thence of that same width extending between parallel lines through the exact middle of a partition wall on each side Eastwardly one hundred and one (101) feet more or less, to the center line of a block laid out between Carpenter Street and Wyandotte Street.

ALSO KNOWN AS TAX IDENTIFIER NUMBER P6SW2B 12 27.

BEING THE SAME PREMISES which Affordable Housing Alliance, LLC, by Deed dated December 21, 2005 and intended to be recorded in the Recorder of Deeds Office in and for Northampton County, Pennsylvania, granted and conveyed unto Gutchiston Sparrow, III, Mortgagor herein.

TAX PARCEL #P6SW2B 12 27.

BEING KNOWN AS: 411 Wyandotte Street, Bethlehem, PA 18015.

THEREON BEING ERECTED a three story brick apartment dwelling with flat roof.

SEIZED AND TAKEN into execution of the writ as the property of Gutchiston Sparrow III.

MICHAEL T. MCKEEVER, ESQUIRE

**No. 18**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2006-01456**

ALL THAT CERTAIN lot or piece of ground known as Lot No. 6, Woodside, located in the Township of Bushkill, County of Northampton and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a concrete monument in the westerly edge of Maplewood Road, said monument also being a point in line of land of Thomas Marker; thence along a cul-de-sac

terminating said Maplewood Road on a curve to the left having a radius of 60.00 feet, a distance of 178.19 feet to an iron pin; thence along lot 7 of the subdivision of "Woodsedge" South 36 degrees 11 minutes 35 seconds East 59.65 feet to an iron pin; thence along land of Peter T. and Mary Ann Mink South 46 degrees 00 minutes 49 seconds West 243.92 feet to a stone; thence along land of Annette Creaner North 50 degrees 13 minutes 00 seconds West 189.96 feet to an iron pin; thence along Lot 5 of the subdivision of "Woodsedge" North 43 degrees 58 minutes 00 seconds East 186.36 feet to and iron pin; thence along land of the aforementioned Thomas Marker South 50 degrees 30 minutes 00 seconds East 28.53 feet to an iron pin thence along same North 43 degrees 58 minutes 00 seconds East 90.44 feet to the place of Beginning.

CONTAINING 1.009 acres.

SUBJECT to a utility easement as shown on the Final Plan of "Woodsedge".

IT BEING THE SAME PREMISES which Victor R. Beers and Susan L. Beers, husband and wife, by Deed dated September 16, 1988, and recorded in the Office of the Recorder of Deeds in and for Northampton County, Pennsylvania, in Deed Book Volume 755, page 1038, granted and conveyed unto Jack E. Paulus and Tina M. Paulus, husband and wife. The said Jack E. Paulus and Tina M. Paulus were granted a Divorce on July 5, 1995 as evidenced by the Court of Common Pleas of Northampton County, Docket #1993-C-940.

BEING KNOWN AS: 251 Maplewood Road, Wind Gap, PA 18091.

PROPERTY ID NO.: G7-8-27T.

TITLE TO SAID PREMISES IS VESTED IN Valarie Lewis, single by

Deed from Jack E. Paulus and Tina M. Paulus, formerly husband and wife dated 1/16/96 recorded 1/17/96 in Deed Book 1996-1, Page 4635.

THEREON BEING ERECTED a split-level dwelling w/attached one-car garage, wood/T-111 siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Valarie Lewis.

MARK J. UDREN, ESQUIRE

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**No. 19**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2008-04500**

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN property situated in the County of Northampton, and State of PA and being designated in a Deed dated 06/21/2002 and recorded 07/08/2002 in Book 2002-1 Page 176236 among the land records of the County and State set forth above, and referenced as follows:

ALL THAT CERTAIN message, tenement, tract or piece of land situate on North Eight Street in the Fourth Ward of the Borough of Bangor, County of Northampton and State of Pennsylvania, bounded and described in accordance with a certain Map or Plan of Samuel Frutchey as follows, to wit:

BEGINNING at a corner in the middle of Maple Street, now known as Eighth Street, and line of Lot No 9; THENCE along said line South eighth and one-half (8-1/2) degrees West one hundred twenty nine (129) feet to a corner in the middle of a twelve foot wide alley, THENCE along said alley North eight and half (8-1/2) West thirty-five (35) feet to a corner in the land late of Peter Marks, THENCE along said land South eight and one

half (8-1/2) East one hundred twenty-nine (129) feet to a corner in the middle of the aforesaid Maple or Eighth Street, THENCE along said Maple or Eighth Street, South eight and one-half (8-1/2) East thirty five (35) feet to the north corner of Lot No. 98. The place of beginning, CONTAINING Lot No. 10 on the Map or Plan aforesaid, being thirty-five (35) feet in width and one hundred twenty-nine (129) feet in depth.

PARCEL NO. E9NE1A-5-2.

PROPERTY ADDRESS: 176 NORTH 8TH STREET, BANGOR, PA 18013.

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 Doreen Mulhearn.

MICHAEL T. MCKEEVER, ESQUIRE

**No. 20**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-01635**

ALL THAT CERTAIN lot or piece of land situate on the north side of Wilkes-Barre Street on the 'South Side', in the City of Easton, County of Northampton, and Commonwealth of Pennsylvania, composed of two (2) contiguous lots being marked in the Plan of the Borough of South Easton, Numbers Seventy (70) and Seventy-two (72), containing together in front or breadth on said Wilkes-Barre Street forty (40) feet and extending in length or depth northward one hundred and forty (140) feet to Cooper's Alley.

BOUNDED West by Lot Number Sixty-eight (68), on the North by Cooper's Alley, on the East by Coal Street, and on the South by Wilkes-Barre Street aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Arthur Hockenbury and Gayla Hockenbury, his wife, by Deed from Walter Henshue and Phyllis Henshue, his wife, dated 01/31/1991, recorded 04/16/1991, in Deed Book 827, page 45.

Premises being: 503 WEST WILKES-BARRE STREET, EASTON, PA 18042.

Tax Parcel No. L9SE4C-17-1-0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Arthur Hockenbury, Jr. and Gayla J. Hockenbury.

JOSHUA I. GOLDMAN, ESQUIRE

**No. 21**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-03602**

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

BEGINNING at a point in the southwest side of Dakotah Street, which said point is North fifty degrees no minutes West sixty-five (65) feet from the northwest corner of Dakotah and Cherokee Streets; THENCE along the southwest side of Dakotah Street North fifty degrees no minutes West a distance of sixteen and eighty-five one-hundredths (16.85) feet to a point; THENCE in and through the party wall of No. 703 Dakotah Street herein described and No. 705 Dakotah Street immediately adjacent to the northwest, and through land now or late of Anna DeCrosta South forty degrees no minutes West a distance

of seventy-six (76) feet to a stake; THENCE South fifty degrees no minutes East a distance of sixteen and eighty-five one-hundredths (16.85) feet to a cross-mark on coping of a retaining wall; THENCE North forty degrees no minutes East a distance of seventy-six (76) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Derek R. Cox by Deed from Bobby L. Cox, Jr. dated July 18, 2007 and recorded August 2, 2007 in Deed Book 2007-1, Page 282761.

TAX I.D. #: P6SW2B-15-2-0204.

BEING KNOWN AS: 703 DAKOTAH STREET, BETHLEHEM, PENNSYLVANIA 18015.

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

SEIZED AND TAKEN into execution of the writ as the property of Derek R. Cox.

TERRENCE J. McCABE, ESQUIRE

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**No. 22**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-03606**

ALL THAT CERTAIN message, tenement and lot or piece of land situated on the East side of North Thirteenth Street, known as 31 North Thirteenth Street, in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the East building line of said North Thirteenth Street at the distance of twenty-nine feet nine and one-half inches South of the Southeast corner of said North Thirteenth Street and Liberty Streets; thence South along the East building line of North Thirteenth Street twenty-one feet four and a quarter inches to a point in said building line; thence at right angles to said North Thir-

teenth Street Eastward seventy-seven feet and four and three quarters inches to a point; thence Northwardly twenty-one feet four and a quarter inches to a point in the South line of lot now or late of Mary A. Barnet; thence along said lot now or late of Mary A. Barnet Westwardly seventy-six feet ten and eleven sixteenths inches to the point of beginning.

BOUNDED on the North and South by land now or late of Mary A. Barnet; on the East by land now or late of Matthew Hale Jones Estate and on the West by said North Thirteenth Street.

THE Northern boundary of the lot hereby granted being the middle of the center brick partition wall running East and West in a certain double brick dwelling house erected on said lot and the lot now or late of Mary A. Barnet adjoining on the North.

TITLE TO SAID PREMISES IS VESTED IN Henry W. Krahwinkel and Lourie E. Krahwinkel, his wife, by Deed from Kochler Kheel Realty, LLC, dated 07/26/2002, recorded 07/30/2002 in Book 2002-1, Page 197684.

Premises being: 31 NORTH 13TH STREET, EASTON, PA 18042-3207.

Tax Parcel No. L9SW2B 16 9 0310.

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

SEIZED AND TAKEN into execution of the writ as the property of Henry W. Krahwinkel and Lourie E. Krahwinkel.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 23**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-06937**

ALL THAT CERTAIN message, tract or piece of land lying and being

in the Borough of Bangor, County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the east side of South Main Street marking the northwest corner of lands late of Byron LaBarre now of Roger Gist; THENCE along said land of Roger Gist, South 73 degrees 39 minutes East 150 feet to a point; THENCE along the west side of a 16 foot wide alley North 16 degrees 15 minutes East 37.02 feet to a point; THENCE along lands recently conveyed to Henry W. Krauss and Edith M. Krauss, his wife, and through the center of a partition wall of a double frame dwelling of which this conveyance is the southerly part or House No. 245, North 73 degrees 39 minutes West 150.0 feet to a point; THENCE along the east side of South Main Street South 16-1/4 degrees West 37.02 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN: Kevin Kelly and Maria W. Kelly, as tenants by the entirety by Deed from Howard K. Peters and Sandra K. Peters, husband and wife, dated 04/25/2007, recorded 5/10/2007 in Book 2007-1 Page 173805, Instrument # 2007021915.

Premises 245 SOUTH MAIN STREET, BANGOR, PA 18013.

Tax Parcel No. E9NE2D 21 3 0102.

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

SEIZED AND TAKEN into execution of the writ as the property of Kevin Kelly and Maria W. Kelly.

LAUREN R. TABAS, ESQUIRE

**No. 24**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-04096**

ALL THAT CERTAIN tract or parcel of land situate in the Township of

Hanover, County of Northampton and Commonwealth of Pennsylvania, as shown on a Plan of Subdivision, prepared by Langan Engineering and Environmental Services, dated June 17, 2006 and last revised 7/12/2004 and recorded with the Northampton County Recorder of Deeds office 9/14/2004 in Map Book 2004-5, Page 580.

TAX PARCEL #N6-22-1-58.

BEING KNOWN AS 1155 Tyler Way, Bethlehem, Pennsylvania.

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

SEIZED AND TAKEN into execution of the writ as the property of Marie Y. Theogene.

MARY L. HARBERT-BELL,  
ESQUIRE

**No. 25**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-06839**

ALL THAT CERTAIN lot or parcel of land known as 352 Winter Spring Drive (formerly known as Robin Drive), situated on the South side of Winter Spring Drive, North of the intersection of Winter Spring Drive and Schoeneck Avenue (T-514), in the Township of Bushkill, County of Northampton and Commonwealth of Pennsylvania, said lot being shown as Lot #32 on the Boundary Line Adjustment Plan for Clearview Acres—Section A, Phase II, Lots 20, 21, 31 & 32, dated May 14, 1991, last revised on July 1, 1991, and recorded in the Northampton County Recorder of Deeds Office on August 6, 1991 in Map Book Volume 91, Page 164, bounded and described as follows:

BEGINNING at an iron pin on the South side of Winter Spring Drive, said iron pin being the common cor-

ner of said Lot #32 and Lot #33 of the same subdivision, thence extending along Winter Spring Drive (50 feet wide) the following two (2) courses and distances:

1. North 79 degrees-19 minutes-42 seconds West, 169.48 feet to an iron pin, said pin being the beginning of a curve;

2. Along a curve to the left having a radius of 35.00 feet, a delta of 50 degrees-50 minutes-00 second, an arc length of 31.05 feet and the chord being South 75 degrees-15 minutes-18 seconds West, 30.04 feet to a concrete monument;

Thence extending along Lot #31 of the same subdivision, South 10 degrees-40 minutes-18 seconds West, 229.33 feet to an iron pin;

Thence extending along Lot #9 & Lot #10 of the Clearview Acres Subdivision, Section A, Phase I recorded in Map Book Volume 89, Page 331, the following two (2) courses and distances:

1. South 84 degrees-54 minutes-34 seconds East, 172.72 feet to a concrete monument;

2. South 87 degrees-56 minutes-12 seconds East, 25.00 feet to an iron pin;

Thence extending along Lot #33 of the same subdivision, North 10 degrees-40 minutes-18 seconds East, 221.69 feet to the place of BEGINNING.

CONTAINING 1.0472 Acres (45,614.32 square feet).

TITLE TO SAID PREMISES IS VESTED IN Silvio DiTaranto and Debra DiTaranto, h/w, as tenants by the entireties, by Deed from Carol C. Holben, widow, dated 10/05/1992, recorded 10/07/1992 in Book 876, Page 310.

Premises being: 352 WINTER SPRING DRIVE, NAZARETH, PA 18064-9185.

Tax Parcel No. H8 14 35 0406.

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

SEIZED AND TAKEN into execution of the writ as the property of Debra DiTaranto and Silvio DiTaranto.

LAUREN R. TABAS, ESQUIRE

**No. 26**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-03671**

ALL THAT CERTAIN lot, tract or parcel of land situate in the Township of Moore, County of Northampton and Commonwealth of Pennsylvania, as appears on the Final Subdivision Plan for Charles F. and Orene Miller, by Kenneth R. Hahn, R.S., Drawing Number 85-2150, dated January 27, 1986 and recorded in Northampton County Map Book 86, Page 152, more fully described as follows, to wit:

BEGINNING at a point in the centerline of Township Road 511A, known as Fox Road, said point marking the southeast corner of land now or late of Daniel C. and Donna M. Schmalzer; thence along land now or late of Gordon W. and Ann M. Bartholomew South 02 Degrees 50 Minutes 15 Seconds West, passing a concrete monument at 26.37 feet, a distance of 247.87 feet to a concrete monument; thence along same South 82 Degrees 28 Minutes 39 Seconds East 230.75 feet to a concrete monument; thence partly along same and partly along land now or late of Robert W. and Elsie L. Bell South 06 Degrees 51 Minutes 41 Seconds East, passing a concrete monument at 431.25 feet, a distance of 456.01 feet to a point; thence partly along land now or late of Robert W. and Elsie L.



Bell, partly along land now or late of William C. and Renate B. Evans, partly along land now or late of Joseph Torok, partly along land now or late of Frank G. and Hilda C. Alich, and partly along land now or late of Sandra L. and Neil R. Millheim, North 86 Degrees 51 Minutes 41 Seconds West 538.22 feet to an iron pin; thence along land now or late of Cheryl L. Morris North 06 Degrees 08 Minutes 48 Seconds East 417.65 feet to a point; thence along same South 55 Degrees 37 Minutes 27 Seconds West 445.50 feet to an iron pin in line of land now or late of Karl K. and Vivian E. Gasker; thence partly along land now or late of the said Karl K. and Vivian E. Gasker, partly along land now or late of William Jr. and Ruth C. Romanishan, partly through State Route 0987, known as Monocacy Drive, and partly along land now or late of Brian H. Rehrig, North 75 Degrees 58 Minutes 43 Seconds West 445.89 feet to a point; thence along land now or late of said Brian H. Rehrig North 13 Degrees 16 Minutes 52 Seconds East 138.60 feet to a point; thence partly along same, and partly along land now or late of Pennsylvania Lines, LLC, North 76 Degrees 43 Minutes 08 Seconds West 178.31 feet to a point; thence along land now or late of Susan A. Rice North 08 Degrees 56 Minutes 16 Seconds East 385.16 feet to a point; thence along same on a curve to the right, having a radius of 1160.00 feet, a central angle of 7 degrees 12 minutes 25 seconds, a length of 145.91 feet, and a chord bearing and distance of North 12 Degrees 32 Minutes 28 Seconds East 145.81 feet to a point; thence along Lot Number 2 of the FINAL MINOR SUBDIVISION PLAN FOR CHARLES F. AND ORENE MILLER South 75 Degrees 55 Minutes 37

Seconds East 198.72 feet to a found iron pin in concrete; thence along same North 32 Degrees 44 Minutes 38 Seconds East 76.07 feet to a found iron pin; thence partly along same, and partly through the aforementioned State Route 0987, South 75 Degrees 55 minutes 37 Seconds East 85.24 feet to a point; thence along the centerline of said State Route 0987 South 14 Degrees 29 Minutes 41 Seconds West 199.87 feet to a point; thence along same South 12 Degrees 38 Minutes 52 Seconds West 100.09 feet to a point; thence along same South 09 Degrees 43 Minutes 09 Seconds West 46.17 feet to a point; thence through same South 89 Degrees 39 Minutes 41 Seconds East 15.20 feet to a point in the centerline of the aforementioned Township Road 511A; thence along the centerline of said Township Road 511A the following six courses and distances:

South 09 Degrees 02 Minutes 31 Seconds East 167.40 feet to a point; thence

North 71 Degrees 31 Minutes 02 Seconds East 113.48 feet to a point; thence

North 72 Degrees 05 Minutes 18 Seconds East 104.10 feet to a point; thence

North 72 Degrees 36 Minutes 08 Seconds East 116.27 feet to a point; thence

North 73 Degrees 46 Minutes 13 Seconds East 95.72 feet to a point; thence

North 74 Degrees 20 Minutes 54 Seconds East 106.02 feet to a point;

Thence along same and along land now or late of the aforementioned Daniel C. and Donna M. Smalzer, North 74 Degrees 14 minutes 10 Seconds East 293.26 feet to the place of Beginning.



CONTAINING 14.9556 Acres, more or less.

SUBJECT to a thirty (30) feet wide right-of-way in favor of Cheryl L. Morris, her heirs and assigns, having its centerline described as follows:

BEGINNING at a point, said point being the following two (2) courses and distances from the northernmost corner of land now or late of Cheryl L. Morris, having Northampton County Uniform Parcel Identifier Number J6-10-14A:

South 55 Degrees 37 Minutes 27 Seconds West 187.23 feet to a point; thence North 34 Degrees 22 Minutes 33 Seconds West 15.00 feet to a point, the place of Beginning.

Thence through the herein described land to be conveyed by the Estate of Orene Miller North 55 Degrees 37 Minutes 27 Seconds East 200.00 feet to a point; thence through the same North 57 Degrees 53 Minutes 27 Seconds East 235.10 feet to a point; thence through the same North 08 Degrees 25 Minutes 33 Seconds West 121.00 feet to a point in the above mentioned Township Road 511A.

Subject, also, to all easements and rights-of-way of record.

TITLE TO SAID PREMISES IS VESTED IN Thomas M. Fetko and Sandra L. Fetko, h/w, by Deed from Orene Miller, by Pauline Beahm and Cheryl L. Morris, her agents acting under a power of attorney dated October 4, 2004 and recorded October 28, 2005 in the Northampton County office of the recorder of Deeds in record book 2005-1, page 428232, dated 11/23/2005, recorded 12/08/2005 in Book 2005-1, Page 498013.

Premises being: 127 MONOCACY DRIVE, BATH, PA 18014-9104.

Tax Parcel No. J6-15-1-0520 and J6-10-14-0520.

THEREON BEING ERECTED on tax parcel J6-15-1 a two story single dwelling with siding exterior and shingle roof; barn.

THEREON BEING ERECTED on tax parcel J6-10-14 a two story single dwelling w/attached garage, vinyl siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Sandra L. Fetko and Thomas M. Fetko.

DANIEL G. SCHMIEG, ESQUIRE

**No. 27**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-10676**

ALL that certain tract, piece or parcel of land, situate in the Township of Upper Mount Bethel, in the County of Northampton and State of Pennsylvania, with the buildings erected thereon, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southern edge of the concrete highway leading from Mount Bethel to Portland; thence along land of Clark Hilliard South forty-nine degrees East, one hundred fifteen and fifty-eight one hundredths feet (S 49° E 115.58') to a point, located North forty one and one-half degrees East, forty nine and twenty five one hundreds (N 41-1/2° E 49.25') feet from an iron pin marking the southeast corner of said land of Clark Hilliard; thence along land of Adam Evans, North forty one and one-half degrees East, thirty five and fifty nine one-hundredths (N 41-1/2° E. 35.59) feet to an iron pin; thence along land of Martin J. Oyer Estate North forty one and one half degrees East twenty one and sixteen one hundredths (N 41-1/2° E. 21.16) feet to a point; thence along land of Martin J. Oyer Estate North forty nine degrees West one

hundred twelve and nine one-hundredths (N 49° W 112.09) feet to appoint on the southern edge of the aforesaid highway; thence along the southern edge of said concrete South thirty seven degrees fifty-six minutes West, fifty six and eighty-six one hundredths (S 37° 56' W 56.86) feet to the place of Beginning.

IT BEING the same premises which Sheryl V. O'Donnell, Administratrix of the Estate of Lois Ann Frey, Deceased by indenture bearing date the 28th day of February, 2007 and recorded in the Office for the Recording of Deeds in and for Northampton County at Easton, Pennsylvania, on March 1, 2007 in Deed Book Volume 2007-1, Page 76544, et seq. did grant and convey to Sheryl V. O'Connell, William D. Vivian, James R. Vivian and Robin L. Capasso, sole heirs of Lois Ann Frey, Deceased, as common tenants in a common tenancy and not as joint tenants with the right of survivorship, their heirs and assigns forever, Reference being thereunto had does more fully appear at large thereto.

ALSO BEING NORTHAMPTON COUNTY TAX PARCEL IDENTIFIER NUMBER: MAP: C11SE1 BLOCK: 4 LOT: 21.

BEING KNOWN AS 2461 Delaware Drive, Mt. Bethel, Pennsylvania.

THEREON BEING ERECTED commercial property.

SEIZED AND TAKEN into execution of the writ as the property of Robert Wachter and John Sziġeti.

MATTHEW J. GOODRICH,  
ESQUIRE

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**No. 28**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-01240**

ALL THAT CERTAIN lot or piece of ground situate in the Township of

Williams, Northampton County, State of Pennsylvania, as described in Deed Docket # 1998-1114755, ID # P9-11-4, being known and designated as Lot 1 on the Minor Subdivision Plan of Ernst Bachman, et al, as recorded in Map Book 2002-5, page 105, further bounded as follows:

BEGINNING at a point on the Southerly right of way line of parcel, (a private access) at a corner of Lot 2 of the Ernest M. Bachman, et al Minor Subdivision;

THENCE along said Southerly right of way line of parcel, (a private access) the following courses and distances:

1) South 46 degrees 53 minutes 53 seconds East 25.15 feet to a point; thence 2) Along the arc of a curve deflecting to the left having a radius of 175.00 feet and central angle of 90 degrees 00 minutes 00 seconds for an arc length of 274.89 feet (Chord: North 88 degrees 06 minutes 07 seconds East 247.49) to a point on a line of lands now or late of Daniel G. and Ursula M. Genthner,

THENCE along said lands now or late of Daniel G. and Ursula M. Genthner, the following two courses and distances: 1) South 43 degrees 06 minutes 07 seconds West 289.60 feet to a point; thence 2) South 19 degrees 11 minutes 53 seconds East 177.46 feet to a point on a line of lands now or late of Harry and Alice K. Mannon.

Thence along said lands now or late of Harry and Alice K. Mannon South 65 degrees 39 minutes 35 seconds West 281.37 feet to a point at a corner of lands now or late of the Thaler Family Trust;

Thence along said lands now or late of the Thaler Family Trust North 39 degrees 05 minutes 21 seconds West 246.49 feet to a point at a corner

of Lot 2 of the Ernest M. Bachman, et al Minor Subdivision;

Thence along said lands of Lot 2 of the Ernest M. Bachman, et al. Minor Subdivision North 42 degrees 24 minutes 30 seconds East 423.47 feet to a point, the place of the Beginning.

THIS DEED corrects the legal that was recorded in the Deed dated October 3, 2003 and recorded October 15, 2003 in the Office of the Recorder of Deeds of Northampton County, Pennsylvania in Volume 2003-1 page 431704.

TITLE TO SAID PREMISES IS VESTED IN Justin L. Henager and Aida S. Cardona, h/w, by Deed from John C. Belton and Lori A. Belton, h/w, dated 11/27/2006, recorded 12/06/2006 in Book 2006-1, Page 502419.

Premises being: 5 BACHMAN LANE, EASTON, PA 18042-8701.

Tax Parcel No. P9 11 4 0836.

THEREON BEING ERECTED a two story single dwelling w/two-car garage, vinyl siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Justin L. Henager and Aida S. Cardona.

LAUREN R. TABAS, ESQUIRE

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**No. 29**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2006-06966**

ALL THAT CERTAIN message or tenement and tract or piece of land situate in the Township of Plainfield, County of Northampton and State of Pennsylvania, known and designated as Lot No. 10 on Plan of Lots of Belair Terrace, recorded in the Office for the Recording of Deeds, at Easton, Pennsylvania, in and for the County of Northampton, in Plan Book Volume

23, page 25, bounded and described as follows, to-wit:

BEGINNING at a point on the Southwesterly side of Debby Lane in line of Lot No. 11, now or late of Regina V. Santini, thence along the Southwesterly side of Lot No. 11 South forty-four (44) degrees, fifty-seven (57) minutes West, two hundred nineteen and fifty-nine one-hundredths (219.59 feet) feet to a point on the Easterly side of Lot No. 13, thence along the Easterly side of Lot No. 13 and passing through the right-of-way of Pennsylvania Power and Light Company South ten (10) degrees thirty (30) minutes East forty-nine and thirty-two one-hundredths (49.32 feet) feet to point in line of land now or late of Edwell W. Jones, Jr., et ux., thence along said land North eighty-eight (88) degrees there (3) minutes West, one hundred twenty-five and eighty-four one-hundredths (125.84 feet) feet to a point in line of Lot No. 9, thence along Lot No. 9 North twenty-three (23) degrees twenty-seven (27) minutes East, one hundred eighty-six and ninety-two one hundredths (186.92 feet) feet to a point on the Southwesterly side of Debby Lane, thence along the Southwesterly side of Debby Lane on a curve to the right sixty-five and fifty-seven one-hundredths (65.57 feet) feet to a point, the place of beginning; containing in area twenty-three thousand four hundred fifty-eight (23,453) square feet of land.

UNDER AND SUBJECT, nevertheless, to an easement for right-of-way of Pennsylvania Power and Light Company for an electric line as is illustrated in the above-mentioned Plan of Lots of Belair Terrace.

ALSO UNDER AND SUBJECT, nevertheless, to restrictions as appear in the deeds in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN: Brett A. Fehnel and Sandra A. Fehnel, his wife, by Deed from Donald L. Roth and Barbara J. Roth, his wife, dated 12/12/1990, recorded 12/14/1990, in Book 818, Page 579.

Premises being: 520 DEBBIE LANE, NAZARETH, PA 18064.

Tax Parcel No. H8SE1 3 7 0626.

THEREON BEING ERECTED a ranch style dwelling w/attached garage, aluminum siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Brett A. Fehnel and Sandra A. Fehnel.

ANDREW C. BRAMBLETT,  
ESQUIRE

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**No. 30**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-00639**

ALL THAT CERTAIN message, tenement, and tract of land located on the south side of Banks Street, in the Borough of Northampton, Northampton County, Commonwealth of Pennsylvania, known as 621 Banks Street, and designated Lot 5, Section B on the Subdivision Plan of Pheasant Run Homes, recorded in Map Book 35, Page 17, being bounded and described as follows, to wit:

BEGINNING at a point on the southerly property line of Banks Street, the northwesterlymost corner of Lot 6 of said subdivision,

Thence, along the westerly property line of the same, passing partly in and through a party wall, S 22 degrees 40 minutes 53 seconds E, 101.64 feet to a point,

Thence, along the northerly property line of land now or late of John J. Sipos, the following two courses and distances:

(1) S 63 degrees 42 minute, 00 second W, 21.24 feet to a point, and

(2) S 70 degrees 13 minutes 00 second W, 24.02 feet to a point,

Thence, along the easterly property line of Lot 4 of said subdivision, N 19 degrees, 47 minutes 00 second W, 103.00 feet to a point,

Thence, along the southerly property line of Banks Street, the following two courses and distances:

(1) N 70 degrees 13 minutes 00 second E, 3.45 feet to a point of curvature, and

(2) along a curve to the left, having a radius of 722.62 feet, for an arc distance of 36.55 feet to the place of beginning.

CONTAINING 4377 Square Feet (0.1005 Acre).

Subject to a utility easement, 10 feet wide, along the entire frontage of the lot, as shown on recorded plan.

TITLE TO SAID PREMISES IS VESTED IN Miguel A. Iglesias, married and Michael A. Moya and Marisol Moya, h/w, all as joint tenants with the right of survivorship, by Deed from Luis A. Rodriguez, dated 08/30/2006, recorded 09/01/2006 in Book 2006-1, page 361057.

Premises being: 621 BANKS STREET, NORTHAMPTON, PA 18067-1812.

Tax Parcel No. M4-3-11P.

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

SEIZED AND TAKEN into execution of the writ as the property of Miguel A. Iglesias, Marisol Moya and Michael A. Moya.

LAUREN R. TABAS, ESQUIRE

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**No. 31**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2008-05715**

ALL THAT CERTAIN lot or piece of land together with the Western half of a double frame dwelling and other

improvements erected thereon, situated on the South side of Butler Street, between Eleventh and Twelfth Street in the City of Easton, County of Northampton, Pennsylvania, known as premises 1102 Butler Street.

CONTAINING in front on said Butler Street nineteen and one-half (19 1/2 feet), and extending South of that width at right angles to said Butler Street, one hundred and forty (140) feet, more or less, in depth to Elm Alley, bounded on the North by Butler Street, on the East by land now or late of Hyman Baumgarten, on the South by the said Elm Alley, and on the West by land now or late of Mrs. Dowby.

TITLE TO SAID PREMISES IS VESTED IN Nancy Vega, by Deed from John A. Trusz, dated 01/26/2007, recorded 02/02/2007 Book 2007-1, Page 46964.

Premises being: 1102 BUTLER STREET, EASTON, PA 18042.

Tax Parcel No. L9SE4A 3 7 0310.

THEREON BEING ERECTED a two and one-half story one-half of a double frame dwelling with shingle roof.

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

LAUREN R. TABAS, ESQUIRE

**No. 32**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-02815**

All that certain messuage or tenement and lot or piece of ground situate on the east side of Lincoln Avenue, between twenty first and twenty second streets, in the Borough of Northampton, in the County of Northampton and State of Pennsylvania, being known as #2147 Lincoln Avenue, bounded and described as follows, to wit:

Beginning at a point on the east side of Lincoln Avenue in line of property of Charles Heberling thence from said point of beginning northward along the east side of Lincoln Avenue a distance of twenty four (24) feet to a point on the east side of Lincoln Avenue in line of other property of the said Harry Howell; thence eastward along the last mentioned lands a distance of one hundred fifty (150) feet to a point on the west side of a public alley; thence southward along the west side of said alley a distance of twenty four (24) feet to a point in line of property owned by the said Charles Heberling; thence westward along the last mentioned property through the party wall a distance of one hundred fifty (150) feet to the point or place of beginning: containing 3,600 square feet.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey A. Kreps, by Deed from Eileen S. Kreps, Executor of the Estate of Burdelle Koehler, dated 07/08/2003, recorded 07/10/2003 in Book 2003-1, Page 263389.

Premises being: 2147 LINCOLN AVENUE, NORTHAMPTON, PA 18067-1210.

Tax Parcel No. L4SW1C-12-12-0522.

THEREON BEING ERECTED a two and one-half story one-half of a double dwelling with asbestos shingle siding and shingle roof

SEIZED AND TAKEN into execution of the writ as the property of Jeffrey A. Kreps.

DANIEL G. SCHMIEG, ESQUIRE

**No. 33**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-01270**

ALL THAT CERTAIN messuage or tenement and piece, parcel or tract of land situate in the Township of Bushkill, County of Northampton and

Commonwealth of Pennsylvania, being known as Lot No. 11 on the Subdivision of Land—Keller Court, as recorded in Map Book Volume 1999-5, Page 276, in the Office for the Recording of Deeds, at Easton, Pennsylvania, in and for the County of Northampton, being further bounded and described as follows, to-wit:

BEGINNING at a point in the Northerly right-of-way line of Zimmer Court, a fifty (50') feet wide road, said point also being the Southwest corner of Lot No. 12 of Subdivision of Land—Keller Court, thence along said Northerly right-of-way line of Zimmer Court North  $86^{\circ} 44' 12''$  West, 140.09 feet to a point, thence along Lot No. 10 North  $03^{\circ} 15' 48''$  East, 322.09 feet to a point, thence along land now or late of Dennis M. Soffera South  $77^{\circ} 42' 02''$  East, 141.85 feet to a point, thence along Lot No. 12 South  $03^{\circ} 15' 48''$  West, 299.81 feet to the point of beginning.

CONTAINING 1.000 acre.

UNDER AND SUBJECT nevertheless, to the following restrictions:

1. That only a single dwelling house, the size of which shall not be less than 1800 square feet, excluding garage, shall be erected on the premises herein conveyed.

2. That no double wide modulars or trailers of any kind shall be placed on the property.

UNDER AND SUBJECT to easements for drainage and utilities as noted on the recorded Subdivision Plan, also visible or on record.

UNDER AND SUBJECT to the following restrictions:

1. No more than two pet dogs and/ or two pet cats shall be kept on the premises and there shall be no raising or growing of livestock, animals or poultry of any kind.

1. No nuisance shall be permitted, erected, placed or suffered to remain

upon said premises nor shall the premises be used in any way or for any purpose which may endanger the health or unreasonably disturb the quiet of any holder of adjoining land. A nuisance shall include, but shall not be limited to, storing or permitting refuse or other waste or materials to remain on the premises.

2. No signs or billboards of any character shall be permitted, erected, placed or suffered to remain upon said premises, with the exception of house number signs and signs indicating a professional office, of the size and character permissible under the ordinances of the Township of Bushkill. Grantor, however, reserves for itself, its successors, grantees and assigns, the right to erect any sign for the purpose of advertising property for sale.

3. No motor vehicle nor any substantial part thereof, which has not been currently licensed on public highways shall be kept on any lot for more than thirty (30) days unless said vehicle is regularly parked and stored inside a garage located on the lot. Travel trailers, travel units, buses and boats over 16' and the like may remain stored on the premises for the purposes of loading and unloading. At all other times, such travel trailers, travel units, buses or boats and the like remaining on the premises shall be stored in a fully enclosed building or structure, which shall be in compliance with this document and the ordinance of the Township of Bushkill.

4. No building or structure whatsoever other than, a first-class, family private residence shall be permitted, erected, placed, or suffered to remain on said premises or any part thereof and a single-story detached building is permitted provided it is no



larger than 120 square feet and is constructed of materials which are compatible aesthetically and structurally with the residence on the premises. A trailer, tent, shack or barn shall not be considered a permitted single-story detached building. Notwithstanding anything contained in these restrictions to the contrary, Grantee is hereby expressly permitted to erect a wooden garden shed, no larger than 120 square feet, on the premises, without the need for any further approvals of Grantor.

5. All plans for the aforementioned single family private dwelling house to be erected on the premises shall be approved by the Grantor herein or their successors and assigns.

6. The exterior of any residential dwelling or outbuilding contiguous thereto shall be constructed of brick, vinyl siding, stone or wood, utilizing natural colors and textures and muted tones which will conform to the environment of the development and other neighboring structures

7. Exterior surfaces of such materials as cement block, cinder block or plywood shall not be permitted. The exterior of any building or appurtenant outbuilding must be fully completed according to the approved plans within one (1) year from the date of commencement of construction and shall, in addition to the requirements of these Deed Restrictions, meet all applicable Township Building Codes. No garage or other outbuilding shall be permitted which have a metal exterior surface; vinyl siding on such outbuildings, however, shall be permitted. The grounds surrounding any such dwelling or outbuilding shall be finally graded and seeded or sodded as soon as conditions permit after the completion of construction.

8. Cyclone fences are absolutely prohibited. Notwithstanding the fore-

going, post and rail fences with a rubberized or plasticized wire mesh attached there shall be allowed.

9. No stove pipe type of chimney or flue may protrude from any dwelling or outbuilding, unless the same may be enclosed in wood or masonry materials which are in conformity with the exterior of said building.

10. No above ground fuel tanks of any kind whatsoever are permitted except swimming pool heating tanks. All fuel tanks must be underground or inside the dwelling or outbuilding and installed and maintained in such a manner as to avoid seepage or damage to the environment. All lot owners must comply with the federal, state and local laws pertaining to the installation, maintenance and removal of such tanks.

11. No lot shall be used or maintained as a dumping ground for rubbish, garbage or trash. All rubbish, garbage or other waste shall be kept in sanitary containers and be removed from the premises/lot at least twice a month.

12. Grass shall be mowed periodically on each lot so as not to exceed four (4) inches in height.

13. A storm water run-off system for the development has been submitted to and approved by the Township. Each lot owner shall be responsible for the maintenance of any swale, storm water facility or easement on said lot. No lot owner shall obstruct or change the contour of any swale, storm water facility or easement on any lot.

14. Any television antenna or satellite dish in excess of twenty-four (24") inches in diameter will not be allowed.

15. No room air conditioners shall be installed so as to be visible from the front or sides of any residence within the development.



16. The premises shall be subject to all easements, rights-of-way and other restrictions set forth in the Plan titled "Subdivision of Land—Keller Court", as recorded in the Recorder of Deeds of Northampton County, Pennsylvania.

17. Construction must commence within twelve (12) months of the purchase of any lot within the development, and said construction must be completed within twelve (12) months of the date of commencement. In the event that construction is not so commenced, Developer shall have the option to purchase the said lot from Buyer at the price that Buyer paid for same.

18. Invalidation of any one of these covenants by judgment or court order shall not in any way affect any of the other provisions, which shall remain in full force and effect.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Bertalan and Marie L. Bertalan, his wife, by Deed from Bushkill Center Investors, a partnership, dated 09/19/2002, recorded 10/04/2002 in Book 2002-1, Page 270808.

Premises being: 255 ZIMMER COURT, WIND GAP, PA 18091-9525.

Tax Parcel No. G7 4 2U 0406.

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

SEIZED AND TAKEN into execution of the writ as the property of Michael J. Bertalan and Marie L. Bertalan.

DANIEL G. SCHMIEG, ESQUIRE

**No. 34**

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

**CV-2009-00298**

ALL THAT CERTAIN message, tenement, tract or piece of land situ-

ate in the Borough of Bangor, in the County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point fifty-seven and forty one-hundredths (57.40) feet from the Northeast corner of South Fourth Street and Chestnut Street; thence along the East side of said South Fourth Street and in line therewith North twelve and one-half (12 1/2) degrees East twenty and six-tenths (20.6) feet to a point and lot belonging to William Luxion; thence along the same South seventy-seven and one-half (77 1/2) degrees East, one hundred thirty (130) feet to a ten foot wide alley; thence along and in line with said alley, South twelve and one-half (12 1/2) degrees West, twenty-seven (27) feet to a point and property to be conveyed to John Werner; thence along the same North seventy-seven and one-half (77 1/2) degrees West, twenty-five and sixty-five one hundred (25.65) feet to a point; thence North twelve and one-half (12 1/2) degrees East two and two-tenths (2.2) feet; thence North seventy-seven and one-half (77 1/2) degrees West one hundred four and thirty-five one-hundredths (104.35) feet and along the center line of the partition wall of a double frame dwelling numbered 131 and 133 to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Jason D. Gardner and Jessica M. Picciotti, as joint tenants with right of survivorship, by Deed from Maureen Scanlan, dated 03/31/2006, recorded 04/04/2006 in Book 2006-1, Page 133620.

Premises being: 131 SOUTH 4TH STREET, BANGOR, PA 18013-2525.

Tax Parcel No. E9NE1C 8 6 0102.

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

SEIZED AND TAKEN into execution of the writ as the property of Jason D. Gardner and Jessica M. Picciotti.

LAUREN R. TABAS, ESQUIRE

**No. 35**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-02814**

ALL THAT LOT or parcel of ground situate, lying and being in Northampton County, Commonwealth of Pennsylvania, and being more particularly described as follows:

ALL THAT CERTAIN lot or piece of land with the eastern half a double dwelling home thereon erected known as #2431 Sycamore Street in the Borough of Wilson, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a part in the northern building line of Sycamore Street, said point being three hundred twenty and five tenths (320.50) feet distant from the intersection of the said building line of Sycamore Street the western building line of South Twenty-Fourth Street; THENCE westwardly along the northern building line of said Sycamore Street sixteen and seventy-five hundredths (16.75) feet to a point and extending northwardly of the same width one hundred eighteen (118) feet in depth to a ten feet wide alley the western boundary line of said premises passes through the center of the middle partition wall of said double dwelling house.

BOUNDED on the north by said alley, on the east by land now or late of Thomas W. Dews and Thomas P.

Dews, on the south by Sycamore Street, and on the west by land now or late of George G. Stockel and Laura Z. Stockel, his wife.

TITLE TO SAID PREMISES IS VESTED IN: Bobby S. Bellamy and Jennifer L. Ott, as joint tenants with the right of survivorship, by Deed from John D. Lenehan, unmarried, dated 5/26/2006, recorded 6/7/2006, in Book 2006-1 Page 225967, Instrument # 2006034055.

Premises being: 2431 SYCAMORE STREET, EASTON, PA 18042-5359.

Tax Parcel No. L9SW4C 14 38 0837.

THEREON BEING ERECTED a two story one-half of a double dwelling with aluminum siding exterior.

SEIZED AND TAKEN into execution of the writ as the property of Bobby S. Bellamy and Jennifer L. Ott.

LAUREN R. TABAS, ESQUIRE

**No. 36**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-02276**

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

BEGINNING at a concrete monument on the south side of Hoffman Road, T-613, said concrete monument being in line with the lands now or formerly of Michael F. Morin and Thomas K. Noll; thence,

Along the same and lands now or formerly of Richard J. and Eileen E. Peischl, South 76 degrees 30 minutes 00 seconds West 495.00 feet to a point; thence,

Along the said lands of Peischl, North 12 degrees 15 minutes 00 seconds West 578.68 feet to a point in Hoffman Road; thence,

In and along said Hoffman Road South 59 degrees 15 minutes 00 seconds East 243.68 feet to a point; thence,

In and along the same South 50 degrees 30 minutes 00 seconds East 511.50 feet to the point of BEGINNING.

CONTAINING: 3.50 acres.

TITLE TO SAID PREMISES IS VESTED IN Peter J. Senick and Leann L. Senick, h/w, by Deed from Paul R. Rissmiller and Mary Ann Rissmiller, h/w and Paul R. Rissmiller, as Administrator of the Estate of Emma L. Rissmiller, deceased, dated 07/08/1996, recorded 07/12/1996 in Book 1996-1, Page 71631.

Premises being: 155 HOFFMAN ROAD, WIND GAP, PA 18091.

Tax Parcel No. G7-2-8-0406.

THEREON BEING ERECTED a two story single dwelling w/two-car garage, wood exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Peter J. Senick and Leann L. Senick.

DANIEL G. SCHMIEG, ESQUIRE

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**No. 37**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-06389**

ALL THAT CERTAIN message, tenement, and lot or parcel of land situate in the Township of Forks Northampton County, Pennsylvania, designated as Lot No. 354 on the Plan of Penn's Ridge, Phase 5, 6 and 8, as said Plan is recorded in the Recorder of Deeds Office in and for Northampton County, Pennsylvania in Plan Book Vol 2002-5, Pages 207-209, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the northern right-of-way line of Hawthorn Drive (50 feet wide), said point being the southeast corner of Lot 353 and the southwest corner of the herein described Lot 354;

thence along the eastern boundary line of Lot 353, North nine degrees four minutes fifteen seconds East (N 09 degrees 04 minutes 15 seconds E), a distance of one hundred twenty-three and eighty-five one-hundredths feet (123.85 feet) to a point;

thence along the southern boundary line of the Lands of N/L Pinewood Associates LLC, South eighty-three degrees twenty-two minutes fifty-two seconds East (S 83 degrees 22 minutes 52 seconds E), a distance of twenty-six and two one-hundredths feet (26.02 feet) to a point;

thence along the western boundary line of Lot 355, South nine degrees four minutes fifteen seconds West (S 09 degrees 04 minutes 15 seconds W), a distance of one hundred twenty-four and seventy-four one-hundredths feet (124.74 feet) to a point;

thence along the northern right-of-way line of Hawthorn Drive, North eighty-one degrees twenty-four minutes forty seconds West (N 81 degrees 24 minutes 40 seconds W), a distance of twenty-six and zero one-hundredths feet (26.00 feet) to the place of BEGINNING.

CONTAINING IN AREA 3,223.44 square feet or 0.074 acre.

TITLE TO SAID PREMISES IS VESTED IN Jay E. Stiskin, by Deed from Hornstein Enterprises, Inc a Pennsylvania Corporation, dated 11/27/2002, recorded 01/15/2003 in Book 2003-1, Page 17616.

Premises being: 1360 HAWTHORN DRIVE, EASTON, PA 18040-5832.

Tax Parcel No. K9 10 6-354 0311.

THEREON BEING ERECTED a two story townhouse w/attached two-car garage, vinyl siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Jay E. Stiskin.

DANIEL G. SCHMIEG, ESQUIRE

**No. 39**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-03085**

ALL THAT CERTAIN house and lot of land situated on the south side of Spring Garden Street, in the said City of Easton, bounded and described as follows, to wit:

BEGINNING at a point one hundred seven and 65/100 feet west of the southwest building line at the intersection of Eighth and Spring Garden Streets, and extending along said Spring Garden Street twenty feet west to a point; thence extending southwardly of that width one hundred and twelve feet to a twelve feet wide private alley.

BOUNDED on the north by Spring Garden Street, east by property now or late of Ellen Elizabeth West, south by said twelve feet wide private alley and west by properly now or late of Josephine Francisco.

TITLE TO SAID PREMISES IS VESTED IN Michael F. Noll and Jennifer L. Noll, h/w, by Deed from Marilyn S. Bigney, unmarried and Elizabeth J. Olsovsky, unmarried, dated 12/20/2005, recorded 01/12/2006 in Book 20061-1, Page 15528.

Premises being: 810 SPRING GARDEN STREET, EASTON, PA 18042-3346.

Tax Parcel No. L9SE1B-1-9-0310.

THEREON BEING ERECTED a story one-half of a double dwelling with siding exterior.

SEIZED AND TAKEN into execution of the writ as the property of Michael F. Noll and Jennifer L. Noll. SHEETAL R. SHAH-JANI, ESQUIRE

**No. 40**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-03667**

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Wind Gap, County of Northampton, Commonwealth of Pennsylvania, shown as Lot Number 2, on the Schlegel Subdivision, as prepared by Policelli Engineering, Inc., bounded and described as follows, to wit:

BEGINNING at a concrete monument on the southerly 30 foot wide dedicated right of way line of Alpha Road said point also on line of land of Esther Smith, et al; thence along said 30 foot wide right of way line along a curve to the left having a central angle of 12 degrees 43 minutes 59 seconds, a radius of 360.81 feet, an arc length of 80.18 feet and a chord bearing a distance of South 71 degrees 46 minutes 52 seconds East, 80.02 feet to an iron pipe set on line of land of Gary Schlegel of which this was formerly part; thence along said land, south 47 degrees 24 minutes 45 seconds West, 164.46 feet to an iron pipe set on line of land of The Emerald Group; thence along said land, North 19 degrees 41 minutes 52 seconds west, 365.00 feet to an old iron pipe found; thence along a 10 foot wide unimproved alley, north 15 degrees 0 minutes 0 seconds east, 75.90 feet to an iron pipe set, said iron pipe also marking the southeasterly corner of land of Esther Smith, et al, above mentioned; thence along said land, south 74 degrees 0 minutes 0 seconds east, 80.85 feet to an iron bar set; thence along the same, North 15

degrees 0 seconds east, 258.71 feet to the place of beginning.

Vested by Special Warranty Deed, dated 11/10/2003, given by Jennifer Schlegel, now by marriage, Jennifer Dillon to Jennifer Dillon and Edward Dillon, husband and wife, and recorded 11/20/2003 in Book 2003-1 Page 485705 Instrument # 2003082462.

Premises being: 26 ALPHA ROAD, WIND GAP, PA 18091-1299.

Tax Parcel No. E8 21 3A-2-0638.

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

SEIZED AND TAKEN into execution of the writ as the property of Edward Dillon and Jennifer Dillon a/k/a Jennifer Schlegel.

LAUREN R. TABAS, ESQUIRE

**No. 41**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-02095**

ALL THAT CERTAIN lot of land situate on the North side of Ferry Street, in the Borough of Wilson, County of Northampton, and State of Pennsylvania, in what is known as the Fairview Park Tract, adjoining the City of Easton, as designated on a certain map of the Fairview Park Association (western addition to the City of Easton) as recorded in the Office of the Recorder of Deeds in and for the County of Northampton, Map Book 2, page 30, being designated as Lot No. 128, and containing on the North side of Ferry Street twenty feet (20 feet), and extending of that width in depth between parallel lines one hundred thirty feet (130 feet) to Pine Street.

BOUNDED on the North by Pine Street; on the East by Lot No. 129; on the South by Ferry Street; on the West by Lot No. 127, with the improve-

ments thereon erected and known as 1859 Ferry Street.

TITLE TO SAID PREMISES IS VESTED IN James P. Shupp and Lisa M. Shupp, h/w, by Deed from Earle R. McIlroy and Ruth M. McIlroy, h/w, dated 12/30/2004, recorded 12/30/2004 in Book 2004-1, Page 504289.

Premises being: 1859 FERRY STREET, EASTON, PA 18042.

Tax Parcel No. L9SW2D 3 18 0837.

THEREON BEING ERECTED a two story one-half of a double stone dwelling with shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of James P. Shupp and Lisa M. Shupp.

ANDREW L. SPIVAK, ESQUIRE

**No. 42**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-09001**

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

BEGINNING at a point one hundred feet northwest from the northwest corner of Seminole and Cherokee Streets said point being the exact middle of a brick partition wall dividing houses No. 704 and No. 706 Seminole Street; thence through the middle of said partition wall in a northerly direction a distance of eighty (80) feet to a point in a line of land late of W.F. Danzer; thence along the same in a northwestern direction a distance of twenty (20) feet to a point in a line of other land late of W.F. Danzer; thence along the same in a southerly direction a distance of

eighty (80) feet to a point in the northern line of said Seminole Street; thence along the same in an easterly direction a distance of twenty (20) feet to the point, the place of beginning. Known as 706 Seminole Street.

ALSO KNOWN AS NORTHAMPTON COUNTY PARCEL IDENTIFICATION NO.: MAP: P6SW2C BLOCK: 1 LOT: 8 SCHOOL/MUNICIPAL: 0204.

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

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

The said Delia Fernandez died on July 13, 2005, leaving her husband, the said Antonio Fernandez, as the surviving tenant by the entirety and sole owner in fee.

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

Tax Parcel No. P6SW2C 1 8 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Louisa Maldonado and Dolores Fernandez.

LAUREN R. TABAS, ESQUIRE

**No. 43**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-02565**

ALL THAT CERTAIN message, tenement and lot or piece of land situate on the east side of Fiot Avenue, in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania known as 737 Fiot Avenue, according to present city numbering, bounded and described as follow:

BEGINNING at a point in the easterly side of Fiot Avenue and Wyandotte Street; THENCE northwardly along the easterly side of Fiot Avenue a distance of 20 feet, and extending eastwardly of that width between parallel lines at right angles to said Fiot Avenue 110 feet.

TAX PARCEL #P6SW3B 13 6 0204.

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

SEIZED AND TAKEN into execution of the writ as the property of Selvin O. Alonzo and Denny Alonzo a/k/a Denny E. Alonzo.

MARY L. HARBERT-BELL,  
ESQUIRE

**No. 44**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-00939**

All that cert message or tenement and lot or piece of ground situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the Southern line of East Mechanic Street eighty-five and seventy-four one-hundredths (85.74) feet from intersection of the Eastern line of Hill



Street and the Southern line of East Mechanic Street; thence Easterly along the Southern line of East Mechanic Street, thirty-nine and thirty-three one-hundredths (39.33) feet; thence, Southerly sixty-seven and fifty-five one-hundredths (67.55) feet to a point; thence Westerly forty and thirty-five one hundredths (40.35) feet; thence Northerly sixty-eight and fifty-five one-hundredths (68.55) feet to a point, the place of Beginning.

HAVING erected thereon a dwelling known and numbered as 1110/1112 Mechanic St., Bethlehem, PA 18015-2026.

UNDER AND SUBJECT to all conditions, covenants, restrictions, easements, and right-of-ways as of record, including, but not limited to, those listed on the recorded plan (if any), and the following (if any): Subject to Possible Public Utility Easements Not appearing of record. Subject to public and private rights lying the beds of all abutting streets, roads and alleyways.

TOGETHER with all the singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any way appertaining, and the reversions and remainders rents, issues and profits thereof and all the estate, right, title, interest property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of in and to the same.

TITLE TO SAID PREMISES IS VESTED IN Richard Perrin, by Deed from David E. Pawlowski, dated 01/08/2007, recorded 01/18/2007 in Book 2007-1, Page 24116.

Premises being: 1110-1112 MECHANIC STREET, BETHLEHEM, PA 18015-2026.

Tax Parcel No. P6SE2B-7-1-0204.

THEREON BEING ERECTED a two story brick apartment dwelling with flat roof.

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

LAUREN R. TABAS, ESQUIRE

**No. 45**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-04879**

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Wilson, County of Northampton and State of Pennsylvania being Lot No. 26 on the Plan of Foxcroft prepared by Hanover Engineering Associates, Inc. dated July 14, 1986, and recorded in the Office of the Recorder of Deeds for Northampton County in Plan Book 87, page 82, and being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way line of Fox Circle, said point being a common corner of Lots Nos. 26 and 27 as shown on said Plan; thence along Lot No. 27 and through the center line of the party wall of the residence constructed on Lots Nos. 26 and 27, North 77 degrees 48 minutes 50 seconds East, a distance of 77.5 feet to a common corner of Lots Nos. 8, 9, 26 and 27 as shown on said Plan; thence along Lot No. 9, South 12 degrees 11 minutes 10 seconds East, a distance of 22.00 feet to a common corner of Lots Nos. 9, 10, 25 and 26 as shown on said Plan; thence along Lot No. 25 and through the center line of the party wall of the residence constructed on Lots Nos. 25 and 26, South 77 degrees 48 minutes 50 seconds West, a distance of 77.5 feet to a point in the easterly right-of-way line of Fox Circle, a com-



mon corner of Lots Nos. 25 and 26; thence along the easterly right-of-way line of Fox Circle, North 12 degrees 11 minutes 10 seconds West, a distance of 22.00 feet to the place of Beginning.

SUBJECT to a Declaration of Covenants and Restrictions dated December 15, 1986, and recorded in the Office of the Recorder of Deeds for Northampton County in Miscellaneous Book 318, page 1044.

TITLE TO SAID PREMISES IS VESTED IN Natalie J. Reddinger, by Deed from Lawrence A. Loverso, dated 08/27/2003, recorded 09/10/2003, in Deed Book 2003-1, page 371961.

Premises being: 438 FOX CIRCLE, EASTON, PA 18042-5348.

Tax Parcel No. M9NW2A 9 20 0837.

THEREON BEING ERECTED a two story townhouse with vinyl siding exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Natalie J. Reddinger.

ANDREW C. BRAMBLETT,  
ESQUIRE

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**No. 47**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2009-06685**

All That Certain message and lot or piece of ground, situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, designated as the southern half of Lot No. 50, according to a certain plan of lots entitled 'Lands of J. H. Wilhelm and David J. Pearsall, Trustees, situated in the Borough of South Bethlehem, Pennsylvania, R. E. Neumeyer, C.E.,' which map is recorded in the Office for the Recording of Deeds at Easton, Pennsylvania, in and for the County of Northampton,

in Map Book #2, Page 87, bounded and described as follows, to wit:

BEGINNING at a point in the easterly line of Fiot Avenue, said point being distant two hundred and twenty and thirteen one hundredths (220.13 feet) feet south of the southeast corner of Fiot Avenue and Sioux Street, and in line with the extension of the middle of a brick partition wall dividing the dwelling erected on the premises herein described from the dwelling adjoining on north; thence in an easterly direction along a line at right angles to Fiot Avenue and passing partly through the middle of said party wall, a distance of one hundred and ten (110 feet) feet to a point in the westerly line of a fifteen (15 foot) foot wide alley; thence in a southerly direction along the westerly line of said alley distance of nineteen and eighty-seven one-hundredths (19.87 feet) feet to a point; thence in a westerly direction along a line at right angles to a point in the easterly line of Fiot Avenue; thence in a northerly direction along the easterly line of Fiot Avenue, a distance of nineteen and eighty-seven one-hundredths 19.87 feet) feet to a point the place of beginning. KNOWN AS NO. 723 FIOT AVENUE.

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: P6SW3B/13/12.

TITLE TO SAID PREMISES IS VESTED IN Philip A. Falsone, a single individual, by Deed from Joseph M. Erceg, a single individual, dated 09/15/2006, recorded 09/28/2006 in Book 2006-1, Page 401163.

Premises being: 723 FIOT AVENUE BETHLEHEM, PA 18015-2738.

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

SEIZED AND TAKEN into execution of the writ as the property of Philip A. Falsone a/k/a Philip Falsone.

LAUREN R. TABAS, ESQUIRE

**No. 48**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2008-12700**

ALL THAT CERTAIN lot or piece of ground, with the messuage or tenement thereon erected, situate in the Borough of East Bangor, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the north side of Central Avenue; THENCE along said Central Avenue North eighty-nine and one-half (89 (1/2)) degrees West forty (40) feet to a point; THENCE along land of Horace Hamm Estate, North one and one-half (1 (1/2)) degrees East two hundred two (202) feet to a point; THENCE along land of grantors and now or late of Anthony Turtzo, South eighty-nine and one-half (89 (1/2)) degrees East forty (40) feet to a point; THENCE along land of now or late Anthony Turtzo, South one and one-half (1 (1/2)) degrees West two hundred two (202) feet to the place of beginning,

TITLE TO SAID PREMISES IS VESTED IN Keith M. Funk and Teresa M. Reilly Funk, husband and wife, by Deed from Terry J. Idler and Cary S. Idler, father and son dated April 29, 2001 and recorded May 15, 2001 in Deed Book 2001-1, Page 84037.

TAX I.D. #: D10SW1C-3-6A.

BEING KNOWN AS: 38 WEST CENTRAL AVENUE, EAST BANGOR, PENNSYLVANIA 18013.

THEREON BEING ERECTED a three story dwelling with asbestos shingle siding.

SEIZED AND TAKEN into execution of the writ as the property of Keith M. Funk and Teresa M. Reilly Funk. TERRENCE J. McCABE, ESQUIRE

**No. 49**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2009-06369**

ALL THAT CERTAIN parcel of land known as Lot No. 2-45 located in Palmer Township, Northampton County, Commonwealth of Pennsylvania, as shown on a plan entitled 'The Villages At Mill Race Record Plan Phase II' prepared by Harte Engineering, Inc., recorded September 22, 2003, in Northampton County Map Book Volume 2003-5, pages 334-337, bounded and described as follows:

BEGINNING at a point on the westerly right-of-way line of Grist Mill Lane, said point being in line with the lands known as Lot 2-46 of The Villages At Mill Race—Phase Two; thence,

Along said westerly right-of-way line, on a curve to the right having a radius of 270.00 feet, a chord bearing of South 21 degrees 23 minutes 43 seconds East, a chord length of 107.80 feet and an arc length of 108.53 feet to a point; thence,

Along the lands known as Lot 2-44 of The Villages At Mill Race—Phase Two, South 81 degrees 11 minutes 20 seconds West 109.95 feet to a point; thence,

Along the lands known as Lot 2-49 of The Villages At Mill Race—Phase Two, North 08 degrees 48 minutes 40 seconds West 95.00 feet to a point; thence,

Along the lands known as Lot 2-46 of The Villages At Mill Race—Phase Two, North 81 degrees 11 minutes 20 seconds East 63.65 feet to a point; thence,

Along the same, North 57 degrees 05 minutes 23 seconds East 25.00 feet to the POINT OF BEGINNING.

CONTAINING: 9,958 sq. ft. or 0.2286 acres.

SUBJECT TO: a 24 feet wide storm sewer easement along the southerly property line.

TITLE TO SAID PREMISES IS VESTED IN Abu S. Miah and Parvin Ahmed-Miah, h/w, by Deed from CMC Development Corporation, a Pennsylvania Corporation, dated 12/02/2005, recorded 12/05/2005 in Book 2005-1, Page 490673.

Premises being: 18 GRIST MILL LANE, EASTON, PA 18045-7471.

Tax Parcel No. K9 1 2-45 0324.

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

SEIZED AND TAKEN into execution of the writ as the property of Abu S. Miah and Parvin Ahmed-Miah.

MICHELE M. BRADFORD,  
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.

JEFFREY K. HAWBECKER  
Sheriff  
Northampton County,  
Pennsylvania

CHRISTOPHER T. SPADONI  
ESQUIRE

Solicitor to the Sheriff  
Nov. 19, 26; Dec. 3

**Keith D. Cacciatore**

*takes pleasure in announcing  
the relocation of his law office to*

**3005 Brodhead Road**

**Suite 23**

**Bethlehem, PA 18020**

His phone number, fax number, email address, and website will all remain the same.

(P) 610-954-8501

(Email) [kdcesq@aol.com](mailto:kdcesq@aol.com)

(F) 610-954-8503

(Web) [www.kdcesq.com](http://www.kdcesq.com)

Effective December 1, 2009

Nov. 26

**COMMONWEALTH OF PENNSYLVANIA v.  
JASON WARREN HOLLAND, Defendant**

*Preliminary Objection (Motion To Suppress).*

Motion to Suppress evidence obtained from an investigatory traffic stop denied.

In the Court of Common Pleas of Northampton County, Pennsylvania,  
Criminal Division—No. 347-2009.

OFFICER JASON NORTHSTEIN, deputy for the Walnutport Borough  
Police Department for the Commonwealth.

ERV D. MCLAIN, ESQUIRE, for Defendant.

Order of Court entered September 10, 2009 by GIORDANO, J.

*OPINION*

This matter comes now before this Honorable Court on the Motion to Suppress filed by Jason Warren Holland, hereinafter referred to as “Defendant.”

*I. APPLICABLE STANDARD OF REVIEW*

Rule 578(3) of the Pennsylvania Rules of Criminal Procedure affords a defendant the right to submit a motion to suppress any or all evidence through an Omnibus Pretrial Motion for Relief. When filing a motion to suppress, defendant shall ensure the motion states “specifically and with particularity the evidence sought to be suppressed, the grounds for suppression, and the facts and events in support thereof.” Pa. R.Crim.P. 581(D).

In a motion to suppress, the Commonwealth bears the burden of persuasion to establish by a preponderance of the evidence that the challenged evidence is admissible and not obtained in violation of the defendant’s rights. *Commonwealth v. Hernandez*, 892 A.2d 11 (Pa. Super. 2006); *see also, Commonwealth v. West*, 834 A.2d 625 (Pa. Super. 2003).<sup>1</sup> Should this Court find the Commonwealth has failed to meet its burden of persuasion, the evidence derived in violation of defendant’s rights shall be suppressed and will therefore be inadmissible at trial. *Katz v. United States*, 389 U.S. 347 (1967).

When ruling on defendant’s motion to suppress, this Court is required to “make findings of fact and conclusions of law as to whether evidence was obtained in violation of the defendant’s [C]onstitutional rights.” *Commonwealth v. Haynes*, 395 Pa. Super. 322, 333, 577 A.2d 564, 570 (1990); *see also, Pa. R.Crim.P. 581(I)*. Moreover, it is within the sole province of

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<sup>1</sup> “Preponderance of the evidence is tantamount to a ‘more likely than not’ standard.” *Commonwealth v. McJett*, 811 A.2d 104, 110 (Pa. Commw. 2002).

this Court as the finder of fact “to pass on the credibility of witnesses and the weight to be given to their testimony,” as it is “free to believe all, some or none of the evidence presented at the suppression hearing.” *Commonwealth v. Elmobdy*, 823 A.2d 180, 183 (Pa. Super. 2003).

## II. FINDINGS OF FACT

1. On November 15, 2008, Officer Northstein worked the 8:00 p.m. to 6:00 a.m. night shift in the Borough of Walnutport (N.T. pg. 2, line 22-23).

2. At approximately 12:50 a.m., Officer Northstein turned right onto Lehigh Gap Street travelling southbound (N.T. pg. 4, lines 2-3).

3. Officer Northstein observed Defendant’s vehicle, a red Chevy Silverado pickup bearing PA license plate YRH-9244, traveling northbound, pull over to the side of the road at the address of 405 Lehigh Gap Street with its head lamps on (N.T. pg. 4, line 7, pg. 11, lines 3-4).

4. 405 Lehigh Gap Street is a no parking zone (N.T. pg. 4, line 7).

5. As Officer Northstein passed Defendant’s vehicle, the head lamps on Defendant’s vehicle turned off (N.T. pg. 11, line 7-8).

6. After passing Defendant’s vehicle, Officer Northstein turned his vehicle around (N.T. pg. 12, line 3-6).

7. As Officer Northstein turned his vehicle around, Defendant turned his vehicle’s head lamps back on and pulled onto the roadway traveling north on Lehigh Gap Street (N.T. pg. 12, line 3-6).

8. Defendant’s vehicle approached a stop sign at the intersection of Lehigh Gap Street and State Route 145 traveling on the left hand side of the road with the right turn signal activated (N.T. pg. 4, lines 23-24).

9. Instead of turning right, Defendant proceeded straight through the stop sign (N.T. pg. 5, lines 2-3).

10. Thereafter, Officer Northstein pulled up behind Defendant’s vehicle and activated his traffic lights (N.T. pg. 5, lines 4-6).

11. After waiting for Defendant to pull over his vehicle, Officer Northstein activated his traffic siren to further alert Defendant to pull over (N.T. pg. 5, lines 6-7).

12. Defendant then pulled over his vehicle (N.T. pg. 5, line 8).

13. Officer Northstein exited his vehicle and approached Defendant’s. As Officer Northstein approached Defendant in the driver seat, Defendant’s eyes appeared glassy and bloodshot, his speech was slurred, and he emitted a strong smell of alcohol (N.T. pg. 5, lines 15-19).

14. After obtaining Defendant’s license and registration information, Officer Northstein asked Defendant to perform a series of field sobriety tests (N.T. pg. 6, lines 12-18).

15. Officer Northstein then placed Defendant under arrest and transported him to Palmerton Hospital, where Defendant submitted to a blood alcohol test (N.T. pg. 6-7, lines 24-6).



16. Defendant's blood alcohol test revealed a blood alcohol content of .13 percent (N.T. pg. 7, line 7).

17. Thereafter Defendant was charged with Driving After Imbibing Alcohol (75 Pa.C.S. §3802(a)(1)), and Driving After Imbibing Alcohol Blood Alcohol Content Greater than .08 (75 Pa.C.S. §3802(b)) (N.T. pg. 3, lines 5-6).

### III. CONCLUSIONS OF LAW

In this case, Defendant maintains any evidence obtained by the traffic stop on November 16, 2008, should be suppressed because it was obtained as a result of an illegal investigative traffic stop. Defendant argues that Officer Northstein did not obtain the requisite reasonable suspicion necessary to perform an investigative traffic stop and argues all evidence obtained as a result of the traffic stop should be suppressed. The Commonwealth maintains that Officer Northstein possessed the requisite reasonable suspicion to perform an investigative traffic stop on Defendant. Because this Court finds that Officer Northstein possessed sufficient reasonable suspicion to conduct an investigative traffic stop on Defendant, the motion to suppress is DENIED.

In Constitutional terms, there are three levels of interactions between police officers and citizens. *Commonwealth v. Bryant*, 866 A.2d 1143, 1146 (Pa. Super. 2005). The first level of interaction is the "mere encounter" or request for information. The mere encounter does not constitute a seizure because it does not need to be supported by any level of suspicion in order to maintain its validity. *Commonwealth v. Strickler*, 563 Pa. 47, 757 A.2d 884, 889 (2000). Additionally, the mere encounter carries no official compulsion to stop or respond. *Bryant*, supra, 866 A.2d at 1146. The second level of interaction is the "investigative detention" which must be supported by reasonable suspicion. *Id.* An investigative detention subjects a suspect to a stop and period of detention, but does not involve such coercive conditions as to constitute the functional equivalent of arrest. *Id.* The third, and final, level of interaction is an arrest or "custodial detention." An arrest must be supported by probable cause. *Id.*

Both Article I, Section 8 of the Pennsylvania Constitution and the Fourth Amendment to the United States Constitution apply the same analysis when determining whether reasonable suspicion exists for a police officer to conduct an investigatory stop.<sup>2</sup> *Commonwealth v. McCrease*, 750 A.2d 320, 324 (Pa. Super. 2004). A police officer may conduct an investigative detention if he has a reasonable suspicion, based upon specific and articulable facts, that criminality is afoot. *Terry v. Ohio*, 392 U.S. 1, 21 (1968). "The fundamental inquiry is an objective one, namely, whether 'the

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<sup>2</sup> Accordingly, although federal precedent may be cited herein, it does not compel the result reached here today.

facts available to the officer at the moment of the [interaction] “warrant a person of reasonable caution in the belief” that the action taken was appropriate.” *Commonwealth v. Zahir*, 561 Pa. 545, 751 A.2d 1153, 1156 (2000) (citations omitted).

Prior to February 1, 2004, Pennsylvania required police officers possess probable cause before initiating an investigatory traffic stop. *Commonwealth v. Fulton*, 921 A.2d 1239, 1240 (Pa. Super. 2007) citing *Commonwealth v. Gleason*, 567 Pa. 111, 785 A.2d 983 (2001). Subsequent to February 1, 2004, police officers need only reasonable suspicion before initiating an investigatory traffic stop. *Commonwealth v. Ulman*, 902 A.2d 514 (Pa. Super. 2006). The police officer must be able to articulate “specific observations which, in conjunction with reasonable inferences derived from these observations, led him reasonably to conclude, in light of his experience, that criminal activity was afoot and the person he stopped was involved in that activity.” *Commonwealth v. Little*, 903 A.2d 1269, 1272 (Pa. Super. 2006).

When determining if an officer had reasonable suspicion, this Court must consider the totality of the circumstances. *In the Interest of D.M.*, 566 Pa. 445, 781 A.2d 1161 (2001). In addition, this Court must give due weight to the specific reasonable inferences the police officer is entitled to draw from the facts in light of his experience. *Commonwealth v. Cook*, 558 Pa. 50, 735 A.2d 673 (1999). “Even a combination of innocent facts, when taken together, may warrant further investigation by the police officer.” *Id.*, 735 A.2d at 676.

In this case, this Court finds as a matter of law that Defendant was the subject of an investigative traffic stop by Officer Northstein. Consequently, the evidence of Defendant’s blood alcohol level and driving under the influence are constitutional and admissible only if the initial investigative traffic stop was supported by reasonable suspicion based on specific articulable facts. *See Zahir*, supra, 751 A.2d at 1157.

#### *Reasonable Suspicion to Perform an Investigatory Stop*

In the case at bar, Officer Northstein conducted an investigatory traffic stop after observing Defendant engage in several traffic maneuvers. These traffic maneuvers taken together gave Officer Northstein the reasonable suspicion necessary to initiate an investigative traffic stop.

In *Commonwealth v. Starr*, the Superior Court found probable cause when a defendant engaged in erratic driving. *Commonwealth v. Starr*, 739 A.2d 191 (Pa. Super. 1999). After the requisite statute was amended, the Superior Court found reasonable suspicion existed when an officer observed a defendant swerve out of his lane of travel three times. *Commonwealth v. Hughes*, 908 A.2d 924 (Pa. Super. 2006). Finally, in *Commonwealth v. Fulton*, the Superior Court found reasonable suspicion existed when an officer observed a defendant cross the fog line twice and the center line

once. *Commonwealth v. Fulton*, supra. In *Fulton*, the court found reasonable suspicion where no actual violation of the vehicle traffic code existed. *Id.* Further, when a police officer believes a defendant has violated the Motor Vehicle Code, the police officer will have reasonable suspicion to initiate a traffic stop. *Martin v. Commonwealth*, 588 Pa. 429, 905 A.2d 438, 450 (2006).

Defendant contends Officer Northstein did not possess reasonable suspicion because Officer Northstein began following Defendant after observing him pulled over on the side of the road. Although the cases Defendant cites are accurate in reference to illegal traffic stops of parked vehicles, the facts of this case are distinguishable. See *Commonwealth v. Hill*, 874 A.2d 1214 (Pa. Super. 2005); *Commonwealth v. Conte*, 931 A.2d 690 (Pa. Super. 2007); *Commonwealth v. Fuller*, 940 A.2d 476 (Pa. Super. 2007).

First, Officer Northstein testified Defendant's failure to initiate a right hand turn after activating his turn signal was a violation of the Motor Vehicle Code (N.T. pg. 14, line 17). Defendant's failure to initiate a right hand turn after activating his turn signal, in and of itself, would have given Officer Northstein enough reasonable suspicion to initiate a traffic stop. *Martin v. Commonwealth*, supra, 905 A.2d at 450. None of Defendant's cases mention any violations of the Motor Vehicle Code. Even without Defendant's failure to initiate a right hand turn, Officer Northstein, using his experience, could have relied on the combination of the other seemingly innocent facts to form the requisite reasonable suspicion to initiate a traffic stop. *Commonwealth v. Fulton*, supra.

Unlike the cases Defendant cites, Defendant was parked in a clearly marked no parking zone. In addition, Officer Northstein did not initiate a traffic stop when Defendant was pulled over, as in the cases Defendant cites. See *Commonwealth v. Hill*, supra; *Commonwealth v. Conte*, supra; *Commonwealth v. Fuller*, supra. To the contrary, Officer Northstein followed Defendant and observed Defendant engage in several other suspicious traffic maneuvers before initiating a traffic stop. Only after observing all of Defendant's behavior in its totality, did Officer Northstein conduct an investigatory traffic stop.

Specifically, Officer Northstein testified that the following actions taken together gave him reasonable suspicion. First, Officer Northstein observed Defendant parked in a no parking zone. Second, Officer Northstein observed Defendant switch his head lamps on and off. Third, Officer Northstein observed Defendant drive on the far left side of the road where opposing traffic would be travelling. Finally, Officer Northstein observed Defendant activate his right turning signal while failing to make a right hand turn. In articulating the reasons why Officer Northstein initiated the investigative traffic stop, he testified: "Well, it started with the—you know, the suspicious vehicle parked in a no parking area...the whole turning was just in addition to everything else." (N.T. pg. 15, lines 11-18)

Based on the credible specific and articulable facts presented by Officer Northstein set forth above, this Court finds as a matter of law that Officer Northstein possessed the requisite reasonable suspicion necessary to initiate an investigatory traffic stop of Defendant. Accordingly, this Court hereby DENIES the Defendant's Motion to Suppress.

WHEREFORE, this Honorable Court enters the following ORDER:

*ORDER*

AND NOW, this 10th day of September, 2009, this Honorable Court hereby ORDERS and DECREES that:

1. Defendant's Motion to Suppress is DENIED.

**NORTHAMPTON COUNTY REPORTER DIGEST—2009-11**

The following are recent decisions of the Court of Common Pleas of Northampton County, Pennsylvania. The full opinion may be viewed online, downloaded and printed under “Records Search” at [www.northamptoncounty.org](http://www.northamptoncounty.org)

**Caption:** Barry L. Haydt and Barbara J. Dorshimer v. Dettmer’s Outdoor Recreation, Inc. and Polaris Sales, Inc.

**Term No.:** C-48-CV-2006-3783

**Keywords:** Partial Summary Judgment; Coordinate Jurisdiction; Punitive Damages; Prima Facie Case; Substantial Change

**Attorney(s):** Erik J. Conrad, Esquire for Plaintiff  
Michael D. Kracht, Esquire for Defendant Dettmer’s  
Clem C. Trischler, Esquire for Defendant Polaris

**Date of Order:** June 29, 2009

**Judge:** Paula A. Roscioli, J.

**Description of Decision:**

Defendant Polaris presented a Motion for Partial Summary Judgment, seeking summary judgment on claims against it for punitive damages. The Honorable Edward G. Smith had previously ruled in a discovery motion that Plaintiffs had failed to demonstrate a prima facie case for punitive damages. Plaintiffs argued that new evidence had emerged which lent substantial support to its claim for punitive damages. Applying the doctrine of coordinate jurisdiction and determining that Plaintiffs had failed to demonstrate a substantial change in the evidence available since the time of Judge Smith’s ruling, the Court granted the motion. The Court further found that, even in the absence of the prior ruling, the evidence of record was insufficient to support a claim for punitive damages.

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**Caption:** James D. Davitt and Josephine Davitt v. Easton Warren Urology, Scott Yeaw, M.D., Franklin Margolis, M.D., Summit Urology, Eric Zeller, P.A., and Easton Hospital

**Term No.:** C-48-CV-2009-1413

**Keywords:** Agency; Insufficient Specificity; Loss of Consortium; Vague and Overbroad; Informed Consent; Corporate Liability

**Attorney(s):** John P. Karoly, Jr., Esquire for Plaintiffs  
Candy Barr Heimbach, Esquire for Defendants Margolis and Summit  
Howard S. Stevens, Esquire for Defendant Easton Hospital  
James R. Kahn, Esquire for Defendant Eric Zeller

**Date of Order:** July 1, 2009

**Judge:** Paula A. Roscioli, J.

**Description of Decision:**

Defendants Franklin Margolis, M.D., Summit Urology, Easton Hospital, and Eric Zeller, P.A. each made preliminary objections to Plaintiffs’ Complaint, which alleged causes of action in negligence and loss of consortium against all defendants, as well as causes of action in vicarious liability and corporate liability against Summit Urology and Easton Hospital. Defendant Easton Hospital first objected on the grounds that the agency allegations against it were vague and overbroad. Finding that those allegations in the Complaint were insufficient to permit the Hospital to determine which individuals

Plaintiffs were referring to, the Court sustained the objection. Finding that Plaintiffs had not pleaded a valid cause of action for failure to obtain informed consent, the Court sustained the Hospital's second preliminary objection and dismissed the claim. The Court sustained the Hospital's third preliminary objection upon a finding that Plaintiffs demanded compensation for injuries which are not compensable under a loss of consortium claim. The Court sustained in part and overruled in part the Hospital's final preliminary objection, finding that Plaintiffs had failed to allege sufficient material facts to permit the Hospital to prepare a meaningful defense against certain negligence claims. The Court similarly sustained in part and overruled in part the first preliminary objection of Dr. Margolis and Summit Urology, on the grounds that the Complaint was insufficiently specific to allow those defendants to prepare a meaningful defense to many of the negligence claims against them. The Court again sustained an objection to Plaintiffs' agency claims, on the grounds that Plaintiffs failed to plead sufficient facts to support those claims against the Margolis and Summit Defendants. Finding that Plaintiffs had not and could not set forth a cognizable claim for corporate liability against the physician's practice, the Court dismissed that claim with prejudice. The Court dismissed without prejudice Plaintiffs' claim against Dr. Margolis for failure to obtain informed consent, because Plaintiffs had failed to allege sufficient facts to support such a claim. Dr. Margolis and Summit Urology's final objection echoed that of the Hospital with regard to the loss of consortium claim, and was also sustained. Finally, the Court sustained both of Defendant Zeller's preliminary objections, dismissing the claims against him without prejudice, as Plaintiffs had failed to aver sufficient facts to support their claims against him of negligence, loss of consortium, or agency.

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**Caption:** UCAM v. Seidel Enterprises  
**Term No.:** C0048CV2008-4237  
**Keywords:** Complaint for Ejectment; Real Estate  
**Attorney(s):** Sherry D. Lowe, for Plaintiff  
 Lisa A. Dougherty, for Defendant  
**Date of Order:** August 7, 2008  
**Judge:** Emil Giordano, J.  
**Description of Decision:**

Objection is denied plaintiff may notify defendants upon termination of defendant's term.

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**Caption:** Anthony J. Sabella v. Estate of Gus Milides, Mary Shannon, Personal Representative, and Barbara Rush Renkert  
**Term No.:** C48CV2006002450  
**Keywords:** Motion To Strike Judgment of Non Pros; Motion for Sanctions Against Counsel  
**Attorney(s):** Anthony J. Sabella, Pro Se.  
 Paul C. Troy, Esquire, Kane, Pugh, Knoell, Troy & Kramer, LLP, Norristown, Pennsylvania for Defendants, Estate of Gus Milides, Mary Shannon, Personal Representative, and Barbara Rush Renkert  
**Date of Order:** August 7, 2008  
**Judge:** Emil Giordano, J.



**Description of Decision:**

Motions to strike judgment and motions for sanction are denied due to lack of merit.

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**Caption:** Commonwealth of Pennsylvania v. Joseph McAuliffe  
**Term No.:** 3086-2004  
**Keywords:** Petition for Post Conviction Collateral Relief; Kidnapping; Aggravated Assault  
**Attorney(s):** Jacqueline M. Taschner, Assistant District Attorney, Office of the Northampton County District Attorney, Commonwealth of Pennsylvania  
Alexander J. Karam, Jr., Esquire, Easton, Pennsylvania, for Defendant, Joseph McAuliffe  
**Date of Order:** August 7, 2008  
**Judge:** Emil Giordano, J.

**Description of Decision:**

Defendant failed to establish requirements to sustain claims of ineffectiveness of council. The court denies defendant's claim of ineffective assistance of council.

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**Caption:** Commonwealth of Pennsylvania v. Lawrence Fogel  
**Term No.:** 1449-2007  
**Keywords:** Motion in Limine  
**Attorney(s):** Michael A. Filingo, Assistant District Attorney, Office of the Northampton County District Attorney, for the Commonwealth of Pennsylvania  
Philip D. Lauer, Esquire, Lauer, Paglianite & Sletvold, P.C., Easton, Pennsylvania, for Defendant, Lawrence Fogel  
**Date of Order:** August 7, 2008  
**Judge:** Emil Giordano, J.

**Description of Decision:**

Motion in limine is denied because the Commonwealth has shown good cause for the delay in conducting the blood test.

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**Caption:** Commonwealth of Pennsylvania v. Todd William Winterton  
**Term No.:** 4198-2007  
**Keywords:** Omnibus Motion for Pretrial Relief (Suppression of Evidence Obtained During D.U.I. Stop)  
**Attorney(s):** Abraham P. Kassis, Assistant District Attorney, Office of the Northampton County District Attorney, for the Commonwealth  
Gary Neil Asteak, Esquire for Defendant  
**Date of Order:** August 28, 2008  
**Judge:** Emil Giordano, J.

**Description of Decision:**

Defendant's Motion to suppress evidence obtained during a D.U.I. stop denied. All evidence challenged ruled admissible.

**Caption:** Commonwealth of Pennsylvania v. Randy D. Carter, a/k/a Robert Santana

**Term No.:** No. 795-2008

**Keywords:** Omnibus Pretrial Motions: Motion To Dismiss; Writ of Habeas Corpus

**Attorney(s):** John L. Obrecht, Assistant District Attorney, Office of the Northampton County District Attorney, for the Commonwealth  
Mark S. Refowich, Esquire for Defendant

**Date of Order:** September 9, 2008

**Judge:** Emil Giordano, J.

**Description of Decision:**

Defendant's Motions to Dismiss and for Writ of Habeas Corpus Denied.

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**Caption:** Glen Edward Baringer v. Commonwealth of Pennsylvania

**Term No.:** MD-726-2008

**Keywords:** Petition for Relief from Firearms Disability

**Attorney(s):** Christopher M. Shipman, Esquire for Petitioner  
Thomas J. Rozman, Esquire, Assistant Counsel, Office of Chief Counsel, Pennsylvania State Police, and Patricia Fuentes Mulqueen, Assistant District Attorney, Office of the Northampton County District Attorney, for the Commonwealth

**Date of Order:** September 11, 2008

**Judge:** Emil Giordano, J.

**Description of Decision:**

Petitioner's Petition for Relief from Firearms Disability Granted.

**DECEMBER 2009**

<b>MON</b>	<b>TUE</b>	<b>WED</b>	<b>THU</b>	<b>FRI</b>
	1 Criminal	2 Criminal	3 Juvenile Criminal	4 Misc. Hrings.
7 Juvenile Civil Pretrials	8 Argument	9 Civil Call DRS	10 Juvenile DRS Arraignments	11 Misc. Hrings.
14 Juvenile Non-Jury	15 Non-Jury	16 Non-Jury	17 Juvenile Non-Jury	18 Misc. Hrings.
21 Juvenile	22 ARD/ Summaries	23 Misc. Hrings. O.C. Audit	24 Courthouse Closes @ Noon	25 Christmas Day
28 Juvenile	29	30 Status Misc. Hrings.	31 Juvenile	



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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, November 30, 2009**