

# Supreme Court of Pennsylvania

## Court of Common Pleas Civil Cover Sheet

*Lehigh*

County

For Prothonotary Use Only:

Docket No:

*2014-TX-6*

CLERK OF JUDICIAL RECORDS  
LEHIGH COUNTY, PA

2014 OCT 10 AM 10:09

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The information collected on this form is used solely for court administration purposes. This form does not supplement or replace the filing and service of pleadings or other papers as required by law or rules of court.

SECTION A

**Commencement of Action:**

- Complaint       Writ of Summons       Petition  
 Transfer from Another Jurisdiction       Declaration of Taking

Lead Plaintiff's Name:

*Tax Claim Bureau of Lehigh County*

Lead Defendant's Name:

—

Are money damages requested?  Yes  No

Dollar Amount Requested: (check one)  Within arbitration limits  Outside arbitration limits

Is this a Class Action Suit?  Yes  No

Is this an MDJ Appeal?  Yes  No

Name of Plaintiff/Appellant's Attorney: *Richard Brent Somach, Esq.*

Check here if you have no attorney (are a Self-Represented [Pro Se] Litigant)

SECTION B

**Nature of the Case:**

Place an "X" to the left of the **ONE** case category that most accurately describes your **PRIMARY CASE**. If you are making more than one type of claim, check the one that you consider most important.

**TORT** (do not include Mass Tort)

- Intentional  
 Malicious Prosecution  
 Motor Vehicle  
 Nuisance  
 Premises Liability  
 Product Liability (does not include mass tort)  
 Slander/Libel/ Defamation  
 Other: \_\_\_\_\_

**CONTRACT** (do not include Judgments)

- Buyer Plaintiff  
 Debt Collection: Credit Card  
 Debt Collection: Other \_\_\_\_\_  
 Employment Dispute: Discrimination  
 Employment Dispute: Other \_\_\_\_\_  
 Other: \_\_\_\_\_

**CIVIL APPEALS**

- Administrative Agencies  
 Board of Assessment  
 Board of Elections  
 Dept. of Transportation  
 Statutory Appeal: Other \_\_\_\_\_  
 Zoning Board  
 Other: \_\_\_\_\_

**MASS TORT**

- Asbestos  
 Tobacco  
 Toxic Tort - DES  
 Toxic Tort - Implant  
 Toxic Waste  
 Other: \_\_\_\_\_

**REAL PROPERTY**

- Ejectment  
 Eminent Domain/Condemnation  
 Ground Rent  
 Landlord/Tenant Dispute  
 Mortgage Foreclosure: Residential  
 Mortgage Foreclosure: Commercial  
 Partition  
 Quiet Title  
 Other: *2014 Judicial Tax Sale*

**MISCELLANEOUS**

- Common Law/Statutory Arbitration  
 Declaratory Judgment  
 Mandamus  
 Non-Domestic Relations  
 Restraining Order  
 Quo Warranto  
 Replevin  
 Other: \_\_\_\_\_

**PROFESSIONAL LIABILITY**

- Dental  
 Legal  
 Medical  
 Other Professional: \_\_\_\_\_

IN THE COURT OF COMMON PLEAS OF LEHIGH COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW

IN RE:

TAX CLAIM BUREAU  
OF LEHIGH COUNTY  
2014 JUDICIAL TAX SALE

:  
:  
:  
:  
:  
:

NO.: 2014-TX-

6

FILED  
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LEHIGH COUNTY, PA

NOTICE

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THIS PETITION, RULE AND NOTICE ARE SERVED, BY ENTERING A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY, AND FILING IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. YOU ARE WARNED THAT IF YOU FAIL TO DO SO, THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU BY THE COURT WITHOUT FURTHER NOTICE FOR ANY MONEY CLAIMED IN THE COMPLAINT OR FOR ANY OTHER CLAIM OR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE  
BAR ASSOCIATION OF LEHIGH COUNTY  
1114 WALNUT STREET  
ALLENTOWN, PA 18102  
610-433-7094

IN THE COURT OF COMMON PLEAS OF LEHIGH COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW

IN RE:

TAX CLAIM BUREAU  
OF LEHIGH COUNTY  
2014 JUDICIAL TAX SALE

NO. 2014-TX-

6

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LEHIGH COUNTY, PA

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10/11/13

PETITION FOR RULE TO SELL PROPERTY AT JUDICIAL SALE

Petitioner, the Tax Claim Bureau of Lehigh County, by and through its Solicitor,

Richard Brent Somach, Esquire, respectfully represents that:

1. The Tax Claim Bureau of Lehigh County ("Bureau"), through its Director, Timothy A. Reeves, previously exposed properties at the public Upset Tax Sale which was held on September 10, 2014.
2. Before said properties were exposed to Upset Tax Sale, the Bureau fixed an Upset Sale Price in compliance with the Real Estate Tax Sale Law, the Act of July 7, 1947, P.L. 1368, *as amended*, 72 P.S. §5860.101 *et seq* ("Act").
3. The Bureau was unable to obtain a bid sufficient to pay said Upset Price.
4. The properties which were not sold at the Upset Tax Sale for the Upset Price are the properties which the Bureau desires to sell at a Judicial Tax Sale on December 10, 2014 pursuant to the Act, and are set forth in Exhibit "A" attached hereto and made a part hereof ("Properties").

5. Neither the Property owners, their heirs, nor legal representatives, nor any lien creditors, their heirs, assigns nor legal representatives, nor other persons interested have caused stay of sale, discharge of tax claim or removal from sale.

6. Attached hereto as Exhibit "B" and incorporated herein by reference, is a search for each Property showing the state of record and ownership of the Properties and all tax and municipal claims, liens, mortgages, ground rents, charges and estates against the same.

7. In the event that the taxpayer offers to pay the Upset Price and all delinquent taxes outstanding for a Property, and any additional costs incurred in preparation for the Judicial Tax Sale, such as the title search fee, the Tax Claim Bureau shall without further Order of the Court remove the Property from the Judicial Tax Sale list.

**WHEREFORE**, pursuant to the Real Estate Tax Sale Law, 72 P.S. §5860.610, the Tax Claim Bureau of Lehigh County respectfully prays that this Court grant a Rule upon all parties interested in the properties to be sold, as shown by their inclusion in Exhibit "A", to show cause why a Decree should not be made that said Properties be sold, free and clear of their respective tax and municipal claims, liens, mortgages, charges and estates, except separately taxed ground rents.

  
RICHARD BRENT SOMACH, ESQUIRE  
Assistant County Solicitor

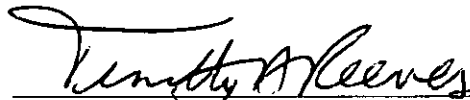
Date: 10/9/14

**VERIFICATION**

I, **TIMOTHY A. REEVES**, being duly sworn according to law, depose and say that I am the Director of the Tax Claim Bureau of the County of Lehigh, and that in my official capacity, I am authorized to make the within Verification, and that the facts set forth in the foregoing Petition are true and correct to the best of my knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

Date: \_\_\_\_\_

10/8/14



\_\_\_\_\_  
TIMOTHY A. REEVES

# **EXHIBIT**

**“A”**

RECORD OWNER AND PROPERTY DESCRIPTION	RECORDING FEE VALUE	STARTING BID PRICE	RECORDING FEES	BIDDER #	SALE PRICE
<b>ALLEN TOWN - 02 WARD 1</b>					
1 . BROCKINGTON HERBERT B & LUVONIA V 02 01 640732950285 1 01325 N 2ND ST 13.98 X 100 RESIDENTIAL	\$54,708.00	\$500.00	1% STATE \$547.08 1% MUNC 547.08 REC. FEE 75.50 ----- TOTAL \$1,169.66	_____	_____
***** JUDICIAL SALE NUMBER: 68-01 *****					
2 . PHAM THU THI 02 01 640733357499 1 0214 W GORDON ST 18 X 108 RESIDENTIAL	\$33,271.00	\$500.00	1% STATE \$332.71 1% MUNC 332.71 REC. FEE 75.50 ----- TOTAL \$740.92	_____	_____
***** JUDICIAL SALE NUMBER: 68-02 *****					
3 . BILLMAN PAUL 02 01 640742249855 1 0160 CHESTNUT ST 14.27 X 100 RESIDENTIAL	\$50,828.00	\$500.00	1% STATE \$508.28 1% MUNC 508.28 REC. FEE 75.50 ----- TOTAL \$1,092.06	_____	_____
***** JUDICIAL SALE NUMBER: 68-03 *****					
4 . PITTRE ELANCA 02 01 640742448285 1 0131 W LINDEN ST 0133 37.29 X 104.5 IRREG RESIDENTIAL	\$63,438.00	\$500.00	1% STATE \$634.38 1% MUNC 634.38 REC. FEE 75.50 ----- TOTAL \$1,344.26	_____	_____
***** JUDICIAL SALE NUMBER: 68-04 *****					
5 . KELLER JAMES W 02 01 640742589860 1 0122 W TURNER ST 0128 78.96 X 105 INDUSTRIAL	\$148,410.00	\$500.00	1% STATE \$1,484.10 1% MUNC 1,484.10 REC. FEE 75.50 ----- TOTAL \$3,043.70	_____	_____
***** JUDICIAL SALE NUMBER: 68-05 *****					
<b>ALLEN TOWN - 02 WARD 2</b>					
6 . US BANK NATIONAL ASSOC TRUSTEE 02 02 640720501844 1 0122 S LEVAN ST 15 X 32	\$1,455.00	\$500.00	1% STATE \$14.55 1% MUNC 14.55 REC. FEE 75.50 ----- TOTAL \$104.60	_____	_____
***** JUDICIAL SALE NUMBER: 68-06 *****					

RECORD OWNER AND PROPERTY DESCRIPTION	RECORDING FEE VALUE	STARTING BID PRICE	RECORDING FEES	BIDDER #	SALE PRICE
<b>ALLENTOWN - 02 WARD 3</b>					
7 . JULIEN EDELINE & ABET DESROCHES 02 03 640609739031 1 0136 S 8TH ST 20.66 X 148 RESIDENTIAL	\$67,318.00	\$500.00	1% STATE \$673.18 1% MUNC 673.18 REC. FEE 75.50 ----- TOTAL \$1,421.86	_____	_____
***** JUDICIAL SALE NUMBER: 68-07 *****					
<del><b>ALLENTOWN - 02 WARD 4</b></del>					
<del>8 . HOOVER GAIL R 02 04 549791474209 1 0317 N 9TH ST 18 X 115 RESIDENTIAL</del>	<del>\$52,186.00</del>	<del>\$500.00</del>	<del>1% STATE \$521.86 1% MUNC 521.86 REC. FEE 75.50 ----- TOTAL \$1,119.22</del>	<del>_____</del>	<del>_____</del>
<del>***** JUDICIAL SALE NUMBER: 68-08 *****</del>					
9 . OWENS PATRICIA 02 04 549791577663 1 0316 N LUMBER ST 18 X 85 RESIDENTIAL	\$47,433.00	\$500.00	1% STATE \$474.33 1% MUNC 474.33 REC. FEE 75.50 ----- TOTAL \$1,024.16	_____	_____
***** JUDICIAL SALE NUMBER: 68-09 *****					
10 . ROBERSON STEVE & DONNA L SMITH 02 04 640701410234 1 0132 N HALL ST 01325 21.5 X 105 RESIDENTIAL	\$81,383.00	\$500.00	1% STATE \$813.83 1% MUNC 813.83 REC. FEE 75.50 ----- TOTAL \$1,703.16	_____	_____
***** JUDICIAL SALE NUMBER: 68-10 *****					
11 . SALLA ANTHONY J & WILLIAM MC CORMICK 02 04 640702002672 1 0731 W PINE ST 39.04 X 20 RESIDENTIAL	\$29,876.00	\$500.00	1% STATE \$298.76 1% MUNC 298.76 REC. FEE 75.50 ----- TOTAL \$673.02	_____	_____
***** JUDICIAL SALE NUMBER: 68-11 *****					
<b>ALLENTOWN - 02 WARD 6</b>					
12 . HILLEGAS STEPHEN & RICHARD HILLEGAS 02 06 640735706575 1 0611 N LIMESTONE ST 18.4 X 66	\$3,589.00	\$500.00	1% STATE \$35.89 1% MUNC 35.89 REC. FEE 75.50 ----- TOTAL \$147.28	_____	_____
***** JUDICIAL SALE NUMBER: 68-12 *****					



RECORD OWNER AND PROPERTY DESCRIPTION	RECORDING FEE VALUE	STARTING BID PRICE	RECORDING FEES	BIDDER #	SALE PRICE
13 . MENDOZA ISABEL MARCHAN 02 06 640735710851 1 0141 W SYCAMORE ST 34 X 40 RESIDENTIAL	\$39,867.00	\$500.00	1% STATE 398.67 1% MUNC 398.67 REC. FEE 75.50 ----- TOTAL \$872.84	_____	_____
***** JUDICIAL SALE NUMBER: 68-13 *****					
14 . IRIZARRY FRANCISCO 02 06 640744363360 1 0502 N FRONT ST 05045 54 X 146.83 COMMERCIAL	\$254,140.00	\$500.00	1% STATE \$2,541.40 1% MUNC 2,541.40 REC. FEE 75.50 ----- TOTAL \$5,158.30	_____	_____
***** JUDICIAL SALE NUMBER: 68-14 *****					
ALLEN TOWN - 02 WARD 7					
15 . VANDERGRIFT MICHAEL 02 07 549780579996 1 0210 N HOWARD ST 21 X 62 RESIDENTIAL	\$58,685.00	\$500.00	1% STATE \$586.85 1% MUNC 586.85 REC. FEE 75.50 ----- TOTAL \$1,249.20	_____	_____
***** JUDICIAL SALE NUMBER: 68-15 *****					
16 . MOUZON HOWARD 02 07 549791107884 1 0934 OAK ST 20 X 71 RESIDENTIAL	\$52,477.00	\$500.00	1% STATE \$524.77 1% MUNC 524.77 REC. FEE 75.50 ----- TOTAL \$1,125.04	_____	_____
***** JUDICIAL SALE NUMBER: 68-16 *****					
17 . GEORGETATIOS HAGOS A 02 07 549791423139 1 0224 N 9TH ST 19 X 150 COMMERCIAL	\$103,402.00	\$500.00	1% STATE \$1,034.02 1% MUNC 1,034.02 REC. FEE 75.50 ----- TOTAL \$2,143.54	_____	_____
***** JUDICIAL SALE NUMBER: 68-17 *****					
ALLEN TOWN - 02 WARD 8					
18 . DHL ASSOCIATES INC 02 08 549750794618 1 0417 N 15TH ST 0431 161.13 X 85 IRREG INDUSTRIAL	\$363,362.00	\$500.00	1% STATE \$3,633.62 1% MUNC 3,633.62 REC. FEE 75.50 ----- TOTAL \$7,342.74	_____	_____
***** JUDICIAL SALE NUMBER: 68-18 *****					

RECORD OWNER AND PROPERTY DESCRIPTION	RECORDING FEE VALUE	STARTING BID PRICE	RECORDING FEES	BIDDER #	SALE PRICE
19 . DHL AASSOCIATES INC 02 08 549750895075 1 0413 N 15TH ST 0415 40 X 260 COMMERCIAL	\$51,507.00	\$500.00	1% STATE \$515.07 1% MUNC 515.07 REC. FEE 75.50 ----- TOTAL \$1,105.64	_____	_____
***** JUDICIAL SALE NUMBER: 68-19 *****					
20 . DHL ASSOCIATES INC 02 08 549751806126 1 0418 N FRANKLIN ST 0432 161.34 X 175 INDUSTRIAL	\$643,595.00	\$500.00	1% STATE \$6,435.95 1% MUNC 6,435.95 REC. FEE 75.50 ----- TOTAL \$12,947.40	_____	_____
***** JUDICIAL SALE NUMBER: 68-20 *****					
21 . RK KEYSTONE MOBILE MART INC 02 08 549752303702 1 1442 W TILGHMAN ST 1452 130 X 120 COMMERCIAL	\$844,385.00	\$500.00	1% STATE \$8,443.85 1% MUNC 8,443.85 REC. FEE 75.50 ----- TOTAL \$16,963.20	_____	_____
***** JUDICIAL SALE NUMBER: 68-21 *****					
22 . SMITH CRAIG A 02 08 549772460120 1 0613 N POPLAR ST 13.34 X 110 RESIDENTIAL	\$68,579.00	\$500.00	1% STATE \$685.79 1% MUNC 685.79 REC. FEE 75.50 ----- TOTAL \$1,447.08	_____	_____
***** JUDICIAL SALE NUMBER: 68-22 *****					
23 . LICHTENWALNER MATTHEW J 02 08 549772896696 1 0639 N HOWARD ST 13.83 X 110 RESIDENTIAL	\$66,445.00	\$500.00	1% STATE \$664.45 1% MUNC 664.45 REC. FEE 75.50 ----- TOTAL \$1,404.40	_____	_____
***** JUDICIAL SALE NUMBER: 68-23 *****					
24 . LICHTENWALNER MATTHEW 02 08 549772897533 1 0637 N HOWARD ST 13.84 X 110 RESIDENTIAL	\$64,893.00	\$500.00	1% STATE \$648.93 1% MUNC 648.93 REC. FEE 75.50 ----- TOTAL \$1,373.36	_____	_____
***** JUDICIAL SALE NUMBER: 68-24 *****					
25 . SNYDER ROBERT P & CAROL B 02 08 549782091330 1 0630 N 10TH ST 14.87 X 110 RESIDENTIAL	\$69,258.00	\$500.00	1% STATE \$692.58 1% MUNC 692.58 REC. FEE 75.50 ----- TOTAL \$1,460.66	_____	_____
***** JUDICIAL SALE NUMBER: 68-25 *****					

RECORD OWNER AND PROPERTY DESCRIPTION	RECORDING FEE VALUE	STARTING BID PRICE	RECORDING FEES	BIDDER #	SALE PRICE
26 . SHEATLER SUSAN 02 08 549782305666 1 0434 N 10TH ST 20 X 110 RESIDENTIAL	\$58,394.00	\$500.00	1% STATE 583.94 1% MUNC 583.94 REC. FEE 75.50 ----- TOTAL \$1,243.38	_____	_____
***** JUDICIAL SALE NUMBER: 68-26					
27 . ASHFORD ROY A & ANGELEEN T WILLIAMS 02 08 549782443671 1 0516 N HAZEL ST 16 X 54 RESIDENTIAL	\$42,292.00	\$500.00	1% STATE 422.92 1% MUNC 422.92 REC. FEE 75.50 ----- TOTAL \$921.34	_____	_____
***** JUDICIAL SALE NUMBER: 68-27					
28 . PETERS WAYNE ERIN 02 08 549784375624 1 0835 W GREENLEAF ST 12.33 X 100 RESIDENTIAL	\$49,567.00	\$500.00	1% STATE 495.67 1% MUNC 495.67 REC. FEE 75.50 ----- TOTAL \$1,066.84	_____	_____
***** JUDICIAL SALE NUMBER: 68-28					
29 . YARIEH MARIAN 02 08 549784801297 1 0745 N LUMBER ST 13.33 X 100 RESIDENTIAL	\$46,560.00	\$500.00	1% STATE 465.60 1% MUNC 465.60 REC. FEE 75.50 ----- TOTAL \$1,006.70	_____	_____
***** JUDICIAL SALE NUMBER: 68-29					
30 . TOMELISON LORNA R 02 08 549794017796 1 0745 N 8TH ST 15 X 120 RESIDENTIAL	\$63,632.00	\$500.00	1% STATE 636.32 1% MUNC 636.32 REC. FEE 75.50 ----- TOTAL \$1,348.14	_____	_____
***** JUDICIAL SALE NUMBER: 68-30					
31 . CARABALLO ANGEL A 02 08 549795111084 1 0910 N 7TH ST 15.3 X 120 RESIDENTIAL	\$79,928.00	\$500.00	1% STATE 799.28 1% MUNC 799.28 REC. FEE 75.50 ----- TOTAL \$1,674.06	_____	_____
***** JUDICIAL SALE NUMBER: 68-31					
<b>ALLEN TOWN - 02 WARD 9</b>					
32 . BROWN DONALD R 02 09 640703911658 1 0524 W LIBERTY ST 20.5 X 105 RESIDENTIAL	\$54,902.00	\$500.00	1% STATE 549.02 1% MUNC 549.02 REC. FEE 75.50 ----- TOTAL \$1,173.54	_____	_____
***** JUDICIAL SALE NUMBER: 68-32					

RECORD OWNER AND PROPERTY DESCRIPTION	RECORDING FEE VALUE	STARTING BID PRICE	RECORDING FEES	BIDDER #	SALE PRICE
33 . FRANCOIS MIRLANDA 02 09 640722010760 1 0432 OAK ST 15 X 110 RESIDENTIAL	\$43,650.00	\$500.00	1% STATE \$436.50 1% MUNC 436.50 REC. FEE 75.50 ----- TOTAL \$948.50	_____	_____
***** JUDICIAL SALE NUMBER: 68-33 *****					
34 . TORRES WILLIAM 02 09 640722210575 1 0410 RUSSELL ST 0412 26.67 X 54	\$3,104.00	\$500.00	1% STATE \$31.04 1% MUNC 31.04 REC. FEE 75.50 ----- TOTAL \$137.58	_____	_____
***** JUDICIAL SALE NUMBER: 68-34 *****					
35 . BANK OF NEW YORK MELLON 02 09 640722259522 1 0243 N 4TH ST 20 X 103 RESIDENTIAL	\$121,541.00	\$500.00	1% STATE \$1,215.41 1% MUNC 1,215.41 REC. FEE 75.50 ----- TOTAL \$2,506.32	_____	_____
***** JUDICIAL SALE NUMBER: 68-35 *****					
36 . GREEN CLINT & DONNA K 02 09 640723056896 1 0448 N JORDAN ST 14.5 X 130 RESIDENTIAL	\$64,990.00	\$500.00	1% STATE \$649.90 1% MUNC 649.90 REC. FEE 75.50 ----- TOTAL \$1,375.30	_____	_____
***** JUDICIAL SALE NUMBER: 68-36 *****					
ALLENTOWN - 02 WARD 10					
37 . RYNEARSON PAMELA L & KENNETH MARTIN 02 10 549794661073 1 0637 W WASHINGTON ST 13.34 X 120 RESIDENTIAL	\$74,011.00	\$500.00	1% STATE \$740.11 1% MUNC 740.11 REC. FEE 75.50 ----- TOTAL \$1,555.72	_____	_____
***** JUDICIAL SALE NUMBER: 68-37 *****					
38 . MILLER CHARLES J JR 02 10 640703647766 1 0532 N LAW ST 16.45 X 107 RESIDENTIAL	\$65,766.00	\$500.00	1% STATE \$657.66 1% MUNC 657.66 REC. FEE 75.50 ----- TOTAL \$1,390.82	_____	_____
***** JUDICIAL SALE NUMBER: 68-38 *****					
39 . STOUT ROBERT E & KELLY I 02 10 640705077481 1 0940 N 5TH ST 14 X 120 RESIDENTIAL	\$64,893.00	\$500.00	1% STATE \$648.93 1% MUNC 648.93 REC. FEE 75.50 ----- TOTAL \$1,373.36	_____	_____
***** JUDICIAL SALE NUMBER: 68-39 *****					

RECORD OWNER AND PROPERTY DESCRIPTION	RECORDING FEE VALUE	STARTING BID PRICE	RECORDING FEES	BIDDER #	SALE PRICE
40 . GUZMAN VIRGILIO DE JESUS 02 10 640705718573 1 0815 N PENN ST 13.33 X 120 RESIDENTIAL	\$76,921.00	\$500.00	1% STATE \$769.21 1% MUNC 769.21 REC. FEE 75.50 ----- TOTAL \$1,613.92	_____	_____
***** JUDICIAL SALE NUMBER: 68-40 *****					
41 . AUSTRIAN HUNGARIAN VETERANS SOC 02 10 640705960149 1 0850 N 4TH ST 0852 36 X 120	\$205,640.00	\$500.00	1% STATE \$2,056.40 1% MUNC 2,056.40 REC. FEE 75.50 ----- TOTAL \$4,188.30	_____	_____
***** JUDICIAL SALE NUMBER: 68-41 *****					
42 . GELOK JOSEITE 02 10 640713487138 1 0534 N MOHR ST 17 X 59.58 IRREG	\$3,201.00	\$500.00	1% STATE \$32.01 1% MUNC 32.01 REC. FEE 75.50 ----- TOTAL \$139.52	_____	_____
***** JUDICIAL SALE NUMBER: 68-42 *****					
43 . CORREA JUANITA C 02 10 640713680326 1 0536 N 4TH ST 15 X 120 RESIDENTIAL	\$62,468.00	\$500.00	1% STATE \$624.68 1% MUNC 624.68 REC. FEE 75.50 ----- TOTAL \$1,324.86	_____	_____
***** JUDICIAL SALE NUMBER: 68-43 *****					
44 . GOLD STAR MANAGEMENT CORP 02 10 640723082021 1 0388 PRATT ST 18.5 X 55.5 RESIDENTIAL	\$38,606.00	\$500.00	1% STATE \$386.06 1% MUNC 386.06 REC. FEE 75.50 ----- TOTAL \$847.62	_____	_____
***** JUDICIAL SALE NUMBER: 68-44 *****					
<b>ALLENTOWN - 02 WARD 11</b>					
45 . BREY GARY B 02 11 549639209255 1 1936 W CHEW ST 19 X 120 RESIDENTIAL	\$127,264.00	\$500.00	1% STATE \$1,272.64 1% MUNC 1,272.64 REC. FEE 75.50 ----- TOTAL \$2,620.78	_____	_____
***** JUDICIAL SALE NUMBER: 68-45 *****					
46 . HERMAN ALVIN H 02 11 549679692750 1 0126 N JEFFERSON ST 16 X 120 RESIDENTIAL	\$98,552.00	\$500.00	1% STATE \$985.52 1% MUNC 985.52 REC. FEE 75.50 ----- TOTAL \$2,046.54	_____	_____
***** JUDICIAL SALE NUMBER: 68-46 *****					

RECORD OWNER AND PROPERTY DESCRIPTION	RECORDING FEE VALUE	STARTING BID PRICE	RECORDING FEES	BIDDER #	SALE PRICE
47 . HANAWALT MICHELE D 02 11 549689074150 1 0038 N 12TH ST 21.5 X 130 RESIDENTIAL	\$119,795.00	\$500.00	1% STATE \$1,197.95 1% MUNC 1,197.95 REC. FEE 75.50 ----- TOTAL \$2,471.40	_____	_____
***** JUDICIAL SALE NUMBER: 68-47 *****					
48 . BARRETT CARL & VIRGINIA A 02 11 549721320856 1 0725 N 20TH ST 20 X 120	\$8,051.00	\$500.00	1% STATE \$80.51 1% MUNC 80.51 REC. FEE 75.50 ----- TOTAL \$236.52	_____	_____
***** JUDICIAL SALE NUMBER: 68-48 *****					
49 . CLARK EDWARD T JR & RUTH P 02 11 549721734741 1 0718 N 19TH ST 20 X 120 COMMERCIAL	\$131,920.00	\$500.00	1% STATE \$1,319.20 1% MUNC 1,319.20 REC. FEE 75.50 ----- TOTAL \$2,713.90	_____	_____
***** JUDICIAL SALE NUMBER: 68-49 *****					
<del>50 . HOOVER GAIL 02 11 549760049869 1 0322 N FRANKLIN ST 15 X 120 RESIDENTIAL</del>	<del>\$73,914.00</del>	<del>\$500.00</del>	<del>1% STATE \$739.14 1% MUNC 739.14 REC. FEE 75.50 ----- TOTAL \$1,553.78</del>	<del>_____</del>	<del>_____</del>
<del>***** JUDICIAL SALE NUMBER: 68-50 *****</del>					
<b>ALLENTOWN - 02 WARD 13</b>					
51 . HALKIAS JAMES PETER 02 13 549645072034 1 S SAINT ELMO ST 225 X 160 IRREG	\$15,229.00	\$500.00	1% STATE \$152.29 1% MUNC 152.29 REC. FEE 75.50 ----- TOTAL \$380.08	_____	_____
***** JUDICIAL SALE NUMBER: 68-51 *****					
52 . SABARA JOSEPH F & JUNE S 02 13 549688346607 1 0123 S JEFFERSON ST 20 X 65 RESIDENTIAL	\$60,916.00	\$500.00	1% STATE \$609.16 1% MUNC 609.16 REC. FEE 75.50 ----- TOTAL \$1,293.82	_____	_____
***** JUDICIAL SALE NUMBER: 68-52 *****					
53 . POLANCO MARIE & IERAHIMA CAMARA 02 13 549688352597 1 0113 S JEFFERSON ST 16 X 73.5 RESIDENTIAL	\$67,221.00	\$500.00	1% STATE \$672.21 1% MUNC 672.21 REC. FEE 75.50 ----- TOTAL \$1,419.92	_____	_____
***** JUDICIAL SALE NUMBER: 68-53 *****					

RECORD OWNER AND PROPERTY DESCRIPTION	RECORDING FEE VALUE	STARTING BID PRICE	RECORDING FEES	BIDDER #	SALE PRICE
54 . ALBANESE DEBRA L 02 13 549688441879 1 0124 S BLANK ST 20 X 55 RESIDENTIAL	\$61,401.00	\$500.00	1% STATE \$614.01 1% MUNC 614.01 REC. FEE 75.50 ----- TOTAL \$1,303.52	_____	_____
***** ALLEN TOWN - 02 WARD 14					
55 . CORTEZ LUZ M 02 14 640775770840 1 0519 N FENWICK ST 18 X 115 RESIDENTIAL	\$103,693.00	<del>\$500.00</del>	<del>1% STATE \$1,036.93 1% MUNC 1,036.93 REC. FEE 75.50 ----- TOTAL \$2,149.36</del>	_____	_____
***** ALLEN TOWN - 02 WARD 15					
56 . JOHNSON LUIS SENFIS 02 15 640788305745 2 0850 N HALSTEAD ST 0880 NO ACREAGE RESIDENTIAL MOBILE HOME	\$7,954.00	\$500.00	1% STATE 1% MUNC REC. FEE ----- TOTAL	_____	_____
***** ALLEN TOWN - 02 WARD 16					
57 . WILSON RENEAL & DALEITA L WILSON 02 16 640655161305 1 1303 S RACE ST 1309 80 X 120 RESIDENTIAL	\$135,218.00	\$500.00	1% STATE \$1,352.18 1% MUNC 1,352.18 REC. FEE 75.50 ----- TOTAL \$2,779.86	_____	_____
*****					
58 . ADAMS CINDY R 02 16 640656839734 1 0135 W SUSQUEHANNA ST 20 X 150 RESIDENTIAL	\$70,519.00	\$500.00	1% STATE \$705.19 1% MUNC 705.19 REC. FEE 75.50 ----- TOTAL \$1,485.88	_____	_____
*****					
59 . STETCH PETER A & HELEN M 02 16 640677175976 1 0860 CONSTITUTION DR 20 X 155 RESIDENTIAL	\$54,708.00	\$500.00	1% STATE \$547.08 1% MUNC 547.08 REC. FEE 75.50 ----- TOTAL \$1,169.66	_____	_____
*****					

RECORD OWNER AND PROPERTY DESCRIPTION	RECORDING FEE VALUE	STARTING BID PRICE	RECORDING FEES	BIDDER #	SALE PRICE
<b>ALLENTOWN - 02 WARD 18</b>					
60 . GEORGE VINCENT SR 02 18 549623052997 1 2445 EAST TEXAS BLVD 70 X 120 IRREG RESIDENTIAL	\$183,912.00	\$500.00	1% STATE \$1,839.12 1% MUNC 1,839.12 REC. FEE 75.50 TOTAL \$3,753.74	_____	_____
*****					
<del>61 . HOOVER GAIL 02 18 549636623186 1 0213 S 21ST ST 0221 100 X 155 RESIDENTIAL</del>	<del>\$210,199.00</del>	<del>\$500.00</del>	<del>1% STATE \$2,101.99 1% MUNC 2,101.99 REC. FEE 75.50 TOTAL \$4,279.48</del>	<del>_____</del>	<del>_____</del>
*****					
<b>ALLENTOWN - 02 WARD 19</b>					
62 . COLE WILLIAM ROBERT 02 19 640569643793 1 0537 GREENWOOD ST 0539 41.5 X 169 IRREG RESIDENTIAL	\$10,476.00	\$500.00	1% STATE \$104.76 1% MUNC 104.76 REC. FEE 75.50 TOTAL \$285.02	_____	_____
*****					
63 . SEBASTIONELLI FRANK L & GEORGIA A 02 19 640652220979 1 0513 MOHAWK ST 0517 51 X 150 RESIDENTIAL	\$96,418.00	\$500.00	1% STATE \$964.18 1% MUNC 964.18 REC. FEE 75.50 TOTAL \$2,003.86	_____	_____
*****					
<b>BETHLEHEM - 03 WARD 13</b>					
64 . ZUPRUK NANCY E 03 13 641797933944 1 1427 PROSPECT AVE 116.04 x 285.41 RESIDENTIAL	\$355,796.00	\$500.00	1% STATE \$3,557.96 1% MUNC 3,557.96 REC. FEE 75.50 TOTAL \$7,191.42	_____	_____
*****					
<del>65 . NOCHTON JOHN R 03 13 642708647470 1 1236 W BROAD ST 1238 33 X 87 COMMERCIAL</del>	<del>\$218,832.00</del>	<del>\$500.00</del>	<del>1% STATE \$2,188.32 1% MUNC 2,188.32 REC. FEE 75.50 TOTAL \$4,452.14</del>	<del>_____</del>	<del>_____</del>
*****					



RECORD OWNER AND PROPERTY DESCRIPTION	RECORDING FEE VALUE	STARTING BID PRICE	RECORDING FEES	BIDDER #	SALE PRICE
<b>CANTASADQUA - 04</b>					
66 . FTT PROPERTIES LLC 04 640809832990 1 0405 CRANE ST 18.25 X 57	\$5,238.00	\$500.00	1% STATE \$52.38 1% MUNC 52.38 REC. FEE 75.50	_____	_____
JUDICIAL SALE NUMBER: 68-66			TOTAL \$180.26		
*****					
<del><b>COOPERSBURG - 05</b></del>					
<del>67 . BENCKINI GENE C 05 642325139163 1 0612 LOCUST ST 224.46 X 232.97 IRREG RESIDENTIAL</del>	<del>\$146,373.00</del>	<del>\$500.00</del>	<del>1% STATE \$1,463.73 1% MUNC 1,463.73 REC. FEE 75.50</del>	<del>_____</del>	<del>_____</del>
<del>JUDICIAL SALE NUMBER: 68-67</del>			<del>TOTAL \$3,002.96</del>		
<del>*****</del>					
68 . LICHTENWALNER MATTHEW J 05 642337293081 1 0824 W STATE ST 60 X 154.75 IRREG. RESIDENTIAL	\$146,179.00	\$500.00	1% STATE \$1,461.79 1% MUNC 1,461.79 REC. FEE 75.50	_____	_____
JUDICIAL SALE NUMBER: 68-68			TOTAL \$2,999.08		
*****					
<b>EMMAUS - 07</b>					
69 . SKRZYPCZAK MIKE 07 549420191624 1 1345 PENNSYLVANIA AVE 40 X 154 RESIDENTIAL	\$117,564.00	\$500.00	1% STATE \$1,175.64 1% MUNC 1,175.64 REC. FEE 75.50	_____	_____
JUDICIAL SALE NUMBER: 68-69			TOTAL \$2,426.78		
*****					
70 . WENNER WILLIAM C ET AL ESTATE 07 549421531330 1 ARCH ST 25 X 34.75 IRREG	\$4,462.00	\$500.00	1% STATE \$44.62 1% MUNC 44.62 REC. FEE 75.50	_____	_____
JUDICIAL SALE NUMBER: 68-70			TOTAL \$164.74		
*****					
71 . FORTE MICHAEL & IRENE 07 549437115714 1 0610 SPRUCE ST 75 X 131.5 IRREG RESIDENTIAL	\$243,858.00	\$500.00	1% STATE \$2,438.58 1% MUNC 2,438.58 REC. FEE 75.50	_____	_____
JUDICIAL SALE NUMBER: 68-71			TOTAL \$4,952.66		
*****					

RECORD OWNER AND PROPERTY DESCRIPTION	RECORDING FEE VALUE	STARTING BID PRICE	RECORDING FEES	BIDDER #	SALE PRICE
72 . LICHTENWALNER MATTHEW 07 549454329656 1 0114 S 6TH ST 45 X 77.25 RESIDENTIAL	\$198,850.00	\$500.00	1% STATE \$1,988.50 1% MUNC 1,988.50 REC. FEE 75.50 ----- TOTAL \$4,052.50	_____	_____
***** JUDICIAL SALE NUMBER: 68-72 *****					
73 . SCHLOTT WILLIAM R & EDNA V 07 549476100535 1 0036 BROOK ST 30 X 60 RESIDENTIAL	\$73,041.00	\$500.00	1% STATE \$730.41 1% MUNC 730.41 REC. FEE 75.50 ----- TOTAL \$1,536.32	_____	_____
***** JUDICIAL SALE NUMBER: 68-73 *****					
FOUNTAIN HILL - 08 WARD 1					
74 . KOCH RICHARD T 08 01 64272225557 1 0831 N CLEWELL ST 20 X 140 RESIDENTIAL	\$139,001.00	\$500.00	1% STATE \$1,390.01 1% MUNC 1,390.01 REC. FEE 75.50 ----- TOTAL \$2,855.52	_____	_____
***** JUDICIAL SALE NUMBER: 68-74 *****					
FOUNTAIN HILL - 08 WARD 2					
75 . GOLD STAR MANAGEMENT CORP 08 02 642731621213 1 0531 S CLEWELL ST 192.25 X 220 IRREG INDUSTRIAL	\$480,150.00	\$500.00	1% STATE \$4,801.50 1% MUNC 4,801.50 REC. FEE 75.50 ----- TOTAL \$9,678.50	_____	_____
***** JUDICIAL SALE NUMBER: 68-75 *****					
<del>HANOVER - 09</del>					
<del>76 . DIEHL TROY A 09 641802643895 1 1712 HOOVER AVE 150.01 X 130.19 COMMERCIAL</del>	<del>\$225,816.00</del>	<del>\$500.00</del>	<del>1% STATE \$2,258.16 1% MUNC 2,258.16 REC. FEE 75.50 ----- TOTAL \$4,591.82</del>	<del>_____</del>	<del>_____</del>
<del>***** JUDICIAL SALE NUMBER: 68-76 *****</del>					
<del>HEIDELBERG - 10</del>					
77 . BACKENSTOES BRENT A & AMY B 10 553095040218 1 7024 SAW MILL RD 7.304 ACRES RESIDENTIAL	\$457,937.00	\$500.00	1% STATE \$4,579.37 1% MUNC 4,579.37 REC. FEE 75.50 ----- TOTAL \$9,234.24	_____	_____
***** JUDICIAL SALE NUMBER: 68-77 *****					

RECORD OWNER AND PROPERTY DESCRIPTION	RECORDING FEE VALUE	STARTING BID PRICE	RECORDING FEES	BIDDER #	SALE PRICE
<b>LOWHILL - 11</b>					
78 . VILLARD ROSALIE 11 544921391468 1 5349 KELLY RD 3.06 ACRES	\$43,165.00	\$500.00	1% STATE \$431.65 1% MUNC 431.65 REC. FEE 75.50 ----- TOTAL \$938.80	_____	_____
***** JUDICIAL SALE NUMBER: 68-78 *****					
79 . DUFFY THOMAS J & ANNETTE 11 545954330352 1 5116 MILL RD 4.363 ACRES COMMERCIAL	\$82,256.00	\$500.00	1% STATE \$822.56 1% MUNC 822.56 REC. FEE 75.50 ----- TOTAL \$1,720.62	_____	_____
***** JUDICIAL SALE NUMBER: 68-79 *****					
<b>LOWER MACONGIE - 12</b>					
80 . LIBERTY HOME DEVELOP CORP LTD TRSTE 12 546454684107 1 7699 CATALPA DR 90 X 160.66 IRREG	\$19,109.00	\$500.00	1% STATE \$191.09 1% MUNC 191.09 REC. FEE 75.50 ----- TOTAL \$457.68	_____	_____
***** JUDICIAL SALE NUMBER: 68-80 *****					
81 . LIBERTY HOME DEVELOP CORP LTD TRSTE 12 546454694580 1 7687 CATALPA DR 70.89 X 102.11 IRREG	\$19,982.00	\$500.00	1% STATE \$199.82 1% MUNC 199.82 REC. FEE 75.50 ----- TOTAL \$475.14	_____	_____
***** JUDICIAL SALE NUMBER: 68-81 *****					
82 . LIBERTY HOME DEVELOP CORP LTD TRSTE 12 546454890055 1 7673 SPRING CREEK RD 118.23 X 81.41 IRREG	\$17,266.00	\$500.00	1% STATE \$172.66 1% MUNC 172.66 REC. FEE 75.50 ----- TOTAL \$420.82	_____	_____
***** JUDICIAL SALE NUMBER: 68-82 *****					
<del>83 . KINKLE WARREN J JR &amp; ARLENE M 12 546488811566 1 1502 WALNUT LN 85 X 100 RESIDENTIAL</del>	<del>\$146,955.00</del>	<del>\$500.00</del>	<del>1% STATE \$1,469.55 1% MUNC 1,469.55 REC. FEE 75.50 ----- TOTAL \$3,014.60</del>	<del>_____</del>	<del>_____</del>
***** JUDICIAL SALE NUMBER: 68-83 *****					

RECORD OWNER AND PROPERTY DESCRIPTION	RECORDING FEE VALUE	STARTING BID PRICE	RECORDING FEES	BIDDER #	SALE PRICE
84 . WENGER KURT A & BETSEY L 12 547477085416 1 5746 QUAIL CREEK RD 146.4 X 109.12 IRREG RESIDENTIAL	\$365,011.00	\$500.00	1% STATE \$3,650.11 1% MUNC 3,650.11 REC. FEE 75.50 ----- TOTAL \$7,375.72	_____	_____
*****					
85 . RHODA COLLEEN N 12 547534573965 11 1170 GRANGE RD R 6 NO ACREAGE RESIDENTIAL MOBILE HOME	\$23,280.00	\$500.00	1% STATE 1% MUNC REC. FEE ----- TOTAL	_____	_____
*****					
86 . HUDNER MICHAEL & TARA 12 548461598533 11 4629 INDIAN CREEK RD 11 NO ACREAGE RESIDENTIAL MOBILE HOME	\$6,984.00	\$500.00	1% STATE 1% MUNC REC. FEE ----- TOTAL	_____	_____
*****					
<del>87 . RODA WILLIAM F &amp; ELIZABETH A 12 548542416671 1 1890 MAPLEWOOD LN 123.91 X 133.79 IRREG RESIDENTIAL</del>	<del>\$262,773.00</del>	<del>\$500.00</del>	<del>1% STATE \$2,627.73 1% MUNC 2,627.73 REC. FEE 75.50 ----- TOTAL \$5,330.96</del>	<del>_____</del>	<del>_____</del>
*****					
<b>LYNN - 14</b>					
88 . FARBANIEC PETER ET AL 14 550086561062 1 PA ROUTE 309 10 ACRES	\$8,148.00	\$500.00	1% STATE \$81.48 1% MUNC 81.48 REC. FEE 75.50 ----- TOTAL \$238.46	_____	_____
*****					
<del>89 . SILFIES TIMOTHY D 14 551050704333 1 7421 GUN CLUB RD 120 X 275 RESIDENTIAL</del>	<del>\$174,018.00</del>	<del>\$500.00</del>	<del>1% STATE \$1,740.18 1% MUNC 1,740.18 REC. FEE 75.50 ----- TOTAL \$3,555.86</del>	<del>_____</del>	<del>_____</del>
*****					

RECORD OWNER AND PROPERTY DESCRIPTION	RECORDING FEE VALUE	STARTING BID PRICE	RECORDING FEES	BIDDER #	SALE PRICE
<b>NORTH WHITEHALL - 16</b>					
90 . TORADO JOANNE 16 546886398028 93 3531 LIL WOLF CIR NO ACREAGE RESIDENTIAL	\$12,804.00	\$500.00	1% STATE 1% MUNC REC. FEE	_____	_____
MOBILE HOME	JUDICIAL SALE NUMBER: 68-90	TOTAL	-----		
*****					
91 . LETTKO ANGEL HERMANY 16 546886398028 94 3527 LIL WOLF CIR NO ACREAGE RESIDENTIAL	\$25,026.00	\$500.00	1% STATE 1% MUNC REC. FEE	_____	_____
MOBILE HOME	JUDICIAL SALE NUMBER: 68-91	TOTAL	-----		
*****					
92 . GROH KATHLEEN & RICHARD 16 546886398028 180 4218 LEOPARD CIR NO ACREAGE RESIDENTIAL	\$37,442.00	\$500.00	1% STATE 1% MUNC REC. FEE	_____	_____
MOBILE HOME	JUDICIAL SALE NUMBER: 68-92	TOTAL	-----		
*****					
93 . REEVES DEVON 16 546886398028 183 3459 LIL WOLF DR NO ACREAGE RESIDENTIAL	\$14,841.00	\$500.00	1% STATE 1% MUNC REC. FEE	_____	_____
MOBILE HOME	JUDICIAL SALE NUMBER: 68-93	TOTAL	-----		
*****					
94 . BENEDICT MARIE 16 546886398028 188 3439 LIL WOLF DR NO ACREAGE RESIDENTIAL	\$6,887.00	\$500.00	1% STATE 1% MUNC REC. FEE	_____	_____
MOBILE HOME	JUDICIAL SALE NUMBER: 68-94	TOTAL	-----		
*****					
95 . MURRAY JOHN III 16 546886398028 205 4207 FOX CT NO ACREAGE RESIDENTIAL	\$18,915.00	\$500.00	1% STATE 1% MUNC REC. FEE	_____	_____
MOBILE HOME	JUDICIAL SALE NUMBER: 68-95	TOTAL	-----		
*****					
96 . HOFFNER FRANK & SANDRA 16 546886398028 247 3461 WOLF PACK DR NO ACREAGE RESIDENTIAL	\$19,012.00	\$500.00	1% STATE 1% MUNC REC. FEE	_____	_____
MOBILE HOME	JUDICIAL SALE NUMBER: 68-96	TOTAL	-----		
*****					

RECORD OWNER AND PROPERTY DESCRIPTION	RECORDING FEE VALUE	STARTING BID PRICE	RECORDING FEES	BIDDER #	SALE PRICE
97 . STEITLER LARUE A ESTATE 16 547816361338 1 3451 COFFETOWN RD 21.2 X 203.87 IRREG RESIDENTIAL	\$79,637.00	\$500.00	1% STATE \$796.37 1% MUNC 796.37 REC. FEE 75.50 ----- TOTAL \$1,668.24	_____	_____
***** JUDICIAL SALE NUMBER: 68-97 *****					
98 . BOYKO JOSEPH J JR 16 547917751642 1 2710 BALLIET ST 1.631 ACRES RESIDENTIAL	\$171,302.00	\$500.00	1% STATE \$1,713.02 1% MUNC 1,713.02 REC. FEE 75.50 ----- TOTAL \$3,501.54	_____	_____
***** JUDICIAL SALE NUMBER: 68-98 *****					
99 . CRADDOCK LINDALEE 16 558135836229 33 1046 BIRCH ST NO ACREAGE RESIDENTIAL MOBILE HOME	\$3,880.00	\$500.00	1% STATE 1% MUNC REC. FEE ----- TOTAL	_____	_____
***** JUDICIAL SALE NUMBER: 68-99 *****					
100 . MEHLTRETTER TABITHA 16 558135836229 44 1065 BIRCH ST NO ACREAGE RESIDENTIAL MOBILE HOME	\$13,774.00	\$500.00	1% STATE 1% MUNC REC. FEE ----- TOTAL	_____	_____
***** JUDICIAL SALE NUMBER: 68-100 *****					
101 . SEARGENT JAMES 16 558135836229 64 1052 CEDAR ST NO ACREAGE RESIDENTIAL MOBILE HOME	\$4,462.00	\$500.00	1% STATE 1% MUNC REC. FEE ----- TOTAL	_____	_____
***** JUDICIAL SALE NUMBER: 68-101 *****					
102 . STINNARD JENNIFER L 16 558135836229 71 1015 CEDAR ST NO ACREAGE RESIDENTIAL MOBILE HOME	\$25,414.00	\$500.00	1% STATE 1% MUNC REC. FEE ----- TOTAL	_____	_____
***** JUDICIAL SALE NUMBER: 68-102 *****					
SALISBURY - 17 WARD 1					
103 . WILLIAMSON STEVEN 17 01 641647426214 3 1414 E SUSQUEHANNA ST 2 NO ACREAGE RESIDENTIAL MOBILE HOME	\$25,414.00	\$500.00	1% STATE 1% MUNC REC. FEE ----- TOTAL	_____	_____
***** JUDICIAL SALE NUMBER: 68-103 *****					

RECORD OWNER AND PROPERTY DESCRIPTION	RECORDING FEE VALUE	STARTING BID PRICE	RECORDING FEES	BIDDER #	SALE PRICE
104 . GEHRIS KIM LEE & CAROL M 17 01 641790121770 1 HARRISON AVE 25 X 130 RESIDENTIAL	\$38,315.00	\$500.00	1% STATE \$383.15 1% MUNC 383.15 REC. FEE 75.50 ----- TOTAL \$841.80	_____	_____
***** JUDICIAL SALE NUMBER: 68-104 *****					
105 . GEHRIS KIM LEE & CAROL M 17 01 641790121996 1 0781 HARRISON AVE 25 X 130	\$8,439.00	\$500.00	1% STATE \$84.39 1% MUNC 84.39 REC. FEE 75.50 ----- TOTAL \$244.28	_____	_____
***** JUDICIAL SALE NUMBER: 68-105 *****					
SALISBURY - 17 WARD 2					
106 . MEST SHIRLEY E 17 02 641617208934 1 0850 E SUSQUEHANNA ST 60 X 123.25	\$24,832.00	\$500.00	1% STATE \$248.32 1% MUNC 248.32 REC. FEE 75.50 ----- TOTAL \$572.14	_____	_____
***** JUDICIAL SALE NUMBER: 68-106 *****					
SALISBURY - 17 WARD 3					
107 . FOSTER EDWARD 17 03 640406224620 1 0097 CHESTNUT HILL RD 50 X 100	\$11,252.00	\$500.00	1% STATE \$112.52 1% MUNC 112.52 REC. FEE 75.50 ----- TOTAL \$300.54	_____	_____
***** JUDICIAL SALE NUMBER: 68-107 *****					
108 . POPOVICH GEORGE & JANE 17 03 640578254426 1 2720 S PIKE AVE 274.29 X 177.95 IRREG COMMERCIAL	\$580,448.00	\$500.00	1% STATE \$5,804.48 1% MUNC 5,804.48 REC. FEE 75.50 ----- TOTAL \$11,684.46	_____	_____
***** JUDICIAL SALE NUMBER: 68-108 *****					
SLATINGTON - 18 WARD 1					
109 . HOSNI HOSNI 18 01 555282711729 1 0700 W CHURCH ST 92 X 707 IRREG	\$3,686.00	\$500.00	1% STATE \$36.86 1% MUNC 36.86 REC. FEE 75.50 ----- TOTAL \$149.22	_____	_____
***** JUDICIAL SALE NUMBER: 68-109 *****					

RECORD OWNER AND PROPERTY DESCRIPTION	RECORDING FEE VALUE	STARTING BID PRICE	RECORDING FEES	BIDDER #	SALE PRICE
<b>SOUTH WHITEHALL - 19</b>					
110 . RONCA DONALD ET AL 19 549705887729 1 1933 HAROLD AVE 120.8 X 77.31 X 92.81 TRI	\$2,813.00	\$500.00	1% STATE 28.13 1% MUNC 28.13 REC. FEE 75.50	_____	_____
	JUDICIAL SALE NUMBER: 68-110		TOTAL \$131.76		
*****					
111 . PAXIMADAS BETH CHRISTEN 19 549715548686 1 1825 W COLUMBIA ST 20 X 120	\$4,074.00	\$500.00	1% STATE 40.74 1% MUNC 40.74 REC. FEE 75.50	_____	_____
	JUDICIAL SALE NUMBER: 68-111		TOTAL \$156.98		
*****					
<b>UPPER MACONGIE - 20</b>					
112 . MARTIN LORI 20 545468533800 622 8880 TURKEY RIDGE RD	\$6,111.00	\$500.00	1% STATE 1% MUNC REC. FEE	_____	_____
RESIDENTIAL MOBILE HOME	JUDICIAL SALE NUMBER: 68-112		TOTAL		
*****					
113 . MOHMED MORADE 20 546448770659 1 1221 TREXLER TOWN RD 75 X 200 IRREG	\$179,256.00	\$500.00	1% STATE 1,792.56 1% MUNC 1,792.56 REC. FEE 75.50	_____	_____
RESIDENTIAL	JUDICIAL SALE NUMBER: 68-113		TOTAL \$3,660.62		
*****					
<b>UPPER MILFORD - 21</b>					
114 . SOTO ELIZABETH 21 548202342262 1 6931 SIGMUND RD 152.37 X 291.23 IRREG	\$38,606.00	\$500.00	1% STATE 386.06 1% MUNC 386.06 REC. FEE 75.50	_____	_____
	JUDICIAL SALE NUMBER: 68-114		TOTAL \$847.62		
*****					
115 . DIMOU CHRIS G 21 549370679907 1 3744 CHURCH VIEW RD 6.7019 ACRES	\$266,362.00	\$500.00	1% STATE 2,663.62 1% MUNC 2,663.62 REC. FEE 75.50	_____	_____
RESIDENTIAL	JUDICIAL SALE NUMBER: 68-115		TOTAL \$5,402.74		
*****					



RECORD OWNER AND PROPERTY DESCRIPTION	RECORDING FEE VALUE	STARTING BID PRICE	RECORDING FEES	BIDDER #	SALE PRICE
116 . SEIDEL DOUGLAS T 21 549381974943 1 BLEILER RD .198 ACRE	\$5,238.00	\$500.00	1% STATE 52.38 1% MUNC 52.38 REC. FEE 75.50	_____	_____
JUDICIAL SALE NUMBER: 68-116			TOTAL \$180.26		
*****					
UPPER SAUCON - 22					
117 . FARBANIEC PETER ET AL 22 640573368486 1 2531 HECKMANS LN 1.332 ACRES	\$15,132.00	\$500.00	1% STATE 151.32 1% MUNC 151.32 REC. FEE 75.50	_____	_____
JUDICIAL SALE NUMBER: 68-117			TOTAL \$378.14		
*****					
118 . GEHMAN MARY JANE Y 22 641359599007 1 5729 APPLEBUTTER HILL RD 1.3086 ACRES RESIDENTIAL	\$250,260.00	\$500.00	1% STATE 2,502.60 1% MUNC 2,502.60 REC. FEE 75.50	_____	_____
JUDICIAL SALE NUMBER: 68-118			TOTAL \$5,080.70		
*****					
119 . KAPLAN BRIAN R 22 641477632291 5 5002 PA ROUTE 309 490 NO ACREAGE RESIDENTIAL MOBILE HOME	\$13,968.00	\$500.00	1% STATE 1% MUNC REC. FEE	_____	_____
JUDICIAL SALE NUMBER: 68-119			TOTAL		
*****					
120 . NICKUM JANICE G & MARCY 22 641477632291 60 5002 PA ROUTE 309 1135 NO ACREAGE RESIDENTIAL MOBILE HOME	\$23,765.00	\$500.00	1% STATE 1% MUNC REC. FEE	_____	_____
JUDICIAL SALE NUMBER: 68-120			TOTAL		
*****					
121 . MORRISON TONITA 22 641477777876 9 4942 PA ROUTE 309 375 NO ACREAGE RESIDENTIAL MOBILE HOME	\$16,296.00	\$500.00	1% STATE 1% MUNC REC. FEE	_____	_____
JUDICIAL SALE NUMBER: 68-121			TOTAL		
*****					
122 . THEBODEAU LONNIE D & LORI A 22 642428452472 1 5498 PA ROUTE 378 117.95 X 300 RESIDENTIAL	\$263,646.00	\$500.00	1% STATE 2,636.46 1% MUNC 2,636.46 REC. FEE 75.50	_____	_____
JUDICIAL SALE NUMBER: 68-122			TOTAL \$5,348.42		
*****					

RECORD OWNER AND PROPERTY DESCRIPTION	RECORDING FEE VALUE	STARTING BID PRICE	RECORDING FEES	BIDDER #	SALE PRICE
123 . MALLES LOUIS W & WILMA A 22 642539199792 1 4010 OLD BETHLEHEM PIKE 83 X 75 IRREG	\$873.00	\$500.00	1% STATE \$8.73 1% MUNC 8.73 REC. FEE 75.50	_____	_____
JUDICIAL SALE NUMBER: 68-123			TOTAL \$92.96		
*****					
124 . MALLES LOUIS W & WILMA A 22 642620638627 1 OLD BETHLEHEM PIKE .7 ACRE	\$6,111.00	\$500.00	1% STATE \$61.11 1% MUNC 61.11 REC. FEE 75.50	_____	_____
JUDICIAL SALE NUMBER: 68-124			TOTAL \$197.72		
*****					
WASHINGTON - 23					
125 . WEAVER SARA & BETTY QUIER 23 554281855184 1 8217 MORGAN ST 40 X 110	\$6,014.00	\$500.00	1% STATE \$60.14 1% MUNC 60.14 REC. FEE 75.50	_____	_____
JUDICIAL SALE NUMBER: 68-125			TOTAL \$195.78		
*****					
126 . CASTLE HOLDINGS INC 23 555391242118 1 PIN OAK LN .43 ACRE	\$1,843.00	\$500.00	1% STATE \$18.43 1% MUNC 18.43 REC. FEE 75.50	_____	_____
JUDICIAL SALE NUMBER: 68-126			TOTAL \$112.36		
*****					
127 . 8281 VENTURES LLC 23 556218987351 1 8143 PA ROUTE 873 75 X 176.5 IRREG	\$16,393.00	\$500.00	1% STATE \$163.93 1% MUNC 163.93 REC. FEE 75.50	_____	_____
JUDICIAL SALE NUMBER: 68-127			TOTAL \$403.36		
*****					
128 . 8281 VENTURES LLC 23 556228093585 1 8151 PA ROUTE 873 120 X 315.2 IRREG	\$54,514.00	\$500.00	1% STATE \$545.14 1% MUNC 545.14 REC. FEE 75.50	_____	_____
JUDICIAL SALE NUMBER: 68-128			TOTAL \$1,165.78		
*****					
129 . 8281 VENTURES LLC 23 556229012058 1 8167 PA ROUTE 873 155 X 307.64 IRREG COMMERCIAL	\$78,085.00	\$500.00	1% STATE \$780.85 1% MUNC 780.85 REC. FEE 75.50	_____	_____
JUDICIAL SALE NUMBER: 68-129			TOTAL \$1,637.20		
*****					

RECORD OWNER AND PROPERTY DESCRIPTION	RECORDING FEE VALUE	STARTING BID PRICE	RECORDING FEES	BIDDER #	SALE PRICE
130 . 8281 VENTURES LLC 23 556310515692 1 HIGH POINT LN 1.99 ACRES	\$13,871.00	\$500.00	1% STATE \$138.71 1% MUNC 138.71 REC. FEE 75.50	_____	_____
JUDICIAL SALE NUMBER: 68-130		TOTAL	\$352.92	*****	
131 . 8281 VENTURES LLC 23 556310702583 1 8262 PA ROUTE 873 3.532 ACRES COMMERCIAL	\$124,645.00	\$500.00	1% STATE \$1,246.45 1% MUNC 1,246.45 REC. FEE 75.50	_____	_____
JUDICIAL SALE NUMBER: 68-131		TOTAL	\$2,568.40	*****	
132 . 8281 VENTURES LLC 23 556310912984 1 8281 PA ROUTE 873 11.345 ACRES INDUSTRIAL	\$941,094.00	\$500.00	1% STATE \$9,410.94 1% MUNC 9,410.94 REC. FEE 75.50	_____	_____
JUDICIAL SALE NUMBER: 68-132		TOTAL	\$18,897.38	*****	
<b>WEISENBERG - 24</b>					
133 . PICKENS KENNETH B & ELIZABETH C 24 543665823941 2 2643 BLEILER HILL RD NO ACREAGE RESIDENTIAL	\$33,077.00	\$500.00	1% STATE \$330.77 1% MUNC 330.77 REC. FEE 75.50	_____	_____
JUDICIAL SALE NUMBER: 68-133		TOTAL	\$737.04	*****	
134 . TROYER ANITA 24 544600020642 16 9813 DAVIES DR NO ACREAGE RESIDENTIAL MOBILE HOME	\$1,843.00	\$500.00	1% STATE 1% MUNC REC. FEE	_____	_____
JUDICIAL SALE NUMBER: 68-134		TOTAL		*****	
135 . UNKNOWN OWNER 24 544705127768 1 CARPET RD 0.414 ACRES	\$7,760.00	\$500.00	1% STATE \$77.60 1% MUNC 77.60 REC. FEE 75.50	_____	_____
JUDICIAL SALE NUMBER: 68-135		TOTAL	\$230.70	*****	

RECORD OWNER AND PROPERTY DESCRIPTION	RECORDING FEE VALUE	STARTING BID PRICE	RECORDING FEES	BIDDER #	SALE PRICE
<b>WHITEHALL - 25</b>					
136 . HOLLER LOUIS & LAURIE 25 548886392211 1 OLD COUNTRY RD 168.21 X 70 IRREG	\$1,843.00	\$500.00	1% STATE \$18.43 1% MUNC 18.43 REC. FEE 75.50	_____	_____
	JUDICIAL SALE NUMBER: 68-136		TOTAL \$112.36		
*****					
137 . PERIOLI RAYMOND A JR 25 549928404145 33 5132 STONE TERRACE DR NO ACREAGE RESIDENTIAL MOBILE HOME	\$16,587.00	\$500.00	1% STATE 1% MUNC REC. FEE	_____	_____
	JUDICIAL SALE NUMBER: 68-137		TOTAL		
*****					
138 . MORRIS STRITZINGER & BETTY J REALE 25 549928404145 79 5178 STONE TERRACE DR NO ACREAGE RESIDENTIAL MOBILE HOME	\$29,391.00	\$500.00	1% STATE 1% MUNC REC. FEE	_____	_____
	JUDICIAL SALE NUMBER: 68-138		TOTAL		
*****					
139 . GAJDOS DAVID 25 640806429999 1 2109 FAIRVIEW ST 44 X 60 RESIDENTIAL	\$82,547.00	\$500.00	1% STATE \$825.47 1% MUNC 825.47 REC. FEE 75.50	_____	_____
	JUDICIAL SALE NUMBER: 68-139		TOTAL \$1,726.44		
*****					
140 . MADDEN MICHAEL P & CARLA 25 640811033708 1 0750 PARK ST 60.24 X 91.67 IRREG RESIDENTIAL	\$105,342.00	\$500.00	1% STATE \$1,053.42 1% MUNC 1,053.42 REC. FEE 75.50	_____	_____
	JUDICIAL SALE NUMBER: 68-140		TOTAL \$2,182.34		
*****					

**EXHIBIT**  
**“B”**

**NOTICE:**

**THE FOLLOWING TITLE SEARCHES WERE  
PREPARED FOR THE USE AND BENEFIT OF THE  
LEHIGH COUNTY TAX CLAIM BUREAU ONLY AND  
SHOULD NOT BE RELIED UPON BY A THIRD  
PARTY.**

RICHARD J. JACOBS  
Attorney-at-Law  
1772 Arden Lane  
Bethlehem, Pa. 18015  
Phone 610 838-6830  
Cell 610 360-4405  
Fax 610 838-0237  
C7451@aol.com

Faxed to: County of Lehigh

No. of Pages: Emailed

From: Richard J. Jacobs

Date: Sept. 14, 2014

Search Cover Date: Sept. 1, 2014

Title Report: 132.5 N. 2<sup>nd</sup> St., Allentown, Pa.

Sale No. 68-01

Owner: Herbert B. and Luvonia V. Brockington  
Deed Vol. 1262, page 574 recorded 11/30/79

Tax Parcel No.640732950285-1

The following liens and encumbrances are against the property:

1. Delinquent taxes on file with tax claim bureau.

2. Mortgage to Associates Consumer Discount Company  
1416 Union Blvd.  
Allentown, Pa. 18103  
Dated: 8/5/97  
Recorded: 9/8/97  
Amount: \$22,014.03  
Vol. 2120, page 969
3. Mortgage to the City of Allentown  
435 Hamilton St.  
Allentown, Pa. 18101  
Dated: 3/3/98  
Recorded: 03/4/98  
Amount: \$3955.00  
Vol. 2161, page 198
4. Mortgage to the City of Allentown  
435 Hamilton St.  
Allentown, Pa. 18101  
Dated: 01/4/01  
Recorded: 5/28/02  
Amount: \$821.00  
Doc.#7006356
5. Mortgage to the City of Allentown  
435 Hamilton St.  
Allentown, Pa. 18101  
Dated: 01/4/01  
Recorded: 1/9/08  
Amount: \$26,945.00  
Doc.#7459363
6. Municipal lien No. 2013ML2896  
Entered: 9/23/13  
\$874.03  
In favor of Allentown School District



7. Municipal lien No. 2013ML2800  
Entered: 9/13/13  
\$728.52  
In favor of the City of Allentown

8. Lien of judgment No. 2009C525  
Entered: 4/15/09  
\$2660.49  
Portfolio Recovery Associates LLC  
c/o Apothaker & Associates PC  
C 306  
520 Fellowship Rd.  
Mount Laurel, NJ 08054  
Vs.  
Luvonia V. Brockington  
132.5 N. 2<sup>nd</sup> St.  
Allentown, Pa. 18101

END OF REPORT

**Tax Sale Search**

September 23, 2014

**60 Year Title Report**

File # Sale 68-02 - Lehigh County Dept. of Law

COVER DATE: 9-11-14

PROPERTY: 214 W. Gordon Street  
City of Allentown, Lehigh County

Tax ID# 640733357499-1

ASSESSED \$34,300.00

TAXES: Delinquent Taxes reported to County Tax Claim Office for 2011 thru 2013 for \$1,469.66

OWNERS: Thu Thi Pham

DEED: 7036692, dated 10-9-02 and recorded 10-18-02, consideration \$17,500.00

MORTGAGE: Jodi A. Gehris to Associates Consumer Discount Company, 1416 Union Blvd., Allentown, PA 18103, dated 1-7-92 and recorded 1-10-92 in the amount of \$29,533.34 in Mortgage Book 1698, page 685.

Thu Thi Pham to City of Allentown, 435 Hamilton St., Bureau of Building Standards and Safety, Allentown PA 18101, dated 8-6-04 and recorded 9-1-04 in the amount of \$16,390.00 in Document 7211969.

LIENS: Municipal Lien 2014-ML-999, filed 5-16-14 in the amount of \$654.82: City of Allentown, 435 Hamilton St., Allentown PA 18101 vs. Thu Thi Pham.

EXCEPTIONS: Subject to a Party Wall as set forth in Deed Document 7036692.

Possible tax increase based on additional assessment not yet due and payable hereto or hereafter made by reason of new construction or for any major improvements to premises pursuant to provisions of Acts of Assembly relating thereto.

Easements or claims of easements, right of ways, restrictions not shown by the public records.

Except to any variation in location or dimensions, conflicts, discrepancies, and any other objections or easements which may be revealed by a survey.

See page 2

Page 2  
214 W. Gordon Street

EXCEPTIONS: Subject to public and private rights lying in the beds of all abutting streets, roads, and alleys.

Except to any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Comments:

This abstract of title does not certify to delinquent taxes collected privately or current real estate taxes. Tax information only reflects the status of real estate taxes available from the County Office. Tax certificates to tax collectors suggested.

Domestic Relations Liens and Bankruptcy Liens are not included in the report. Any liens listed may reflect common names which may or may not be applicable to your client.

No responsibility is accepted for items not indexed or improperly indexed contained in the Court House Records. No Liability shall exist for any matters of record that are outside the search period.

END

68-3

10-3-14  
Cover 9-4

160 Chestnut St  
Allentown  
640742249855-1 Tile 476014B  
7257645  
52400.00

owner – Paul Billman

- i. Mortgage to Finance America LLC dba FinAm LLC # 7257646, dated 4-4-05, recorded 4-13-05 for 35920.00. ( 16802 Aston St Irvine CA 92606 )
  
2. City of Allentown vs Paul Billman  
2009-ml-1193 filed 5-1-09 for 1538.63  
2010-ml-3676 filed 11-17-10 for 2062.39  
2013-ml-557 filed 5-1-13 for 693.14  
refiled 8-20-13 for 1196.20
  
3. Lehigh County Authority vs Paul Billman  
2014-ml-2291 filed 9-17-14 for 262.52  
( Po Box 3348, Allentown PA 18106 )

---

4. Allentown School District and Public Asset Management Inc assignee vs Paul Billman  
2013-ml-1478 filed 6-14-13 for 1294.25  
refiled 11-5-13 for 1822.20
  
5. Owe taxes – county for 2012-2013 – 594.77  
city for 2012 and school for 2012-2013 – 6750.30
  
6. Party wall in deed 7257645

**JANET M. LEMBACH**  
**4599 PLEASANT VIEW DRIVE**  
**COOPERSBURG, PA 18036**  
**610-351-5071**  
**610-351-5073 (f)**  
**Email: [janlem@rcn.com](mailto:janlem@rcn.com)**

September 15, 2014

Department of Law  
Lehigh County Court House  
17 S. 7<sup>th</sup> Street  
Allentown, PA 18102

**RE: Judicial Tax Sale Number: 68-04**

**Owner:** Blanca Pittre  
**Premises:** 131-133 W. Linden Street, 1<sup>st</sup> Ward, City of Allentown, Lehigh County, PA  
**Pin No.:** **640742448285-1**  
**Total Assessment:** \$65,400.00

I have caused a search of the records in the Lehigh County Assessment and Judicial Records – Recorder of Deeds, Register of Wills and Civil Divisions Offices from February 10, 1945 to the cover date of September 8, 2014 on the above-captioned premises. Title is vested in Blanca Pittre, by virtue of Deed from Ivan Pittre and Blanca Pittre, husband and wife, dated May 13, 2005 and recorded May 24, 2005 in the Office of Recorder of Deeds of Lehigh County, Pennsylvania to Doc. Id. 7265844.

Liens:

1. Delinquent Real Estate Taxes reported to the Lehigh County Tax Claim Bureau in the amount of \$5,429.48
2. **Mortgage:** Between Blanca Pittre, Mortgagor, To: Mortgage Electronic Systems Inc., as Nominee for Decision One Mortgage Company, LLC (6060 J.A. Jones Drive, Ste 1000, Charlotte, North Carolina 28287), dated 5-13-2005, recorded 5-24-2005 to Doc. Id. 7265845, to secure: \$68,000.00. **Assigned to:** Deutsche Bank Trust Company, as Trustee For The Pooling and Servicing Agreement dated as Certificate Series 2005-HE3 (c/o Ocwen Loan Servicing LLC, 1661 Worthington Road, Ste. 100, West Palm Beach, FL 33409), filed 5-2-2011 to Instrument Number 2011013873.
3. **Judgment:** Case No. 2005-C-1352, United Guaranty Residential Insurance Company of North Carolina (230 N. Elm Street, Greensboro, NC 27401), Fannie Mae, Chevy Chase Bank, Plaintiffs vs. Blanca Pittre (PO BOX 9010, Allentown, PA 18105-9010), commenced by Complaint on 5/20/2005; Oath of Arbitrators & Award finding in favor of Defendant, Blanca Pittre; reduced to Judgment on 4/28/2008 in the amount of \$23,752.57. (Judgment has not been revived or satisfied of record.)

(Continue)

4. **Notice Only To:** Civil Action, Case No. 2007-C-1104, CSGA LLC (475 Market Street, Elmwood Park, NJ 07407), Plaintiff vs. Blanca L. Pittre (1222 Hanover Ave., Allentown, PA 18109), Defendant, commenced by Complaint on 4/4/2007, Oath of Arbitration & Award finding in favor of Plaintiff and against defendant Blanca L. Pittre in the amount of \$19,362.23. (Never reduced to Judgment).
5. **Judgment:** Case No. 2008-C-818, CACV of Colorado LLC (4340 S. Monaco Street, Denver, CO 80237), Plaintiff vs. Blanca L. Pittre (1220 Hanover Avenue, Allentown, PA 18109-2017), commenced by Complaint on 2/26/2008; reduced to Judgment on 6/16/2008 in the amount of \$5,115.02. (Judgment has not been revived or satisfied of record.)
6. **Judgment Note:** Case No. 2008-N-1118, Palisades Collection, L.L.C. (210 Sylvan Avenue, Englewood Cliffs, NJ 07632) Plaintiff vs. Blanca Pittre (1220 Hanover Avenue, Allentown, PA 18109) filed 8-26-2008 in the amount of \$3,476.34. (Judgment has not been revived or satisfied of record.)
7. **Municipal Lien:** Case No. 2013-ML-1974, Allentown City (address not given) vs. Blanca Pittre (1220 Hanover Avenue, Allentown, PA 18109) filed 7/9/2013, Writ of Scire Facias filed on 10/8/2013 in the amount of \$833.40.
8. **Municipal Lien:** Case No. 2013-ML-2539, Allentown School District Public Asset Management Inc. assignee of the Allentown School District (address not given) vs. Blanca Pittre (1220 Hanover Avenue, Allentown, PA 18109) filed 8/16/2013, Writ of Scire Facias filed on 4/28/2014 in the amount of \$1,668.67.

**Objections:**

1. Rights or claims by parties in possession or under the terms of any unrecorded lease or agreement(s) of sale.
2. Any variation in location of lines or dimensions or other matters which an accurate survey would disclose.
3. Easements, or claims of easements, not shown by the Public Records.
4. Possible tax increase based on additional assessment not yet due and payable.
5. Title to that part of the premises lying in the bed and right of way of all roads, driveways and alleyways is subject to public and private rights therein.

## Lisa M. Reinhart, Title Abstractor

This search has been performed for the purposes and needs of Lehigh County Tax Claim Bureau and is intended for the sole use of the Lehigh County Tax Claim Bureau. This report is based upon the examination of public records. The premises herein are subject to the liens, encumbrances and exceptions hereinafter set forth. This report does not constitute title insurance in any way and should not be relied upon by third parties to determine the condition of title, its insurability and/or marketability. The status of title to the subject premises may be affected by matters disclosed by survey, right of parties in possession and other items not found of record and not certified herein.....

Judicial Sale Property Number 68-05

9/22/2014

**COVER DATE:** 9/17/2014

**TITLE VESTED IN:** Estate of James W Keller  
Stacy Ann Heist, Executrix (37 E Lexington St, Allentown, PA 18103)  
Melissa Ann Williamson, Executrix (317 S Bradford St, Allentown, PA 18109)

**PREMISES:** 122 - 128 W Turner St, Allentown, Lehigh County, Pennsylvania

**PARCEL IDENTIFICATION NO. :** 640742589860-1

**ASSESSED VALUE:** Land: \$23,000 Building: \$130,000 Total: \$153,000.

**DEED INFORMATION:** Conveyance from James W Keller & Sandra J Keller, husband and wife to James W Keller in Deed dated 1/31/1991 and recorded 9/22/1991 in Lehigh County Deed Book 1465, page 1046.

**MORTGAGES:** James W. Keller to Meridian Bank, (35 North 6<sup>th</sup> Street, Reading, PA 19601) dated 6/14/1993 and recorded 7/9/1993 in Lehigh County Deed Book 1828, page 298 in the amount of \$33,000.

### **JUDGMENTS:**

Allentown School District Public Asset Management Inc Assignee (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Stacy Ann Heist, Executor (37 E Lexington St, Allentown, PA 18103) and Melissa Ann Williamson, Co-Executor (317 S Bradford St, Allentown, PA 18109) of the last will and Testament of James W Keller, deceased; Municipal Lien filed 5/15/2009 to Lehigh County Case No. 2009-ML-1516 in the amount of \$2736.13

Allentown City (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Stacy Ann Heist, Executor (37 E Lexington St, Allentown, PA 18103) and Melissa Ann Williamson, Co-Executor (317 S Bradford St, Allentown, PA 18109) of the last will and Testament of James W Keller, deceased; Municipal Lien filed 6/30/2010 to Lehigh County Case No. 2010-ML-1862 in the amount of \$1330.20.

ABSTRACTED

Allentown School District Public Asset Management Inc Assignee (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Stacy Ann Heist, Executor (37 E Lexington St, Allentown, PA 18103) and Melissa Ann Williamson, Co-Executor (317 S Bradford St, Allentown, PA 18109) of the last will and Testament of James W Keller, deceased; Municipal Lien filed 6/3/2010 to Lehigh County Case No. 2010-ML-1863 in the amount of \$2755.17. Judgment filed 5/22/2013 in the amount of \$3925.07.

Allentown City (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Stacy Ann Heist, Executor (37 E Lexington St, Allentown, PA 18103) and Melissa Ann Williamson, Co-Executor (317 S Bradford St, Allentown, PA 18109) of the last will and Testament of James W Keller, deceased; Municipal Lien filed 11/3/2011 to Lehigh County Case No. 2011-ML-3322 in the amount of \$1329.

Allentown City (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Stacy Ann Heist, Executor (37 E Lexington St, Allentown, PA 18103) and Melissa Ann Williamson, Co-Executor (317 S Bradford St, Allentown, PA 18109) of the last will and Testament of James W Keller, deceased; Municipal Lien filed 3/29/2012 to Lehigh County Case No. 2012-ML-0459 in the amount of \$1169.21.

Allentown School District Public Asset Management Inc Assignee (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Stacy Ann Heist, Executor (37 E Lexington St, Allentown, PA 18103) and Melissa Ann Williamson, Co-Executor (317 S Bradford St, Allentown, PA 18109) of the last will and Testament of James W Keller, deceased; Municipal Lien filed 10/25/2012 to Lehigh County Case No. 2012-ML-3219 in the amount of \$3032.64.

Allentown School District Public Asset Management Inc Assignee (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Stacy Ann Heist, Executor (37 E Lexington St, Allentown, PA 18103) and Melissa Ann Williamson, Co-Executor (317 S Bradford St, Allentown, PA 18109) of the last will and Testament of James W Keller, deceased; Municipal Lien filed 6/13/2013 to Lehigh County Case No. 2013-ML-1443 in the amount of \$3101.28.

Allentown School District Public Asset Management Inc Assignee (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Stacy Ann Heist, Executor (37 E Lexington St, Allentown, PA 18103) and Melissa Ann Williamson, Co-Executor (317 S Bradford St, Allentown, PA 18109) of the last will and Testament of James W Keller, deceased; Municipal Lien filed 6/19/2013 to Lehigh County Case No. 2013-ML-1551 in the amount of \$2898.18..

Allentown City (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Stacy Ann Heist, Executor (37 E Lexington St, Allentown, PA 18103) and Melissa Ann Williamson, Co-Executor (317 S Bradford St, Allentown, PA 18109) of the last will and Testament of James W Keller, deceased; Municipal Lien filed 8/14/2013 to Lehigh County Case No. 2013-ML-2515 in the amount of \$1330.12

Lehigh County Authority (P.O. Box 3348, Allentown, PA 18106-348) vs. Stacy Ann Heist, Executor (37 E Lexington St, Allentown, PA 18103) and Melissa Ann Williamson, Co-Executor



(317 S Bradford St, Allentown, PA 18109) of the last will and Testament of James W Keller, deceased; Municipal Lien filed 7/13/2014 to Lehigh County Case No. 2014-ML-1589 in the amount of \$213.70.

**FEDERAL LIENS:** None

**SUITS:** Donna Brader Dodson (APT #2, 1701 Hanover Ave, Allentown, PA 18109) vs. Stacy Ann Heist, Executor (37 E Lexington St, Allentown, PA 18103) and Melissa Ann Williamson, Co-Executor (317 S Bradford St, Allentown, PA 18109) of the last will and Testament of James W Keller, deceased; Praecipe for Wit of Summons filed 5/21/2013 to Lehigh County Case No. 2013-C-1778. (Tort Premises Liability)

**TAX CLAIM BUREAU:** 2012 and 2013 county delinquent in the amount of \$1753.59.; 2008 / 2009 / 2010 / 2011 / 2012 / 2013 City and School delinquent in the amount of \$32,209.40.

**DOMESTIC RELATIONS:** N/A

**EXCEPTIONS:**

- 1) EXEMPT TO TITLE PRIOR TO 10/10/1955
- 2) TAXES ARE CHECKED, HOWEVER THEY ARE NOT CERTIFIED. CERTIFICATION CAN BE OBTAINED FROM THE COUNTY TAX OFFICE.
- 3) SUBJECT TO ANY UNRECORDED AGREEMENTS

Probate – Estate of James W Keller – 2011-0865

Date of Death 5/11/2011

Will dated 10/1/2004 (copy attached)

Letters issued 5/23/2011 to

Stacy Ann Heist (37 E Lexington St, Allentown, PA 18103)

~~Melissa Ann Williamson (317 S Bradford St, Allentown, PA 18109)~~

– Executrices

Subject to any inheritance taxes which may be due



JAMES T. CONBEER - TITLE SEARCHES  
6496 EICHLER CIRCLE  
COOPERSBURG, PA. 18036

TITLE ABSTRACT

NUMBER: 2014 TAX SALE 68-07

PERIOD SEARCHED: 4-10-1945 TO 9-17-2014

OWNERS OF RECORD: JULIEN: EDELINE  
DESROCHES: ABET JTWR5

DEED OF RECORD: INS 2010008658

LOCATION: 136 S. 8<sup>TH</sup> ST., ALLENTOWN  
TAX ID PIN #: 640609739031-1  
TAX CLAIMS: OPEN 2012-2013  
TAXES: \$805.80

LIENS OR ENCUMBRANCES:

NO OPEN MORTGAGES

SEE PAGE 2 FOR OPEN MUNICIPAL VS CURRENT AND  
PRIOR OWNER LAWRENCE J. DILLIARD

SUBJECT TO POSSIBLE PUBLIC UTILITY EASEMENTS NOT  
APPEARING OF RECORD.

SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE  
BEDS OF ALL ABUTTING STREETS, ROADS AND ALLEYS.

MUNICIPAL LIENS VS PRIOR OWNER LAWRENCE J. DILLIARD:

CITY OF ALLENTOWN (2)

CASE: 2001-ML-1261 R: 5-18-01 \$664.58

JUDGEMENT: R :8-26-02 \$1371.58

CASE: 2002-ML-2054 R: 6-26-02 \$666.37

ALLENTOWN SCHOOL DISTRICT

CASE: 2002-ML-2139 R: 7-5-02 \$1163.50

MUNICIPAL LIENS VS EDELINE JULIEN AND ABET DESROCHES (CURRENT OWNERS)

ALLENTOWN SCHOOL DISTRICT

CASE: 2013-ML-0438 R: 4-8-13 \$1549.72

ALLENTOWN CITY

CASE: 2013-ML-0819 R: 5-8-13 \$824.84



Client: **County of Lehigh** Order Date: **9/15/2014**  
Ordered By: Client Ref #: **68-09**  
Search: **60-Year Title Search** Cost Center:  
Name Ordered: **Owens, Patricia**  
Address: **316 N Lumber St**  
**549791577863-1**  
Municipality: **Allentown** County: **Lehigh** State: **PA** Zip:

This title search is based upon the examination of the recorded evidence of the title in the making of appropriate searches from the records. This is not a title insurance policy and does not guarantee title. Upon payment, liability is assumed by Pro-Search, Inc. for any negligence, mistakes or omissions by the abstractor and only for the time period searched.

**COVER DATE: 9/11/2014**

**RECORD OWNER**

Being the same premises which Korves, Scott granted and conveyed unto Owens, Patricia by deed dated April 16, 2004 and recorded April 26, 2004 in Lehigh County Instrument # 7176670 for the consideration of \$40,000.00.

**PREMISES**

**316 N Lumber St**

**Allentown City**

**Lehigh County PA**

Parcel #: **G9SE4B 3-18** Pin # **549791577863-1** Assess: **\$48,900.00** Tax: **\$745.91** Year **2012-13**

**MORTGAGES**

Instrument # **7178871 MERS / Cit Group / Consumer Finance Inc @ 620 W Germantown Pk Suite 300 Plymouth Meeting PA 19462** dated April 16, 2004 recorded April 26, 2004 in the amount of \$34,000.00.

Assigned to Home Servicing LLC @ 8641 United Plaza Suite 302 Baton Rouge LA 70809 recorded 8/22/2013 in Lehigh County Instrument # 2013032360

Instrument # **7213693 Beneficial Consumer Discount Company dba Beneficial Mortgage Co of PA @ 1642 S 4th St Suite 12 Allentown PA 18103** dated August 20, 2004 recorded September 09, 2004 in the amount of \$6,359.55.

**JUDGMENTS**

Term # **2008-C-3263 Condor Capital Corp @ 800 S Oyster Bay Rd Hicksville NY 11802** filed July 10, 2009 in the amount of \$14,731.46.

Defendant: **Patricia Owens @ 316 N Lumber St**

Docket Entry: **11/30/2009 - prae for execution on personal property**

Term # **2013-ML-0740 Allentown City** filed May 08, 2013 in the amount of \$671.96.

Defendant: **Patricia Owens**

Docket Entry: **6/10/2013 - writ of scire facias**

Docket Entry: **8/20/2013 - praecipe to enter default judgt \$1,118.73**

Memo: re: **316 N Lumber**



Term # 2013-C-3972 Home Servicing LLC @ Suite 302 8641 United Plaza Blvd Baton Rouge LA 70809 filed June 10, 2014  
in the amount of \$33,515.61.

Defendant: Patricia Owens

Memo: mortgage foreclosure

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**FEDERAL LIENS**

None Found

---

**UCC RECORDER**

None Found

---

**SUITS**

None Found

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**Restrictions:** \*Home Owners / Property Owners Association, if any, has not been searched. Therefore, no liability is assumed hereunder for any liens filed against same.

\*Subject to any and all restrictions, reservations, conditions, covenants, etc. as recorded throughout the chain of title.

\*Subject to Environmental Protection Liens filed in the United States District Court and not of record in the above referenced county courthouse.

\*Subject to the public and private utility easements not of record.

\*Subject to the terms and conditions of any unrecorded leases and agreements.

**Objections:** \*Pursuant to House Bill 1412, overdue support obligations of this or any other state which are on record at the Domestic Relations Office constitutes a lien against the property. Due to the unavailability of appropriate support records, Pro-Search, Inc. cannot certify as to this matter.

\*This search excepts any defects, liens, encumbrances, adverse claims or other matters, as a result or caused by computer error, program error or limitations, programmer error, or the like, including but not limited to any misspellings or derivations of the surname, except for the following:

Patricia Owens  
Scott Korves  
Frances F Weil  
Relph W Weil

**Remarks:** CHECKED THE REGISTER OF WILLS OFFICE IN LEHIGH COUNTY-FOUND NO ESTATE FILED FOR CURRENT OWNER-Patricia Owens

BANKRUPTCY SEARCH IN THE EASTERN DISTRICT COURT OF PA RESULTED IN NO PENDING BANKRUPTCY FILINGS FOR Patricia Owens.

Judicial Sale #68-10

Our File: B-36526

Premises: 132 + 132 1/2 North Hall Street, Allentown City

Parcel# 640701410234-1

Owner: Steve Roberson & Donna L. Smith, as joint tenants with right of survivorship.  
(Steve Roberson died 1-4-14 - Estate File # 2014-1280. Letters of Administration were granted to Donna L. Smith-Roberson)

Deed: 1554/741

Period Searched: 3-23-23 to 9-11-14

Mortgages: None

Judgments:None

No Inventory or Appraisal is in the Steve Roberson Estate file and no Taxes have been paid. There is no list of heirs either.

Subject to Delinquent Taxes (see printout).

LISA CHRISTMAN – TITLE SEARCHES

NUMBER: 2014 TAX SALE #68-11  
PERIOD SEARCHED: 07-02-1952 TO 09-10-2014  
OWNERS OF RECORD: ANTHONY J SALLA, SINGLE  
WILLIAM F MCCORMICK, SINGLE (JTWRS)  
DEED OF RECORD: INSTRUMENT #2010016760  
  
LOCATION: 731 W PINE ST, ALLENTOWN CITY  
PIN #640702002672-1

**LIENS OR ENCUMBRANCES:**

-NO OPEN MORTGAGES

**JUDGMENTS:**

-MUNICIPAL LIEN – 2012-ML-1354 (6-6-2012) \$615.28 - ALLENTOWN CITY (435 HAMILTON ST, ALLENTOWN, PA 18101) VS: WILLIAM MCCORMICK & ANTHONY J SALLA (731 W PINE ST, ALLENTOWN PA 18102) // 6-28-2012 PRAE FOR WRIT OF SCIRE FACIAS // 8-27-2012 JUDGMENT \$1,082.22

-MUNICIPAL LIEN - 2013-ML-2186 (7-18-2013) \$616.19 - ALLENTOWN CITY (435 HAMILTON ST, ALLENTOWN PA 18101) VS: WILLIAM MCCORMICK & ANTHONY J SALLA (731 W PINE ST, ALLENTOWN PA 18102)

-(FOR NOTICE) – CRIMINAL LIEN – 2003-CL-1989 (5-19-2003) \$1,342.50 -LEHIGH COUNTY BUREAU OF COLLECTIONS (435 W HAMILTON ST, ALLENTOWN PA 18101) VS: ANTHONY JOHN SALLA (621 TURNER ST, APT #7, ALLENTOWN PA 18102)

-(FOR NOTICE) – CRIMINAL LIEN – 2003-CL-1990 (5-19-2003) \$217.50 - LEHIGH COUNTY BUREAU OF COLLECTIONS (435 W HAMILTON ST, ALLENTOWN PA 18101) VS: ANTHONY JOHN SALLA (621 TURNER ST, APT #7, ALLENTOWN PA 18102)

**OPEN REAL ESTATE TAXES: \$2,433.32**

SUBJECT TO CONDITIONS, RESTRICTIONS, AS CITED IN DEED 2010016760 (6-1-2010)  
SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE BEDS OF ALL ABUTTING STREETS ROADS AND ALLEY WAYS.



RICHARD J. JACOBS  
Attorney-at-Law  
1772 Arden Lane  
Bethlehem, Pa. 18015  
Phone 610 838-6830  
Cell 610 360-4405  
Fax 610 838-0237  
C7451@aol.com

Faxed to: County of Lehigh

No. of Pages: Emailed

From: Richard J. Jacobs

Date: Sept. 15, 2014

Search Cover Date: Sept. 1, 2014

Title Report: 0611 N. Limestone St., Allentown, Pa.

Sale No. 68-12

Owner: Stephen Hillegas and Richard Hillegas  
Doc.#2009010901 recorded 3/31/09

Tax Parcel No.640735706575-1

The following liens and encumbrances are against the property:

1. Possible lien of judgment No. 2014ML2035

Entered: 8/20/14

\$412.65

Lehigh County Authority

PO Box 3348

Allentown, Pa. 18106-0348

vs.

Stephen Hillegas  
7431 Catalpa Dr.  
Macungie, Pa. 18062

2. Possible lien of judgment No. 2014ML1891  
Entered: 8/14/14  
\$2073.36  
Allentown School District (No address listed)  
vs.  
Stephen Hillegas  
7431 Catalpa Dr.  
Macungie, Pa. 18062
3. Possible lien of judgment No. 2014ML1664  
Entered: 7/24/14  
\$597.00  
Lehigh County Authority  
PO Box 3348  
Allentown, Pa. 18106-0348  
vs.  
Stephen Hillegas  
7431 Catalpa Dr.  
Macungie, Pa. 18062
4. Possible lien of judgment No. 2013ML2099  
Entered: 4/14/14  
\$2000.10  
Allentown School District/Asset Management Inc. assignee  
vs.  
Stephen Hillegas  
7431 Catalpa Dr.  
Macungie, Pa. 18062
5. Delinquent taxes on file with tax claim bureau.

END OF REPORT

## Tax Sale Search

September 23, 2014

### 60 Year Title Report

Sale # 68-13 Lehigh County Dept. of Law

COVER DATE: September 11<sup>th</sup>, 2014

PROPERTY: 141 W. Sycamore Street  
City of Allentown, Lehigh County

Pin #: 640735710851-1

ASSESSED: \$41,100.00

TAXES: Delinquent Taxes reported to County Tax Claim Office for 2011 thru 2013 for \$2,827.80

OWNERS: Isabel Marchan Mendoza

DEED: 1577, page 976, dated 12-20-96 and recorded 12-24-96 for \$35,000.00

MORTGAGE: None

LIENS: Municipal Lien 2012-ML-900, filed 5-2-12 in the amount of \$711.15: City of Allentown vs. Isabel Marchan Mendoza.

Municipal Lien 2012-ML-3185, filed 10-19-12 in the amount of \$1,326.93; Allentown School District and Public Asset Management, Inc. vs. Isabel Marchan Mendoza.

Municipal Lien 2013-ML-1790, filed 6-26-13 in the amount of \$712.06: City of Allentown vs. Isabel Marchan Mendoza.

Municipal Lien 2013-ML-2524, filed 8-16-13 in the amount of \$1,351.23: Allentown School District and Public Asset Management, Inc. vs. Isabel Marchan Mendoza.

EXCEPTIONS: Subject to a Party Wall as set forth in Deed Book 1577, page 976.

Possible tax increase based on additional assessment not yet due and payable hereto or hereafter made by reason of new construction or for any major improvements to premises pursuant to provisions of Acts of Assembly relating thereto.

Easements or claims of easements, right of ways, restrictions not shown by the public records.

See page 2

Page 2

141 W. Sycamore Street

EXCEPTIONS: Except to any variation in location or dimensions, conflicts, discrepancies, and any other objections or easements which may be revealed by a survey.

Subject to public and private rights lying in the beds of all abutting streets, roads, and alleys.

Except to any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Comments:

This abstract of title does not certify to delinquent taxes collected privately or current real estate taxes. Tax information only reflects the status of real estate taxes available from the County Office. Tax certificates to tax collectors suggested.

Domestic Relations Liens and Bankruptcy Liens are not included in the report. Any liens listed may reflect common names which may or may not be applicable to your client.

No responsibility is accepted for items not indexed or improperly indexed contained in the Court House Records. No Liability shall exist for any matters of record that are outside the search period.

END

68-14

10/3/2014  
Cover 9-4

502 N Front St  
Allentown  
640744363360-1 Tile 476010B  
7299658  
262000.00

owner – Francisco Irizarry

1. Mortgage to Wachovia Bank Nat Assoc, #7299659, dated 10-14-05, recorded 10-20-05 for 195000.00 ( 123 S Broad St, Phila, PA 19019 )
2. 2012-c-3672 Wells Fargo Bank NA successor by merger to Wachovia Bank Nat. Assoc. vs Francisco J Irizarry, 9-5-12 complaint filed in foreclosure, 12-4-12 judgement for 169824.13 ( 123 S Broad St, Phila, PA 19019 )
3. Allentown School District and Public Asset Management Inc assignee vs Francisco Irizarry  
2012-ml-2668 filed 9-11-12 for 1496.19  
2013-ml-2275 filed 7-24-13 for 4813.34
4. City of Allentown vs Francisco Irizarry  
2012-ml-3446 filed 11-9-12 for 3059.51  
2013-ml-1792 filed 6-26-13 for 1935.56  
2014-ml-1778 filed 8-7-14 for 10518.85
5. owe taxes  
county for 2012-2013 – 2497.07  
school for 2011 to 2013 and city for 2012 – 15908.61
6. Deed 1255-744 Title was taken as George M Hanna and Hilda W Hanna



h/w t/a H.H. Apartments. Deed 1391-658 title was transferred by George M  
Hanna and Hilda W Hanna h/w

JANET M. LEMBACH  
4599 PLEASANT VIEW DRIVE  
COOPERSBURG, PA 18036  
610-351-5071  
610-351-5073 (f)  
Email: [janlem@rcn.com](mailto:janlem@rcn.com)

September 26, 2014

Department of Law  
Lehigh County Court House  
17 S. 7<sup>th</sup> Street  
Allentown, PA 18102

RE: **Judicial Tax Sale Number: 68-15**

Owner: Michael Vandergrift

Premises: 210 N. Howard Street, 7th Ward, City of Allentown, Lehigh County, PA

Pin No.: 549780579996-1

Total Assessment: \$60,500.00

I have caused a search of the records in the Lehigh County Assessment and Judicial Records – Recorder of Deeds, Register of Wills and Civil Divisions Offices from April 22, 1930 to the **cover date of September 19, 2014** on the above-captioned premises. Title is vested in **Michael Vandergrift**, by virtue of Deed from Isabel M. Novosat, single, dated March 31, 2006 and recorded October 18, 2006 in the Office of Recorder of Deeds of Lehigh County, Pennsylvania to Doc. Id. 7374698.

Liens:

1. Delinquent Real Estate Taxes reported to the Lehigh County Tax Claim Bureau in the amount of \$9,330.73.
2. Mortgage: Between Michael Vandergrift, Mortgagor, To: Saxon Mortgage, Inc., (4840 Cox Road, Glen Allen, VA 23060), Mortgagee, dated 6-29-2007, recorded 7-9-2007, to Document Id. 7427647, to secure: \$100,700.00.
3. Mortgage Foreclosure: Case No. 2010-C-4347, Deutsche Bank National Trust Company, Saxon Asset Securities Trust 2007-3 (4708 Mercantile Dr. North, Fort Worth, TX 76137), Plaintiff vs. Michael Vandergrift, Defendant, commenced by Complaint on 8/31/2010; reduced to Judgment on 1/26/2011 in the amount of \$117,950.14.
4. Judgment Note: Case No. 2012-N-1111, Barclays Bank Delaware (125 S West St., Wilmington, DE 19801) Plaintiff vs. Michael Vandergrift, Defendant, Transcript filed 7/26/2012, in the amount of \$1,772.00.

(Continue)

5. Municipal Lien: Case No. 2012-ML-2754, Allentown School District Public Asset Management Inc. assignee of the Allentown School District (address not given) vs. Michael Vandergrift, filed 9/13/2012, Writ of SCI FA filed on 10/23/2012; Judgment by STIP in the amount of \$1,951.32.
6. Municipal Lien: Case No. 2013-ML-1343, Allentown City (address not given) vs. Michael Vandergrift, filed 5/31/2013 in the amount of \$641.68.
7. Municipal Lien: Case No. 2013-ML-0930, Allentown School District Public Asset Management Inc. assignee of the Allentown School District (address not given) vs. Michael Vandergrift, filed 5/14/2013 in the amount of \$1,503.25.
8. Municipal Lien: Case No. 2014-ML-1363, Allentown School District (address not given) vs. Michael Vandergrift (7980 Hamilton Blvd., Breinigsville, PA 18031), filed 6/17/2014 in the amount of \$1,421.38.
9. Municipal Lien: Case No. 2014-ML-1403, Lehigh County Authority (P.O. Box 3348, Allentown, PA 18106-0348) vs. Michael Vandergrift (7980 Hamilton Blvd., Apt B, Breinigsville, PA 18031) filed 6/17/2014 in the amount of 212.89.

**Objections:**

1. Rights or claims by parties in possession or under the terms of any unrecorded lease or agreement(s) of sale.
2. Any variation in location of lines or dimensions or other matters which an accurate survey would disclose.
3. Easements, or claims of easements, not shown by the Public Records.
4. Possible tax increase based on additional assessment not yet due and payable.
5. Title to that part of the premises lying in the bed and right of way of all roads, driveways and alleyways is subject to public and private rights therein.
6. Subject to a party was as more fully set forth at Doc. Id.7374698.



***Lisa M. Reinhart, Title Abstractor***

---

This search has been performed for the purposes and needs of Lehigh County Tax Claim Bureau and is intended for the sole use of the Lehigh County Tax Claim Bureau. This report is based upon the examination of public records. The premises herein are subject to the liens, encumbrances and exceptions hereinafter set forth. This report does not constitute title insurance in any way and should not be relied upon by third parties to determine the condition of title, its insurability and/or marketability. The status of title to the subject premises may be affected by matters disclosed by survey, right of parties in possession and other items not found of record and not certified herein.....

Judicial Sale Property Number 68-16

9/22/2014

**COVER DATE:** 9/17/2014

**TITLE VESTED IN:** Howard Mouzon (4401 Windemere Ave, Columbia SC 29203-5957)

**PREMISES:** 934 Oak Street, Allentown, Lehigh County, Pennsylvania

**PARCEL IDENTIFICATION NO. :** 549791107884-1

**ASSESSED VALUE:** Land: \$5100 Building: \$49,000 Total: \$54100

**DEED INFORMATION:** Conveyance from Daniel B Hepner to Howard Mouzon in Deed dated 8/31/2007 and recorded 9/10/2007 in Lehigh County Document No. 7440059 for the consideration of \$65,000.

**MORTGAGES:** None

**JUDGMENTS / MUNICIPAL LIENS:**

Allentown City (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Howard Mouzon (4401 Windemere Ave, Columbia, SC 29203); Municipal Lien filed 7/24/2012 to Lehigh County Case No. 2012-ML-1973 in the amount of \$780.72.

Allentown School District Public Asset Management Inc Assignee (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Howard Mouzon (4401 Windemere Ave, Columbia, SC 29203); Municipal Lien filed 10/19/2012 to Lehigh County Case No. 2012-ML-3202 in the amount of \$1,541.14.

Allentown City (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Howard Mouzon (4401 Windemere Ave, Columbia, SC 29203); Municipal Lien filed 5/6/2013 to Lehigh County Case No. 2013-ML-0722 in the amount of \$781.63.

Allentown School District Public Asset Management Inc Assignee (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Howard Mouzon (4401 Windemere Ave, Columbia, SC 29203); Municipal Lien filed 7/17/2013 to Lehigh County Case No. 2013-ML-2098 in the amount of \$1,570.99.

**FEDERAL LIENS:** None

**SUITS:** None

**TAX CLAIM BUREAU:** 2012 and 2013 County delinquent in the amount of \$879.01. 2011, 2012 and 2013 City and School delinquent in the amount of \$6389.67.

**DOMESTIC RELATIONS:** N/A

**EXCEPTIONS:**

- 1) EXEMPT TO TITLE PRIOR TO 2/1/1877
- 2) TAXES ARE CHECKED, HOWEVER THEY ARE NOT CERTIFIED. CERTIFICATION CAN BE OBTAINED FROM THE COUNTY TAX OFFICE.
- 3) SUBJECT TO ANY UNRECORDED AGREEMENTS
- 4) Subject to a party wall.

Probate - None found

Robert Brossman  
2716 Whitewood Road  
Bethlehem, PA.18017  
Telephone: 484-894-8019  
Fax: 610-625-5873

Judicial Sale 68-17

549791423139-1

Search Number: \_\_\_\_\_ Tax Parcel Number: \_\_\_\_\_  
5-22-1944 9-29-2014  
Search Date from \_\_\_\_\_ to \_\_\_\_\_  
224 North 9<sup>th</sup> Street  
Property Address: \_\_\_\_\_  
Allentown  
Municipality: \_\_\_\_\_  
Hagos A. Gebretatios  
Owners Name: \_\_\_\_\_

106,600

Assessment \$ \_\_\_\_\_

7144449

Deed Book \_\_\_\_\_ page \_\_\_\_\_

**Liens & Objections:**

- 1) Mortgage 7165544 \$54,000.00 Wachovia Bank NA  
Dated 3-2-04 Entered 3-16-04 310 South College Street  
NC 0630, Charlotte, NC 28288-0630
- 2) Municipal Lien 2012-ML-1921 \$987.95 City of Allentown vs. Hagos A.  
Gebretatios Filed 7-23-12  
Default Judgment \$1493.75 Filed 1-31-13
- 3) Municipal Lien 2013-ML-1620 \$988.86 City of Allentown vs. Hagos A.  
Gebretatios Filed 6-27-13  
Default Judgment \$1511.56 Filed 5-13-14
- 4) Municipal Lien 2013-ML-3109 \$1570.00 Allentown School District &  
Public Asset Management vs. Hagos A. Gebretatios Filed 10-10-13  
Default Judgment \$2105.79 Filed 5-9-13
- 5) Judgment 2014-C-25 \$73,547.30 Wells Fargo Bank NA Filed 4-3-14
- 6) Municipal Lien 2014-ML-2259 \$2296.44 Allentown School District vs.  
Hagos A. Gebretatios Filed 9-9-14

JAMES T. CONBEER - TITLE SEARCHES  
6496 EICHLER CIRCLE  
COOPERSBURG, PA. 18036

TITLE ABSTRACT

NUMBER: 2014 TAX SALE 68-18

PERIOD SEARCHED: 3-24-1949 TO 9-11-2014

OWNERS OF RECORD: DHL ASSOCIATES, INC.

DEED OF RECORD: VOLUME 1652 PAGE 487

LOCATION: 417 N. 15<sup>TH</sup> STREET  
ALLENTOWN  
TAX ID PIN #: 5497507946181  
TAX CLAIMS: OPEN 2009, 2010  
2100, 2012, 2013 TAXES  
TAXES: \$9689.14

LIENS OR ENCUMBRANCES:

MORTGAGE: NEW TRIPOLI BANK  
DK 7384198 D: 11-17-06 R: 12-5-06 \$625000.00  
ADDRESS: 6748 MADISON ST., PO BOX 468, NEW TRIPOLI,  
PA 18066-0468

SEE PAGE 2 FOR OPEN LIENS

ASSIGNMENT OF LEASES: NEW TRIPOLI BANK  
DK 7384200 R: 12-5-06

SUBJECT TO POSSIBLE PUBLIC UTILITY EASEMENTS NOT  
APPEARING OF RECORD.

SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE

JAMES T. CONBEER - TITLE SEARCHES  
6496 EICHLER CIRCLE  
COOPERSBURG, PA. 18036

BEDS OF ALL ABUTTING STREETS, ROADS AND ALLEYS.

OPEN LIENS:

MUNICIPAL LIEN: CITY OF ALLENTOWN

CASE 2014-ML-1812 R: 8-7-14           \$2592.00

STATE LIEN: COMMONWEALTH OF PA - DEPT OF REVENUE

CASE 2007-SL-0403 R: 8-21-07           \$2163.13

UNEMPLOYMENT LIENS: COMMONWEALTH OF PENNSYLVANIA DEPT OF  
LABOR AND INDUSTRY - UNEMPLOY COMP FUND (4)

1: CASE 2007-U-0155 R: 9-11-07           \$3484.78

2: CASE 2008-U-0392 R: 11-10-08       \$1773.63

3: CASE 2009-U-0288 R: 12-18-09       \$1649.28

4: CASE 2010-U-0165 R: 12-16-10       \$3272.55

JUDGEMENT NOTE: READING ELEVATOR SERVICE, INC.

CASE 2007-N-1032 R: 10-19-07       \$7852.00

NOT REVIVED/CONTINUED TO DATE

FORCLOSURE ACTION: NEW TRIPOLI BANK

CASE 2010-C-2803 R: 6-8-10

JUDGEMENT R: 7-27-10           \$763151.18

SEARCH FORM: x Full 60  Full 40  Platted  Bringdown Purchase

Order Number: 2014-19 Searched From: 09/23/1954 to Effective Date: 09/23/2014

Present Owners: DHL Associates, Inc.

As shown on vesting deed:

Property Address: 413 N 15<sup>th</sup> Street

Property City: Allentown Property County: Lehigh

Property State: PA

Tax ID #: 549750895075-1 Assessment: \$53,100.00 land only

Plat/Plan Recorded: Book                      Page                      Map #

Buyers:

Source Deed: 1652/488

Current Legal?  Yes or  No

Estate Information:

Divorce:

Legal Description:

Use Legal Description: Book/Instrument # 1652/488 PARCEL 2 ONLY                      Page                      to

Use New Legal attached

Legal to be produced

Recital: BEING PARCEL 2 the same premises conveyed to: DHL Associates, Inc.

by deed from Michael Bloom and Rita Bloom

dated 02/08/2000 and recorded 02/16/2000 in the Office of the Recorder of Deeds of Lehigh

County in Deed/Record Book 1652 Page 487 (or) Instrument #

REAL ESTATE TAXES (FOR INFORMATION PURPOSES ONLY – Taxes not certified):

Outstanding taxes due:  Yes or  No

What years?

Amount: \$

**Mortgages: (Total # 1 / See copies attached):**

**Amount: \$625,000.00 Dated: 11/17/2006 Recorded: 12/05/2006**

**Covers Premises and More?  Yes or  No**

**Book/Instrument # 7384198**

**Mortgagor: DHL Associates, Inc.**

**Mortgagee: New Tripoli Bank**

**Assignment of Rents and Leases to New Tripoli Bank in Instrument #7384200 on 12/05/2006**

\*\*\*\*\*

**Amount: \$ Dated: Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument # Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

\*\*\*\*\*

**Amount: \$ Dated: Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument # Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

**See attached for additional Mortgages**

**# 6 Judgments (see attached)**

- 2010-C-2803**
- 2007-SL-0403**
- 2007-U-0155**
- 2008-U-0392**
- 2009-U-0288**
- 2010-U-0165**

**# Suits (see attached)**

**# Federal Tax Liens (see attached)**

**# 17 Municipal Liens (see attached)**



2008-ML-1288  
2010-ML-2984  
2013-ML-0107  
2013-ML-0457  
2014-ML-0735  
2008-ML-1276  
2010-ML-2590  
2011-ML-0368  
2011-ML-0420  
2012-ML-0260  
2012-ML-1814

2009-ML-2851  
2010-ML-2610  
2011-ML-0421\*  
2012-ML-1815\*  
2013-ML-0468\*  
2014-ML-0734\*

**\*PER COURT ORDER THESE WERE TO BE AGAINST 413-145 N 15 ST HOWEVER THESE COVER  
PCL 549750794618-1 417-431 N 15<sup>TH</sup> ST**

# Financing Statements (see attached)

**EXAMINER NOTES:**

**Exceptions: X Yes - see attached or None**

READ THE EXCEPTIONS. IF THERE ARE ANY PROBLEMS WITH THE TITLE ASIDE FROM LIENS IT WILL BE NOTED THERE.

- 1) EXEMPT TO TITLE PRIOR TO LAST DEED IN SEARCH
- 2) TAXES ARE CHECKED, HOWEVER THEY ARE NOT CERTIFIED. CERTIFICATION CAN BE OBTAINED FROM THE COUNTY TAX OFFICE AND OTHER APPROPRIATE PARTIES.
- 3) EASEMENT OF PARTY WALL, IF ANY
- 4) TITLE TO THAT PART OF THE PREMISES LYING IN THE BED AND RIGHT OF WAY OF ALL ROADS, DRIVEWAYS AND ALLEYWAYS IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN.
- 5) LIABILITY LIMITED TO AMOUNT OF SEARCH
- 6) ACREAGE CONTENT NOT INSURED
- 7) HOMEOWNERS ASSOCIATION DUES, IF ANY



Client: **County of Lehigh**

Order Date: **9/15/2014**

Ordered By:

Client Ref #: **68-20**

Search: **60-Year Title Search**

Cost Center:

Name Ordered: **DHL Associates Inc**

Address: **418-432 N Franklin St  
549751806126-1**

Municipality: **Allentown**

County: **Lehigh**

State: **PA** Zip:

This title search is based upon the examination of the recorded evidence of the title in the making of appropriate searches from the records. This is not a title insurance policy and does not guarantee title. Upon payment, liability is assumed by Pro-Search, Inc. for any negligence, mistakes or omissions by the abstractor and only for the time period searched.

**TITLE START DATE: 11/29/1944**

**COVER DATE: 9/11/2014**

**RECORD OWNER**

Being the same premises which Bloom, Michael & Rita granted and conveyed unto DHL Associates, Inc. by deed dated February 08, 2000 and recorded February 16, 2000 in Lehigh County Book & Page 1652-487 for the consideration of \$525,000.00.

**PREMISES**

**418-432 N Franklin St**

**Allentown City**

**Lehigh County PA**

Parcel #: **G8SW3D 6-7**

Pin # **549751806126-1**

Assess: **\$663,500.00** Tax: **\$145,412.** Year **2013**  
**82**

**MORTGAGES**

Instrument # **7384198** New Tripoli Bank @ 6748 Madison Sts New Tripoli PA 18066 dated November 17, 2006 recorded December 05, 2006 in the amount of **\$625,000.00**.

Mortgagor: **DHL Associates Inc**

Assignment Rent/Lease recorded 12/5/2006 in Lehigh County Instrument # **7384200**

**JUDGMENTS**

Term # **2007-SL-0403** Pa Dept of Revenue filed August 21, 2007 in the amount of **\$2,163.13**.

Defendant: **DHL Associates Inc & Dewey Masenheimer**

Term # **2007-U-155** Pa Dept of Labor & Industry filed September 11, 2007 in the amount of **\$3,484.78**.

Defendant: **DHL Associates Inc**

Term # **2008-ML-1288** Allentown School District / Public Asset Management Inc filed July 03, 2008 in the amount of **\$10,694.88**.

Defendant: **DHL Associates Inc**

Docket Entry: **8/21/2008 - writ of sci fa**

Docket Entry: **10/31/2008 - judgt entered \$11,470.74**

Docket Entry: **10/11/2012 - amend tax claim & judgt to add Public Asset Managemtn Inc as assignee**



**Term # 2008-U-392 Pa Dept of Labor & Industry filed November 10, 2008 in the amount of \$1,773.63.**

Defendant: DHL Associates Inc

**Term # 2009-ML-2858 Allentown School District / Public Asset Management Inc filed July 17, 2009 in the amount of \$10,695.43.**

Defendant: D H L Associates, Inc.

Docket Entry: 11/24/2010 - consolidated to 2010-ML-2468 in the amount of \$21,409.90

Docket Entry: 10/3/2012 - amend tax claim to add Public Asset Management Inc as assignee

Docket Entry: 9/3/2014 - 2009-ML2858, 2010-ML-2468, 2011-ML-0422, 2012-ML-1813, 2013-ML-0465 & 2014-ML-0733 are consolidated @2010-ML-2468 in the amt of \$68,634.47 for purpose of filing a single writ of scire facias

**Term # 2009-U-288 Pa Dept of Labor & Industry filed December 18, 2009 in the amount of \$1,649.28.**

Defendant: DHL Associates Inc

**Term # 2010-ML-2468 Allentown School District / Public Asset Management Inc filed June 25, 2010 in the amount of \$10,714.47.**

Defendant: D H L Associates, Inc.

Docket Entry: 11/24/2010 - consolidated to 2010-ML-2468 in amt of \$21,409.90

Docket Entry: 5/18/2011 - praeceipe for writ of scire facias

Docket Entry: 11/15/2012 - amend tax claim to add Public Asset Management Inc as assignee

Docket Entry: 9/3/2014 - 2009-ML2858, 2010-ML-2468, 2011-ML-0422, 2012-ML-1813, 2013-ML-0465 & 2014-ML-0733 are consolidated @2010-ML-2468 in the amt of \$68,634.47 for purpose of filing a single writ of scire facias

**Term # 2010-ML-2511 City of Allentown filed June 28, 2010 in the amount of \$4,992.39.**

Defendant: D H L Associates, Inc.

Docket Entry: 11/8/2010 - writ of sci fa

**Term # 2010-C-2803 New Tripoli Bank @ Market & Madlson Sts New Tripoli PA 18066 filed July 27, 2010 in the amount of \$763,151.18.**

Defendant: DHL Associates Inc

Docket Entry: 8/23/2010 - prae for exec

Docket Entry: 7/14/2014 - sheriff's sale adjourned to 10/24/14

**Term # 2010-U-165 Pa Dept of Labor & Industry filed December 16, 2010 in the amount of \$3,272.55.**

Defendant: DHL Associates

**Term # 2011-ML-0422 Allentown School District / Public Asset Management Inc filed March 25, 2011 in the amount of \$11,013.01.**

Defendant: D H L Associates, Inc.

Docket Entry: 10/24/2012 - amend tax claim to add Public Asset Management Inc as assignee



Docket Entry: 9/3/2014 - 2009-ML2858, 2010-ML-2468, 2011-ML-0422, 2012-ML-1813, 2013-ML-0465 & 2014-ML-0733 are consolidated @2010-ML-2468 in the amt of \$68,634.47 for purpose of filing a single writ of scire facias

**Term # 2011-ML-0411 City of Allentown filed March 25, 2011 in the amount of \$4,656.19.**

Defendant: D H L Associates, Inc.

**Term # 2012-ML-0257 Allentown City filed February 22, 2012 in the amount of \$4,656.40.**

Defendant: D H L Associates Inc

**Term # 2012-ML-1813 Allentown School District / Public Asset Management Inc filed July 18, 2012 in the amount of \$11,609.65.**

Defendant: D H L Associates Inc

Docket Entry: 9/3/2014 - 2009-ML2858, 2010-ML-2468, 2011-ML-0422, 2012-ML-1813, 2013-ML-0465 & 2014-ML-0733 are consolidated @2010-ML-2468 in the amt of \$68,634.47 for purpose of filing a single writ of scire facias

**Term # 2013-ML-0105 Allentown City filed February 07, 2013 in the amount of \$4,617.50.**

Defendant: D H L Associates Inc

**Term # 2013-ML-0465 Allentown School District / Public Asset Management Inc filed April 16, 2013 in the amount of \$11,870.17.**

Defendant: D H L Associates Inc

Docket Entry: 9/3/2014 - 2009-ML2858, 2010-ML-2468, 2011-ML-0422, 2012-ML-1813, 2013-ML-0465 & 2014-ML-0733 are consolidated @2010-ML-2468 in the amt of \$68,634.47 for purpose of filing a single writ of scire facias

**Term # 2014-ML-0733 Allentown School District / Public Asset Management Inc filed April 24, 2014 in the amount of \$12,731.74.**

Defendant: D H L Associates Inc

Docket Entry: 7/31/2014 - amend lien to withdraw Public Asset Management Inc assignee

Docket Entry: 9/3/2014 - 2009-ML2858, 2010-ML-2468, 2011-ML-0422, 2012-ML-1813, 2013-ML-0465 & 2014-ML-0733 are consolidated @2010-ML-2468 in the amt of \$68,634.47 for purpose of filing a single writ of scire facias

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**FEDERAL LIENS**

None Found

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**UCC RECORDER**

None Found

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**SUITS**

None Found

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**Restrictions:** \*Home Owners / Property Owners Association, if any, has not been searched. Therefore, no liability is assumed hereunder for any liens filed against same.

\*Subject to and all restrictions, reservations, conditions, covenants, etc. as recorded throughout the chain of title.

\*Subject to Environmental Protection Liens filed in the United States District Court and not of record in the above referenced county courthouse.

\*Subject to the public and private utility easements not of record.

\*Subject to the terms and conditions of any unrecorded leases and agreements.



**Objections:** \*Pursuant to House Bill 1412, overdue support obligations of this or any other state which are on record at the Domestic Relations Office constitutes a lien against the property. Due to the unavailability of appropriate support records, Pro-Search, Inc. cannot certify as to this matter.

\*This search excepts any defects, liens, encumbrances, adverse claims or other matters, as a result or caused by computer error, program error or limitations, programmer error, or the like, including but not limited to any misspellings or derivations of the surname, except for the following:

DHL Associates, Inc.  
Michael Bloom  
Rita Bloom

**Remarks:** NOTE: ONLY SEARCHED TRACT B of the above deed

BANKRUPTCY SEARCH IN THE EASTERN DISTRICT COURT OF PA RESULTED IN NO PENDING BANKRUPTCY FILINGS FOR DHL Associates, Inc.

Judicial Sale #68-21

Our File: B-36527

Premises: 130' x 120' on the southerly line of Tilghman Street, Allentown City

Parcel# 549752303702-1

Owner: R.K. Keystone Mobile Mart, Inc. a Pennsylvania Corporation

Deed: 2011016713

Period Searched: 8-31-54 to 9-11-14

Mortgages:

2011016715 Bancorp Bank (1818 Market Street, 28th Floor, Philadelphia,  
Pa. 18104)  
recorded 5-27-11 \$863,800-

Financing Statements

2010016620 UCC Bancorp Bank (626 Jacksonville Rd.,  
Warminster, Pa. 18794) recorded 6-1-10  
vs Atlantic Petroleum, LLC. (Prior Owner)

2011016970 UCC Bancorp Bank (1818 Market Street, 28th Floor,  
Philadelphia, Pa. 18103)  
vs R.K. Keystone Mobile Mart, Inc.

Collateral Assignment of Agreements Affecting Real Estate to Bancorp Bank (1818  
Market Street, 28th Floor, Philadelphia, Pa. 18104)

2011016716 entered 5-27-11

Judgments:

2000-SL-0262 State Tax Lien 8-22-00 Commonwealth of  
Pennsylvania, Bureau of Compliance (Department 280946, Harrisburg, Pa  
(17128) \$30,376.32

vs R.K. Keystone Mobile Mart, Inc

2012-ML-2243 Mun. Lien 8-9-12 Public Asset Management,  
Inc. assignee of Allentown School District \$17,890.76  
vs R.K. Keystone Mobile Mart, Inc

Subject to Delinquent Taxes (see printout)



LISA CHRISTMAN – TITLE SEARCHES

NUMBER: 2014 TAX SALE #68-22  
PERIOD SEARCHED: 09/18/1952 TO 09/10/2014  
OWNERS OF RECORD: SMITH: CRAIG A.  
DEED OF RECORD: VOLUME 1452 / PAGE 798

LOCATION: 613 N. POPLAR ST., ALLENTOWN CITY  
PIN# 549772460120-1

**LIENS OR ENCUMBRANCES:**

MORTGAGE: #7410956 -WACHOVIA BANK NATIONAL ASSOCIATION 3/24/2007 04/13/2007 \$93,874.00.  
ADDRESS: (301 SOUTH COLLEGE ST., VA 0343, CHARLOTTE, N.C. 28288-0343  
SIGNED: JANET M SMITH AND CRAIG A SMITH

**JUDGMENTS:**

SEE PAGES #2 AND #3

**OPEN REAL ESTATE TAXES:** \$18,232.03

SUBJECT TO A PARTY WALL AS CITED IN DEED 1452/798 (5/9/1990)  
SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE BEDS OF ALL ABUTTING STREET ROADS AND  
ALLEYWAYS

Judgts

2010-N-1148 (JUDGT TRANSCRIPT) 11-10-2010 \$1,043.60

BRUCE M SCHMIDT & CONNIE SMITH (715 DECATUR ST., BETHLEHEM, PA 18017)  
VS: CRAIG SMITH (501 E HARRISON ST, EMMAUS, PA 18049)

2009-ML-0239 (MUNICIPAL LIEN) 2-27-2009 \$1,355.27

ALLENTOWN SCHOOL DISTRICT (31 S PENN ST, ALLENTOWN PA 18101)  
PUBLIC ASSET MANAGEMENT INC, ASSIGNEE  
VS: CRAIG A SMITH (613 N POPLAR ST, ALLENTOWN PA)  
10/11/2010 PRAE FOR WRIT OF SCIRE FACIAS  
10/3/2012 PRAE TO AMEND TAX CLAIM TO ADD PUBLIC ASSET MANAGEMENT INC AS ASSIGNEE  
03/21/2014 PRAE TO REISSUE WRIT

2010-ML-3533 (MUNICIPAL LIEN) 10/19/2010 \$1,744.31

ALLENTOWN SCHOOL DISTRICT (31 S PENN ST., ALLENTOWN PA 18101)  
PUBLIC ASSET MANAGEMENT INC, ASSIGNEE  
VS: CRAIG A SMITH (613 N POPLAR ST, ALLENTOWN PA)

2011-ML-0107 (MUNICIPAL LIEN) 02/02/201 \$1,449.96

ALLENTOWN SCHOOL DISTRICT (31 S PENN ST., ALLENTOWN PA 18101)  
PUBLIC ASSET MANAGEMENT INC, ASSIGNEE  
VS: CRAIG A SMITH (613 N POPLAR ST, ALLENTOWN, PA)

2012-ML-1517 (MUNICIPAL LIEN) 6/26/2012 \$1,526.24

ALLENTOWN SCHOOL DISTRICT (31 S PENN ST., ALLENTOWN PA 18101)  
PUBLIC ASSET MANAGEMENT INC, ASSIGNEE  
VS: CRAIG A SMITH (501 E HARRISON ST., EMMAUS PA 18049)  
(RE: COVERS PROPERTY AT 613 N POPLAR ST., ALLENTOWN, PA)

2014-ML-0191 (MUNICIPAL LIEN) 2/10/2014 \$1,940.00

ALLENTOWN SCHOOL DISTRICT (31 S PENN ST., ALLENTOWN PA 18101)  
PUBLIC ASSET MANAGEMENT INC, ASSIGNEE  
VS: CRAIG A SMITH (501 E HARRISON ST., EMMAUS PA 18049)  
(RE: COVERS PROPERTY AT 613 N POPLAR ST., ALLENTOWN PA)

2014-ML-1367 (MUNICIPAL LIEN) 6/17/2014 \$1,615.66

ALLENTOWN SCHOOL DISTRICT (31 S PENN ST., ALLENTOWN PA 18101)  
VS: CRAIG A SMITH (501 E HARRISON ST., EMMAUS PA 18049)  
(RE: COVERS PROPERTY AT 613 N POPLAR ST., ALLENTOWN PA)

2009-ML-0241 (MUNICIPAL LIEN) 2/27/2009 \$492.49

ALLENTOWN CITY (435 HAMILTON ST, ALLENTOWN PA 18101)

VS: CRAIG A SMITH (613 N POPLAR ST, ALLENTOWN PA)

10/11/2010 PRAE FOR WRIT OF SCIRE FACIAS

2/17/2012 JUDGT \$1,136.75

2010-ML-3529 (MUNICIPAL LIEN) 10/19/2010 \$881.53

ALLENTOWN CITY (435 HAMILTON ST., ALLENTOWN PA 18101)

VS: CRAIG A SMITH (613 N POPLAR ST., ALLENTOWN PA)

2011-ML-0113 (MUNICIPAL LIEN) 2/2/2011 \$505.99

ALLENTOWN CITY (435 HAMILTON ST., ALLENTOWN PA 18101)

VS: CRAIG A SMITH (613 N POPLAR ST., ALLENTOWN PA)

2011-ML-3428 (MUNICIPAL LIEN) 11/23/2011 \$4,281.62

ALLENTOWN CITY (435 HAMILTON ST, ALLENTOWN PA 18101)

VS: CRAIG A SMITH (613 N POPLAR ST., ALLENTOWN PA)

2011-ML-1508 (MUNICIPAL LIEN) 6/26/2012 \$545.54

ALLENTOWN CITY (435 HAMILTON ST., ALLENTOWN PA 18101)

VS: CRAIG A SMITH (501 E HARRISON ST, EMMAUS PA 18049)

(RE: COVERS 613 N POPLAR ST., ALLENTOWN PA)

2013-ML-0367 (MUNICIPAL LIEN) 4/1/2013 \$506.64

ALLENTOWN CITY (435 HAMILTON ST., ALLENTOWN PA 18101)

VS: CRAIG A SMITH (501 E HARRISON ST., EMMAUS PA 18049)

(RE: COVERS 613 N POPLAR ST., ALLENTOWN PA)

2013-ML-3558 (MUNICIPAL LIEN) 12/12/2013 \$5,950.25

ALLENTOWN CITY (435 HAMILTON ST., ALLENTOWN PA 18101)

VS: CRAIG A SMITH (613 N POPLAR ST, ALLENTOWN PA)

2014-ML-1836 (MUNICIPAL LIEN) 8/7/2014 \$1,757.36

ALLENTOWN CITY (435 HAMILTON ST., ALLENTOWN PA 18101)

VS: CRAIG A SMITH (613 N POPLAR ST., ALLENTOWN PA)

(FOR NOTICE): 2006-C-3973 -(DISTRICT JUSTICE APPEAL) 12/13/2006

BRUCE SCHMIDT (715 DECATUR ST, BETHLEHEM PA 18017)

VS: CRAIG SMITH: 501 E HARRISON ST., EMMAUS PA 18049

COMPLAINT 12/28/2006 -// OATH OF ARBITRATORS AND AWARD 5/9/2007 AGAINST CRAIG SMITH  
\$1,800.00 // ( 7/20/2007 JUDGT \$1,900.95) // (NOT CONTINUED)(FOR NOTICE): 2007-N-1311 (JUDGT ON LEASE AGREEMENT) 12/26/2007 \$28,450.00

MICHAEL P DONOVAN A/K/A MIKE DONOVAN (1120 KRESSLER RD, ALLENTOWN PA 18104)

VS: CRAIG SMITH (501 E HARRISON ST, EMMAUS PA 18049)

3/31/2008 STIPULATION OF JUDGT AGAINST CRAIG SMITH \$18,000.00. // (NOT CONTINUED)

RICHARD J. JACOBS  
Attorney-at-Law  
1772 Arden Lane  
Bethlehem, Pa. 18015  
Phone 610 838-6830  
Cell 610 360-4405  
Fax 610 838-0237  
C7451@aol.com

Faxed to: County of Lehigh

No. of Pages: Emailed

From: Richard J. Jacobs

Date: Sept. 15, 2014

Search Cover Date: Sept. 1, 2014

Title Report: 0639 N. Howard St., Allentown, Pa.

Sale No. 68-23

Owner: Matthew J. Lichtenwalner  
Doc.#7027190 recorded 9/4/02

Tax Parcel No.549772896696-1

The following liens and encumbrances are against the property:

1. Delinquent taxes on file with tax claim bureau.

2. Mortgage to Wachovia Bank NA  
301 S. College St., NC 0630  
Charlotte, NC 28288-0630

Dated: 11/7/03

Recorded: 11/20/03

Amount: \$52,780.00

Doc.#7137037

3. Lien of judgment No.2014ML1990

Entered: 8/20/14

\$2163.13

City of Allentown

vs.

Matthew Lichtenwalner

637 N. Howard St.

Allentown, Pa.

4. Municipal lien No. 2014ML1808

Entered: 8/7/14

\$2697.83

In favor of the City of Allentown

5. Lien of judgment No. 2014ML622

Entered: 4/14/14

\$1645.22

Borough of Emmaus

vs.

Matthew Lichtenwalner

114 S. 6<sup>th</sup> St.

Emmaus, Pa. 18049

6. Municipal lien No. 2013ML1160

Entered: 5/22/13

\$1562.47

In favor of the Allentown School District

7. Municipal lien No. 2013ML545  
Entered: 4/25/13  
\$545.85  
In favor of the City of Allentown
  
8. Municipal lien No. 2012ML3280  
Entered: 10/29/12  
\$1898.15  
In favor of the Allentown School District/Public Asset Management  
Inc.
  
9. Municipal lien No. 2012ML3050  
Entered: 10/12/12  
\$2381.68  
In favor of the City of Allentown
  
10. Municipal lien No. 2012ML2527  
Entered: 8/29/12  
\$1088.08  
In favor of the Allentown School District/Public Asset Management  
Inc.
  
11. Municipal lien No. 2012ML2487  
Entered: 8/28/12  
\$879.94  
In favor of the City of Allentown
  
12. Lien of judgment No.2011C4098  
Entered: 1/18/12  
\$58,870.00  
Gloria Fellman  
415 N. 5<sup>th</sup> St.,  
Emmaus, Pa. 18062  
vs.  
Matthew J. Lichtenwalner  
114 S. 6<sup>th</sup> St.  
Emmaus, Pa. 18062

13. Municipal lien No. 2011ML3005  
Entered: 9/13/11  
\$780.45  
In favor of the City of Allentown
14. Lien of judgment No.2007FC95  
Order for judgment entered 3/23/11  
Judgment indexed on 3/25/11  
\$60,000.00  
Tesia N. Bortz, formerly Lichtenwalner  
6524 First Ave.  
Bethlehem, Pa. 18106  
vs.  
Matthew J. Lichtenwalner  
114 S. 6<sup>th</sup> St.  
Emmaus, Pa. 18049

END OF REPORT

## Tax Sale Search

September 23, 2014

### 60 Year Title Report

Tax Sale # 68-24 Lehigh County Dept. of Law

COVER DATE: 9-11-14

PROPERTY: 637 N. Howard Street  
City of Allentown, Lehigh County

Tax ID# 549772897533-1

ASSESSED \$66,900.00

TAXES: Delinquent Taxes reported to County Tax Claim Office for 2011 thru 2013 for \$8,048.86

OWNERS: Matthew Lichtenwalner

DEED: 7149955, dated 11-6-03 and recorded 1-16-04, consideration \$42,900.00

MORTGAGE: Matthew Lichtenwalner to Embassy Bank for the Lehigh Valley, Main Office, P.O. Box 20405, Lehigh Valley, PA 18002-0405, dated 3-10-06 and recorded 3-24-06 in the amount of \$55,000.00 in Document 7331911.

Assignment of Rents to Embassy Bank for the Lehigh Valley recorded 3-24-06 in Document 7331912.

LIENS: Divorce Action Judgment 2007-FC-95, filed 3-24-11 in the amount of \$60,000.00: Tesia N. Lichtenwalner vs. Matthew J. Lichtenwalner.

Municipal Lien 2011-ML-2913, filed 8-30-11 in the amount of \$850.85: City of Allentown vs. Matthew Lichtenwalner.

Civil Action 2011-C-4098, filed 1-18-12 in the amount of \$58,870.00: Gloria Fellman, 415 N. 5<sup>th</sup> St., Emmaus, PA 18049 vs. Matthew J. Lichtenwalner.

Municipal Lien 2012-ML-3144, filed 1-28-13 in the amount of \$1,302.41: City of Allentown vs. Matthew Lichtenwalner.

Municipal Lien 2012-ML-3585, filed 11-28-12 in the amount of \$2,323.71: City of Allentown vs. Matthew Lichtenwalner.

Municipal Lien 2013-ML-544, filed 4-25-13 in the amount of \$516.97: City of Allentown vs. Matthew Lichtenwalner.

See page 2



Page 2  
637 N. Howard Street

LIENS:                   Municipal Lien 2013-ML-547, filed 4-25-13 in the amount of \$1,594.22: Allentown School District and Public Asset Management, Inc. assignee vs. Matthew Lichtenwalner.

                              Municipal Lien 2013-ML-781, filed 5-7-13 in the amount of \$1,429.53: Allentown School District and Public Asset Management, Inc. assignee vs. Matthew Lichtenwalner.

                              Municipal Lien 2014-ML-1990, filed 8-20-14 in the amount of \$2,163.13: City of Allentown vs. Matthew Lichtenwalner.

                              Mortgage Foreclosure 2014-C-2660, filed 8-15-14 and not yet reduced to judgment: Embassy Bank for the Lehigh Valley, P.O. Box 20405, Lehigh Valley, PA 18002-0405 vs. Matthew J. Lichtenwalner.

Divorce Action:       2007-FC-95, filed 1-22-07 and granted 8-7-07: Tesia N. Lichtenwalner vs. Matthew J. Lichtenwalner. Notice to retake name 8-31-07 Tesia N. Bortz.

EXCEPTIONS:           Subject to party walls as set forth in Document 7149955.

                              Possible tax increase based on additional assessment not yet due and payable hereto or hereafter made by reason of new construction or for any major improvements to premises pursuant to provisions of Acts of Assembly relating thereto.

                              Easements or claims of easements, right of ways, restrictions not shown by the public records.

                              Except to any variation in location or dimensions, conflicts, discrepancies, and any other objections or easements which may be revealed by a survey.

                              Subject to public and private rights lying in the beds of all abutting streets, roads, and alleys.

                              Except to any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Comments:             This abstract of title does not certify to delinquent taxes collected privately or current real estate taxes. Tax information only reflects the status of real estate taxes available from the County Office. Tax certificates to tax collectors suggested.

                              Domestic Relations Liens and Bankruptcy Liens are not included in the report. Any liens listed may reflect common names which may or may not be applicable to your client.

See page 3

Page 3  
637 N. Howard Street

Comments:

No responsibility is accepted for items not indexed or improperly indexed contained in the Court House Records. No Liability shall exist for any matters of record that are outside the search period.

END

68-25

10-3-14  
Cover 9-4

630 N 10<sup>th</sup> St  
Allentown  
549782091330-1 Tile 475912C  
1021-185  
71400.00

owner – Robert P Snyder and Carol B Snyder h/w

1. Mortgage to AFC 1<sup>st</sup> Financial Corp, dba Allentown Financial Corp dba AFC 1<sup>st</sup> CDC in mbv 2237-348, dated 10-28-98, recorded 11-12-98 for 49620.91 ( PO Box 1844, 469 Linden St, Allentown PA 18105 )  
Assigned to Travelers Bank + Trust FSB in misc 928-91 filed 6-2-99  
( 7467 New Ridge Rd, Ste 200, Hanover MD 21076 )
  2. Mortgage to AFC 1<sup>st</sup> Financial Corp, dba Allentown Financial Corp dba AFC 1<sup>st</sup> CDC in mbv 2237-356, dated 10-28-98, recorded 11-12-98 for 18538.41 ( same as #1 ) Assigned to Regency Finance Co in misc 936-543 filed 9-8-99 ( 3320 E State St, Hermitage PA 18148 )
  3. Commonwealth of PA vs Carol L Snyder and Eric J Snyder  
1993-sl-374 filed 6-29-93 for 223.62
- 
4. Lehigh County Bureau of Collections vs  
Robert Snyder 1996-cl-3001 filed 1-21-96 for 865.62  
2010-cl-4763 filed 10-28-10 for 618.80  
2014-cl-2746 filed 8-4-14 for 791.45  
Robert John Snyder 2008-cl-2207 filed 5-30-08 for 2087.20
  5. 2012-c-5046 Lehigh Valley Hospital vs Robert Snyder Jr, filed 4-10-13  
for 75939.82  
(1200 S Cedar Crest Blvd, Allentown Pa )



**JANET M. LEMBACH**  
**4599 PLEASANT VIEW DRIVE**  
**COOPERSBURG, PA 18036**  
**610-351-5071**  
**610-351-5073 (f)**  
**Email: [janlem@rcn.com](mailto:janlem@rcn.com)**

September 26, 2014

Department of Law  
Lehigh County Court House  
17 S. 7<sup>th</sup> Street  
Allentown, PA 18102

RE: **Judicial Tax Sale Number: 68-26**

Owner: Susan Sheatler

Premises: 434 N. 10th Street, 8th Ward, City of Allentown, Lehigh County, PA

Pin No.: 549782305666-1

Total Assessment: \$60,200.00

I have caused a search of the records in the Lehigh County Assessment and Judicial Records – Recorder of Deeds, Register of Wills and Civil Divisions Offices from November 16, 1922 to the **cover date of September 19, 2014** on the above-captioned premises. Title is vested in **Susan Sheatler**, by virtue of Deed from Joanne W. Bloom, widow, dated June 18, 2010 and recorded June 25, 2010 in the Office of Recorder of Deeds of Lehigh County, Pennsylvania at Instrument Number 2010020114.

**Liens:**

1. Delinquent Real Estate Taxes reported to the Lehigh County Tax Claim Bureau in the amount of \$2,120.26.
2. Mortgage: Between Susan Sheatler, Mortgagor, To: Mortgage Electronic Registration Systems Inc. as nominee for Lafayette Ambassador Bank., (3300 S.W. 34<sup>th</sup> Ave., Ste. 101, Ocala FL 34474, P.O. Box 2026, Flint, MI 48501-2026), Mortgagee, dated 6-18-2010, recorded June 25, 2010, to Instrument Number 2010020115, to secure: \$63,750.00.

**Objections:**

1. Rights or claims by parties in possession or under the terms of any unrecorded lease or agreement(s) of sale.
2. Any variation in location of lines or dimensions or other matters which an accurate survey would disclose.
3. Easements, or claims of easements, not shown by the Public Records.
4. Possible tax increase based on additional assessment not yet due and payable.

5. Title to that part of the premises lying in the bed and right of way of all roads, driveways and alleyways is subject to public and private rights therein.

## ***Lisa M. Reinhart, Title Abstractor***

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This search has been performed for the purposes and needs of Lehigh County Tax Claim Bureau and is intended for the sole use of the Lehigh County Tax Claim Bureau. This report is based upon the examination of public records. The premises herein are subject to the liens, encumbrances and exceptions hereinafter set forth. This report does not constitute title insurance in any way and should not be relied upon by third parties to determine the condition of title, its insurability and/or marketability. The status of title to the subject premises may be affected by matters disclosed by survey, right of parties in possession and other items not found of record and not certified herein.....

Judicial Sale Property Number 68-27

9/22/2014

**COVER DATE:** 9/17/2014

**TITLE VESTED IN:** Roy A Ashford and Angeleen T. Williams (129 Mill Drive, Tamaqua, PA 18252-5569)

**PREMISES:** 516 N.Hazel Street, Allentown, Lehigh County, Pennsylvania

**PARCEL IDENTIFICATION NO.** 549782443671-1

**ASSESSED VALUE:** Land: \$ 3400 Building: \$ 40200 Total: \$ 43600

**DEED INFORMATION:** Conveyance from Roy A. Ashford and Angeleen T. Williams, his wife to Roy A. Ashford and Angeleen T. Williams, husband and wife in Deed dated 12/1/2006 and recorded 12/5/2006 in Lehigh County Document No. 7384124.

**MORTGAGES:** Roy A. Ashford and Angeleen T. Williams to MERS as nominee for Lenders Network USA, Inc., dated 12/1/2006 and recorded 12/5/2006 in Lehigh County Document No. 7384125 in the amount of \$68,850. Assignment to Deutsche Bank National Trust Co. as trustee, filed 3/5/2008 in Lehigh County Document No. 7467819.

### **JUDGMENTS / MUNICIPAL LIENS:**

Allentown School District Public Asset Management Inc Assignee (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Roy A Ashford and Angeleen T. Williams (129 Mill Drive, Tamaqua, PA 18252-5569); Municipal Lien filed 7/3/2008 to Lehigh County Case No. 2008-ML-1287 in the amount of \$1155.33. Judgment filed 1/8/2008 in the amount of \$1802.68.

Allentown City (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Roy A Ashford and Angeleen T. Williams (129 Mill Drive, Tamaqua, PA 18252-5569); Municipal Lien filed 8/6/2008 to Lehigh County Case No. 2008-ML-2106 in the amount of \$622.23. Judgment filed 3/18/2009 in the amount of \$1350.89.

Allentown School District Public Asset Management Inc Assignee (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Roy A Ashford and Angeleen T. Williams (129

**Mill Drive, Tamaqua, PA 18252-5569);** Municipal Lien filed 8/13/2012 to Lehigh County Case No. 2012-ML-2336 in the amount of \$1263.47.

Allentown School District Public Asset Management Inc Assignce (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Roy A Ashford and Angeleen T. Williams (129 Mill Drive, Tamaqua, PA 18252-5569); Municipal Lien filed 5/22/2013 to Lehigh County Case No. 2013-ML-1135 in the amount of \$1126.11.

Allentown City (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Roy A Ashford and Angeleen T. Williams (129 Mill Drive, Tamaqua, PA 18252-5569); Municipal Lien filed 5/23/2013 to Lehigh County Case No. 2013-ML-1199 in the amount of \$671.73.

Allentown School District Public Asset Management Inc Assignee (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Roy A Ashford and Angeleen T. Williams (129 Mill Drive, Tamaqua, PA 18252-5569); Municipal Lien filed 4/16/2014 to Lehigh County Case No. 2014-ML-0653 in the amount of \$884.36.

**FEDERAL LIENS:** None

**SUITS:** Rose Marie Roth vs. Ida Y Scheetz; Action to Quiet Title filed to No 397 January Term 1965; Final Order filed 5/13/1965 to Misc. Book 320, page 93.

**TAX CLAIM BUREAU:** 2012 and 2013 County delinquent in the amount of \$765.46. 2007, 2011, 2012 and 2013 City and School delinquent in the amount of \$8768.17.

**DOMESTIC RELATIONS:** N/A

**EXCEPTIONS:**

- 1) EXEMPT TO TITLE PRIOR TO 5/29/1901
- 2) TAXES ARE CHECKED, HOWEVER THEY ARE NOT CERTIFIED. CERTIFICATION CAN BE OBTAINED FROM THE COUNTY TAX OFFICE.
- 3) SUBJECT TO ANY UNRECORDED AGREEMENTS
- 4) Subject to a party wall.

Probate - None found





JAMES T. CONBEER - TITLE SEARCHES  
6496 EICHLER CIRCLE  
COOPERSBURG, PA. 18036

TITLE ABSTRACT

NUMBER: 2014 TAX SALE 68-29

PERIOD SEARCHED: 7-7-1954 TO 9-17-2014

OWNERS OF RECORD: YARTEH: MARIAN, UNMARRIED

DEED OF RECORD: DK 7257121

LOCATION: 745 N. LUMBER ST.,  
ALLENTOWN  
TAX ID PIN #: 549784801297-1  
TAX CLAIMS: OPEN 2012-2013  
TAXES: \$658.75

LIENS OR ENCUMBRANCES:

MORTGAGE: MERS FOR FREMONT INVESTMENT & LOAN  
DK 7314342 D: 12-22-05 R: 12-29-05 \$64000.00  
ADDRESS: PO BOX 2026, FLINT, MI 48501-2026

MORTGAGE: PENNSYLVANIA HOUSING FINANCE  
AGENCY  
INS 2010027415 D: 8-4-10 R: 8-26-10 \$38500.00  
ADDRESS: 211 N. FRONT ST., PO BOX 15530  
HARRISBURG, PA 17105-5530

SEE PAGE 2 FOR OPEN LIENS

PARTY WALL EASEMENT IN DEED DK 7257121

JAMES T. CONBEER - TITLE SEARCHES  
6496 EICHLER CIRCLE  
COOPERSBURG, PA. 18036

SUBJECT TO POSSIBLE PUBLIC UTILITY EASEMENTS NOT  
APPEARING OF RECORD.

SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE  
BEDS OF ALL ABUTTING STREETS, ROADS AND ALLEYS.

OPEN LIENS:

A AIRPORT AUTOS INC VS IBRAHIMA CAMARA AND MARIAN YARTEH  
CASE 2011-C-3281 R: 11-2-12 JUDGEMENT: \$10299.25  
ADDRESS: 1227 AIRPORT RD., ALLENTOWN, PA

MUNICIPAL LIENS:

ALLENTOWN CITY (2)  
CASE 2012-ML-0488 R: 4-2-12 \$3283.34  
CASE 2013-ML-0850 R: 5-8-13 \$786.94

ALLENTOWN SCHOOL DISTRICT (2)  
CASE 2012-ML-3281 R: 10-29-12 \$1564.94  
JUDGEMENT R: 10-23-13 \$2422.91

CASE 2013-ML-2128 R: 7-18-13 \$1595.41

SEARCH FORM: x Full 60  Full 40  Platted  Bringdown Purchase

Order Number: 2014-30 Searched From: 09/13/1948 to Effective Date: 09/09/2014

Present Owners: Lorna R. Tomblison

As shown on vesting deed:

Property Address: 745 N. 8<sup>th</sup> Street

Property City: Allentown Property County: Lehigh

Property State: PA

Tax ID #: 549794017796-1 Assessment: \$65,600.00

Plat/Plan Recorded: Book                      Page                      Map #

Buyers:

Source Deed: 7222382

Current Legal? x Yes or  No

Estate Information:

Divorce:

Legal Description:

Use Legal Description: Book/Instrument #                      Page                      to

Use New Legal attached

Legal to be produced

Recital: BEING the same premises conveyed to: Lorna R. Tomblison

by deed from Deutsche Bank, et al

dated 09/07/2014 and recorded 10/15/2014 In the Office of the Recorder of Deeds of Lehigh

County in Deed/Record Book                      Page                      (or) Instrument # 7222382.

REAL ESTATE TAXES (FOR INFORMATION PURPOSES ONLY – Taxes not certified):

Outstanding taxes due:  Yes or  No

What years?

Amount: \$

**Mortgages: (Total # 1 / See copies attached):**

**Amount: \$68,000 Dated: 09/17/2014 Recorded: 10/15/2014**

**Covers Premises and More?  Yes or x No**

**Book/Instrument # 7222383**

**Mortgagor: Argent Mortgage Company, LLC**

**Mortgagee: Lorna R. Tomblison**

**Assigned to: Clitifinacial Mortgage Company, Inc on 07/08/2005 In Instrument # 7275371**

\*\*\*\*\*

**Amount: \$ Dated: Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument # Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

\*\*\*\*\*

**Amount: \$ Dated: Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument # Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

**See attached for additional Mortgages**

~~# 1- Judgments (see attached) 2011-N-0861~~

# **Suits (see attached)**

# **Federal Tax Liens (see attached)**

# **4 Municipal Liens (see attached) 2008-ML-1146, 2011-ML-0295, 2013-ML-1928, 2013-ML-1993,**

# **Financing Statements (see attached)**

**EXAMINER NOTES:**

**Exceptions: x Yes - see attached or  None**

READ THE EXCEPTIONS. IF THERE ARE ANY PROBLEMS WITH THE TITLE ASIDE FROM LIENS IT WILL BE NOTED THERE.

---

- 1) EXEMPT TO TITLE PRIOR TO LAST DEED IN SEARCH
- 2) TAXES ARE CHECKED, HOWEVER THEY ARE NOT CERTIFIED. CERTIFICATION CAN BE OBTAINED FROM THE COUNTY TAX OFFICE AND OTHER APPROPRIATE PARTIES.
- 3) EASEMENT OF PARTY WALL, IF ANY
- 4) TITLE TO THAT PART OF THE PREMISES LYING IN THE BED AND RIGHT OF WAY OF ALL ROADS, DRIVEWAYS AND ALLEYWAYS IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN.
- 5) LIABILITY LIMITED TO AMOUNT OF SEARCH
- 6) ACREAGE CONTENT NOT INSURED
- 7) HOMEOWNERS ASSOCIATION DUES, IF ANY





Client: **County of Lehigh**

Order Date: **9/15/2014**

Ordered By:

Client Ref #: **68-31**

Search: **60-Year Title Search**

Cost Center:

Name Ordered: **Caraballo, Angel A**

Address: **910 N 7th St**

**549795111084-1**

Municipality: **Allentown**

County: **Lehigh**

State: **PA** Zip:

This title search is based upon the examination of the recorded evidence of the title in the making of appropriate searches from the records. This is not a title insurance policy and does not guarantee title. Upon payment, liability is assumed by Pro-Search, Inc. for any negligence, mistakes or omissions by the abstractor and only for the time period searched.

**COVER DATE: 9/15/2014**

**RECORD OWNER**

Being the same premises which Collazo, Eliezer & Jamil A granted and conveyed unto Caraballo, Angel A by deed dated May 22, 2003 and recorded June 05, 2003 in Lehigh County Instrument # 7091356 for the consideration of \$55,000.00.

**PREMISES**

**910 N 7th St**

**Allentown City**

**Lehigh County PA**

Parcel #: **G9NE4D 9-12**

Pin # **549795111084-1**

Assess: **\$82,400.00**

Tax: **\$1,114.15** Year **2012-13**

**MORTGAGES**

Instrument # 7091358 Option One Mortgage Corporation @ 3 Ada Irvine CA 92616 dated May 22, 2003 recorded June 05, 2003 in the amount of \$15,000.00.

Mortgagor: **Angel A Caraballo**

**JUDGMENTS**

Term # 2013-ML-1858 Allentown City filed June 27, 2013 in the amount of \$857.69.

Defendant: **Angel A Caraballo**

Docket Entry: **7/18/2013 - praecipe for writ of scire facias**

Memo: **re: 910 N 7th St**

Term # 2013-ML-3509 Allentown School District / Public Asset Management Inc filed December 02, 2013 in the amount of \$1,921.00.

Defendant: **Angel A Caraballo**

Memo: **re: 910 N 7th St**

**FEDERAL LIENS**

**None Found**

**UCC RECORDER**

**None Found**



**SUITS**

Term # 2003-FC-1298 Angel A Caraballo filed .

Defendant: Maribel Caraballo

Suit Type: Divorce

Memo: decreed 8/16/04

**Restrictions:** \*Home Owners / Property Owners Association, if any, has not been searched. Therefore, no liability is assumed hereunder for any liens filed against same.

\*Subject to any and all restrictions, reservations, conditions, covenants, etc. as recorded throughout the chain of title.

\*Subject to Environmental Protection Liens filed in the United States District Court and not of record in the above referenced county courthouse.

\*Subject to the public and private utility easements not of record.

\*Subject to the terms and conditions of any unrecorded leases and agreements.

**Objections:** \*Pursuant to House Bill 1412, overdue support obligations of this or any other state which are on record at the Domestic Relations Office constitutes a lien against the property. Due to the unavailability of appropriate support records, Pro-Search, Inc. cannot certify as to this matter.

\*This search excepts any defects, liens, encumbrances, adverse claims or other matters, as a result or caused by computer error, program error or limitations, programmer error, or the like, including but not limited to any misspellings or derivations of the surname, except for the following:

Angel A Caraballo  
Eiezer Collazo  
Jamil A Collazo  
Monir Ibrahim Ghali  
Albert H Neimeyer  
Arlene H Neimeyer

**Remarks:** CHECKED THE REGISTER OF WILLS IN LEHIGH COUNTY - FOUND NO ESTATE FILED FOR CURRENT OWNER - Angel A Caraballo

BANKRUPTCY SEARCH IN THE EASTERN DISTRICT COURT OF PA RESULTED IN NO PENDING BANKRUPTCY FILINGS FOR Angel A Caraballo.

Judicial Sale #68-32

Our File: B-36528

Premises: 524 Liberty Street, Allentown City

Parcel# 640703911658-1

Owner: Donald R. Brown

Deed: 2010024377

Period Searched: 6-30-41 to 9-15-14

Mortgages: None

Judgments:

2010-C-6075 Jdt. 4-8-13 \$9976.98 Portfolio Recovery Associates, LLC (140 Corporate Boulevard, Norfolk, Va. 23502) vs Donald R. Brown (5890 Limeport Rd. Emmaus, Pa. 18049)

2012-CL-1880 Criminal Lien 5-9-12 \$1662.20 Lehigh Bureau of Collections vs Donald Robert Brown (5890 Limeport Rd. Emmaus, Pa. 18049)

2013-C-0771 Default 8-16-13 \$21,503.68 Unifund CCR, LLC (Attorneys for Unifund are Frederic I. Weinberg, Esq. and Joel M. Flink, Esq., 1001 E. Hector St. Suite 220, Conshohocken, Pa. 19428), Successor in interest of Thunderbolt Holdings, Ltd.(130 Shore Rd. Ste 226, PortWashington, N.Y. 11050) vs Donald Brown (Lot 8, 4974 Shimerville Rd., Emmaus, Pa. 18049)

2014-ML-1084 Mun. Lien 5-27-14 \$1341.66 Public Asset Management, Inc., assignee of the Allentown School District vs Donald R. Brown (524 Liberty Street, Allentown City)

2014-ML-1192 Mun. Lien 5-29-14 \$745.97 Allentown City vs Donald R. Brown (524 Liberty Street, Allentown City)

Subject to Delinquent Taxes (see Printout)

LISA CHRISTMAN – TITLE SEARCHES

NUMBER: 2014 TAX SALE #68-33  
PERIOD SEARCHED: 5-8-1937 TO 9-17-2014  
OWNERS OF RECORD: MIRLANDA FRANCOIS  
DEED OF RECORD: INSTRUMENT #7378401

LOCATION: 432 OAK ST, ALLENTOWN CITY  
PIN #640722010760-1

**LIENS OR ENCUMBRANCES:**

-NO OPEN MORTGAGES

**JUDGMENTS:**

-MUNICIPAL LIEN: 2011-ML-3552 12/08/2011 \$4975.30 –ALLENTOWN CITY (435 W HAMILTON ST, ALLENTOWN PA 18101) VS: MIRLANDA FRANCOIS (432 OAK ST, ALLENTOWN PA)

-MUNICIPAL LIEN: 2012-ML-3650 12/05/2012 \$195.69 – ALLENTOWN CITY (435 W HAMILTON ST, ALLENTOWN PA 18101) VS: MIRLANDA FRANCOIS (218 N 4<sup>TH</sup> ST, ALLENTOWN PA 18102)

-MUNICIPAL LIEN: 2013-ML-0032 1/11/2013 \$714.34 -ALLENTOWN CITY (435 W HAMILTON ST, ALLENTOWN PA 18101) VS: MIRLANDA FRANCOIS (218 N 4<sup>TH</sup> ST, ALLENTOWN PA 18102)  
2/7/2013 PRAE FOR WRIT OF SCIRE FACIAS // 4/19/2013 PRAE TO REISSUE WRIT

-MUNICIPAL LIEN: 2013-ML-2041 7/12/2013 \$714.60 - ALLENTOWN CITY (435 W HAMILTON ST, ALLENTONW PA 18101) VS: MIRLAND FRANCOIS (218 N 4<sup>TH</sup> ST, ALLENTOWN PA 18102)

-MUNICIPAL LIEN: 2013-ML-0019 1/11/2013 \$1070.67 - ALLENTOWN SCHOOL DISTRICT , PUBLIC ASSET-MANAGEMENT INC, ASSIGNEE (31 S PENN ST, ALLENTOWN PA 18101) VS: MIRLANDA FRANCOIS (218 N 4<sup>TH</sup> ST, ALLENTOWN PA 18102)

-MUNICIPAL LIEN: 2013-ML-0043 1/11/2013 \$1188.74 - ALLENTOWN SCHOOL DISTRICT , PUBLIC ASSET MANAGEMENT INC, ASSIGNEE (31 S PENN ST, ALLENTOWN PA 18101) VS: MIRLAND FRANCOIS (218 N 4<sup>TH</sup> ST, ALLENTOWN PA 18102) // 2/6/2013 PRAE FOR WRIT OF SCIRE FACIAS

PAGE #2 2014 TAX SALE #68-33 (FRANCOIS)

-MUNICIPAL LIEN: 2013-ML-3367 11/15/2013 \$1372.93 - ALLENTOWN SCHOOL DISTRICT, PUBLIC ASSET MANAGEMENT INC , ASSIGNEE (31 S PENN ST, ALLENTOWN PA 18101) VS: MIRLANDA FRANCOIS (218 N 4<sup>TH</sup> ST, ALLENTOWN PA 18102)

-JUDGT TRANSCRIPT – 2014-N-0806 7/7/2014 \$1390.35 ERIE INSURANCE GROUP (P.O. BOX 4286, BETHLEHEM PA 18018), JAMES AND ROSE SLATER (20 W LIBERTY ST, ALLENTOWN PA 18102) VS: MARC FRANCOIS AND MIRLAND FRANCOIS (218 N FOURTH ST, ALLENTOWN PA 18102)

-CRIMINAL LIEN – 2012-CL-5276 12/7/2012 \$1616.50 – LEHIGH COUNTY BUREAU OF COLLECTIONS (435 W HAMILTON ST, ALLENTOWN PA 18101) VS: MIRLAND FRANCOIS (218 N 4<sup>TH</sup> ST, ALLENTOWN PA 18102)

(FOR NOTICE: ESTATE OF BERNARD E SPADE – FILE 1998-1190 -DOD 9/9/1998 EXECUTOR: MARIE YANNES (1526 CHEW ST, ALLENTOWN PA 18102) TAXES PAID ON ESTATE

**OPEN REAL ESTATE TAXES: \$7,466.78**

SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE BEDS OF ALL ABUTTING STREETS ROADS AND ALLEY WAYS.

RICHARD J. JACOBS  
Attorney-at-Law  
1772 Arden Lane  
Bethlehem, Pa. 18015  
Phone 610 838-6830  
Cell 610 360-4405  
Fax 610 838-0237  
C7451@aol.com

Faxed to: County of Lehigh

No. of Pages: Emailed

From: Richard J. Jacobs

Date: Sept. 16, 2014

Search Cover Date: Sept. 10, 2014

Title Report: 0410 Russell St., Allentown, Pa.

Sale No. 68-34

Owner: William Torres

Doc.#2009007511 recorded 3/5/09

Tax Parcel No.640722210575-1

The following liens and encumbrances are against the property:

1. Mortgage to Wells Fargo Bank NA  
PO Box 5137  
Des Moines, IA 50306-5137  
Dated: 2/24/09  
Recorded: 3/5/09  
Amount: \$86,904.00  
Doc.#2009007512

2. Delinquent taxes on file with tax claim bureau.
  
3. Possible lien of judgment No. 2012CL4126  
Entered: 9/27/12  
\$1002.20  
Lehigh County Bureau of Collections vs. William E. Ayala Torres  
645 N. 4<sup>th</sup> St., 2<sup>nd</sup> Fl., Allentown, Pa. 18102
  
4. Possible lien of judgment No. 2011CL3706  
Entered: 9/1/11  
\$1741.20  
Lehigh County Bureau of Collections vs. William Torres, 423 N.  
Liberty St. Apt. 2, Allentown, Pa.
  
5. Possible lien of judgment No. 2011CL314  
Entered: 1/24/11  
\$831.80  
Lehigh County Bureau of Collections vs. William J. Torres, 429 N. 6<sup>th</sup>  
St., Allentown, Pa. 18102
  
6. Possible lien of judgment No. 2009CL2223  
Entered: 6/3/09  
\$33,468.88  
Lehigh County Bureau of Collections vs. William Moises Torres, 426  
Turner St., Allentown, Pa.

7. Lien of judgment No. 2000ML1358

Entered: 10/19/00

\$6422.46

In favor of the United States of America

c/o US Attorney, 615 Chestnut St.

Suite 1250

Philadelphia, Pa. 19106-4476

vs.

Sonia Sanjurjo a/k/a Sonia I. Sanjurjo

409 W. Turner St.

Allentown, Pa. 18103-2139

Revised and consolidated in No. 2008F747 judgment entered 2/25/09

END OF REPORT



**Tax Sale Search**

October 2, 2014

**60 Year Title Report**

Tax Sale #68-35 Lehigh County Dept. of Law

COVER DATE: 9-17-14

PROPERTY: 243 N. 4<sup>th</sup> Street  
City of Allentown, Lehigh County

Tax ID# 640722259522-1

ASSESSED \$125,300.00

TAXES: Delinquent Taxes reported to County Tax Claim Office for 2012 & 2013 for \$6,637.39

OWNERS: The Bank of New York Mellon as Trustee for CIT Mortgage Loan Trust 2007-1

DEED: 2011037054, dated 11-21-11 and recorded 11-30-11, consideration \$1.00

MORTGAGE: None

LIENS: Municipal Lien 2014-ML-0323, filed 3-3-14 in the amount of \$1,728.36: Allentown School District and Public Asset Management, Inc. assignee vs. The Bank of New York Mellon as Trustee for CIT Mortgage Loan Trust 2007-1.

Judgment on Note 2010-N-1176, filed 11-23-10 in the amount of \$132,827.31: Bayview Loan Servicing LLC, 4425 Ponce Deleon Blvd, Coral Gables, FL 33146 vs. Jose R. Rodriguez.

Federal Tax Lien 2009-F-481, filed 10-19-09 in the amount of \$10,605.48: United States of America vs. Jose R. Rodriguez.

State Tax Lien 2011-SL-540, filed 7-6-11 in the amount of \$1,021.01: Commonwealth of PA-Dept. of Revenue vs. Jose Rodriguez and Juan Binoble.

State Tax Lien 2011-SL-920, filed 10-4-11 in the amount of \$992.11: Commonwealth PA-Dept. of Revenue vs. Jose Rodriguez.

EXCEPTIONS: Possible tax increase based on additional assessment not yet due and payable hereto or hereafter made by reason of new construction or for any major improvements to premises pursuant to provisions of Acts of Assembly relating thereto.

See page 2

Page 2  
243 N. 4<sup>th</sup> Street

EXCEPTIONS: Easements or claims of easements, right of ways, restrictions not shown by the public records.

Except to any variation in location or dimensions, conflicts, discrepancies, and any other objections or easements which may be revealed by a survey.

Subject to public and private rights lying in the beds of all abutting streets, roads, and alleys.

Except to any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Comments:

This abstract of title does not certify to delinquent taxes collected privately or current real estate taxes. Tax information only reflects the status of real estate taxes available from the County Office. Tax certificates to tax collectors suggested.

Domestic Relations Liens and Bankruptcy Liens are not included in the report. Any liens listed may reflect common names which may or may not be applicable to your client.

No responsibility is accepted for items not indexed or improperly indexed contained in the Court House Records. No Liability shall exist for any matters of record that are outside the search period.

END

68-36

10/3/2014  
Cover 9-4

448 N Jordan St  
Allentown  
640723056896 – 1 Tile 476009D  
7380912  
67000.00

owner – Clint Green and Donna K Green T/E

1. Mortgage to EquiFirst Corp # 7380913 dated 11-9-2006, recorded 11-17-2006 for 60000.00 ( 500 Forest Point Cir, Charlotte NC 28273 )
2. Mortgage to PA Housing Finance Agency # 7475551, dated 4-11-2008, recorded 4-18-2008 for 20000.00 open end. ( 211 N Front St, Harrisburg PA )
3. City of Allentown vs Clint Green and Donna K Green  
2013-ml-693 filed 5-3-13 for 738.77  
refiled 1-15-14 for 1222.53
4. Allentown School District + Public Asset Management Inc assignee vs Clint Green and Donna K Green  
2013-ml-3544 filed 12-10-13 for 741.17  
refiled 4-22-14 for 1220.65
5. Lehigh County Bureau of Collections vs Donna Green – 2009-cl-988 filed 3-23-09 for 673.02  
2009-cl-989 filed 3-23-09 for 799.21  
Donna L Green – 2009-cl-990 filed 3-23-09 for 1569.32
6. 2009-n-1495 Erie Ins. + Wendy Greenberg vs Donna L Green filed 12-10-09 for 5379.83 ( Erie – PO Box 4286, Beth PA 18018, Greenberg – 5642 Paradise Rd, Slatington PA 18080 )
7. 2012-n-398 Four Seasons Investments LLC vs Diane Green filed 3-22-12 for 9040.21 ( PO Box 213, Wynnewood PA 19096 )
8. Lehigh County Bureau of Collections vs Luis Enrigue Quinones – Colon  
1998-cl-115 filed 6-12-1998 for 211.50

9. Owe county taxes for 2012-2013 – 755.85

Owe city taxes for 2012 and school taxes for 2012-2013 – 3207.35

10. Party wall in deed 7380912

JANET M. LEMBACH  
4599 PLEASANT VIEW DRIVE  
COOPERSBURG, PA 18036  
610-351-5071  
610-351-5073 (f)  
Email: [janlem@rcn.com](mailto:janlem@rcn.com)

RECEIVED

OCT 01 2014

DEPARTMENT OF LAW  
LEHIGH COUNTY

September 30, 2014

Department of Law  
Lehigh County Court House  
17 S. 7<sup>th</sup> Street  
Allentown, PA 18102

RE: **Judicial Tax Sale Number: 68-37**

Owner: Pamela L. Rynearson and Kenneth Martin  
Premises: 637 W. Washington Street, 10<sup>th</sup> Ward, City of Allentown, Lehigh County, PA  
Pin No.: 549794661073-1  
Total Assessment: \$76,300.00

I have caused a search of the records in the Lehigh County Assessment and Judicial Records – Recorder of Deeds, Register of Wills and Civil Divisions Offices from June 6, 1925 to the **cover date of September 23, 2014** on the above-captioned premises. Title is vested in **Pamela L. Rynearson and Kenneth Martin, both unmarried, as joint tenants with right of survivorship and not as tenants in common**, by virtue of Deed from Joseph J. Karoly and Brenda S. Karoly, husband and wife, dated April 18, 2011 and recorded June 23, 2011 in the Office of Recorder of Deeds of Lehigh County, Pennsylvania at Instrument Number 2011019527.

Liens:

1. Delinquent Real Estate Taxes reported to the Lehigh County Tax Claim Bureau in the amount of \$8,707.13.
2. Open-End Mortgage: Between John Peter Karoly, Jr., Mortgagor, To: Summit Bank (One Bethlehem Plaza, Bethlehem, PA 18018), Mortgagee, dated 10-3-1996, recorded 10-10-1996 at M.B.V. 2055, page 544, to secure: \$200,000.00. Mortgage Modification recorded 12-6-1996 at Misc. Book Volume 837, page 205.
3. Mortgage: Between Pamela L. Rynearson and Kenneth Martin, Mortgagor, To: Joseph J. Karoly and Brenda S. Karoly (5319 US Highway 321 S, Winnsboro, SC 29180-6374), Mortgagee, dated 6-22-2011, recorded 6-23-2011 at Instrument Number 2011019528, to secure: \$80,000.00.

(Continue)

4. Municipal Lien: Case No. 2001-ML-1820, City of Allentown vs. John Peter Karoly, filed 6/28/2001 in the amount of \$704.30.
5. Municipal Lien: Case No. 2012-ML-3495, Allentown School District Public Asset Management Inc. assignee of the Allentown School District, Creditor vs. Pamela L. Rynearson and Kenneth Martin, Debtor, filed 11-16-2012; reduced to Judgment on 10-08-2013 in the amount of \$2,383.38.
6. Criminal Lien: Case No. 2013-CL-1368, Lehigh County Bureau of Collections (455 W. Hamilton St., Allentown, PA 18101), Creditor vs. Kenneth Jeffrey Martin, Debtor, filed 3-28-2013 in the amount of \$536.85.
7. Criminal Lien: Case No. 2013-CL-4276, Lehigh County Bureau of Collections (455 W. Hamilton St., Allentown, PA 18101), Creditor vs. Kenneth Martin, Debtor, filed 10-17-2013 in the amount of \$386.35.
8. Municipal Lien: Case No. 2013-ML-3378, Allentown School District public asset Management Inc. assignee of the Allentown School District, Creditor vs. Pamela L. Rynearson and Kenneth Martin, Debtor, filed 11-15-2013 in the amount of \$1,327.16.
9. Pending Mortgage Foreclosure: Case No. 2013-C-4031, Joseph J. Karoly and Brenda s. Karoly (5319 US Highway 321 South, Winnsboro, SC 29180), Plaintiffs vs. Pamela L. Rynearson and Kenneth Martin, Defendants, commenced by Complaint on 11-12-2013

Objections:

1. Rights or claims by parties in possession or under the terms of any unrecorded lease or agreement(s) of sale.
2. Any variation in location of lines or dimensions or other matters which an accurate survey would disclose.
3. Easements, or claims of easements, not shown by the Public Records.
4. Possible tax Increase based on additional assessment not yet due and payable.
5. Title to that part of the premises lying in the bed and right of way of all roads, driveways and alleyways is subject to public and private rights therein.

***Lisa M. Reinhart, Title Abstractor***

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This search has been performed for the purposes and needs of Lehigh County Tax Claim Bureau and is intended for the sole use of the Lehigh County Tax Claim Bureau. This report is based upon the examination of public records. The premises herein are subject to the liens, encumbrances and exceptions hereinafter set forth. This report does not constitute title insurance in any way and should not be relied upon by third parties to determine the condition of title, its insurability and/or marketability. The status of title to the subject premises may be affected by matters disclosed by survey, right of parties in possession and other items not found of record and not certified herein.....

Judicial Sale Property Number 68-38

9/30/2014

**COVER DATE:** 9/25/2014

**TITLE VESTED IN:** Charles J Miller, Jr (7500 Quarry Rd, Alburtis, PA 18011-9540)

**PREMISES:** 532 N Law Street, Allentown, Lehigh County, Pennsylvania

**PARCEL IDENTIFICATION NO. :** 640703647766-1

**ASSESSED VALUE:** Land: \$5300 Building: \$62,500 Total: \$67800

**DEED INFORMATION:** Conveyance from Charles J. Miller Sr to Charles J Miller, Jr in Deed dated 8/7/1979 and recorded 8/8/1979 in Lehigh County Deed Book 1269, page 977 in the amount of \$22,000.

**MORTGAGES:** None

**JUDGMENTS / MUNICIPAL LIENS:**

United State Treasury Dept (No Address) vs. Kelly Drake and Charles J Miller (723 W Gordon Street, Allentown, PA 18102-2839); Federal Tax Lien filed 5/11/1992 to Lehigh County Case No. 1992-F-0318 in the amount of \$1,694.12.

City of Allentown (No Address listed) vs. Charles J Miller; Municipal Lien filed 7/31/1997 to Lehigh County Case No. 1997-ML-0870 in the amount of \$591.54.

City of Allentown (No Address listed) vs. Charles J Miller; Municipal Lien filed 1/9/2001 to Lehigh County Case No. 2001-ML-0032 in the amount of \$1,633.19.

City of Allentown (No Address listed) vs. Charles J Miller; Municipal Lien filed 8/29/2003 to Lehigh County Case No. 2003-ML-2395 in the amount of \$5,208.26.

City of Allentown (No Address listed) vs. Charles J Miller; Municipal Lien filed 10/27/2005 to Lehigh County Case No. 2005-ML-2254 in the amount of \$8443.07.

Lehigh County Bureau of Collections vs. Charles J Miller Jr (7500 Quarry Rd, Alburdis, PA 18011-9540; Criminal Lien filed 8/15/2007 to Lehigh County Case No. 2007-CL-2053 in the amount of \$4,098.20.

City of Allentown (No Address listed) vs. Charles J Miller; Municipal Lien filed 9/5/2007 to Lehigh County Case No. 2007-ML-2453 in the amount of \$9895.47.

West Valley Animal Hospital (351 Route 100 S, Allentown, PA 18106) vs. Charles Miller (7832 Main St PO Box 282, Fogelsville, PA 18051); Judgment Note filed 10/22/2007 to Lehigh County Case No. 2007-N -1033 in the amount of \$651.40.

City of Allentown (No Address listed) vs. Charles J Miller; Municipal Lien filed 12/7/2010 to Lehigh County Case No. 2010-ML-3834 in the amount of \$10,609.93

City of Allentown (No Address listed) vs. Charles J Miller; Municipal Lien filed 2/9/2011 to Lehigh County Case No. 2011-ML-0146 in the amount of \$788.79.

Allentown City (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Charles J Miller, Jr (609 Glenwood St, Emmaus, PA 18049) ; Municipal Lien filed 2/9/2011 to Lehigh County Case No. 2011-ML-0150 in the amount of \$907.79.

Allentown School District Public Asset Management Inc Assignee (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Charles J Miller, Jr (7500 Quarry Rd, Alburdis, PA 18011-9540); Municipal Lien filed 10/5/2012 Lehigh County Case No. 2012-ML-2965 in the amount of \$1,794.21.

Allentown School District Public Asset Management Inc Assignee (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Charles J Miller, Jr (7500 Quarry Rd, Alburdis, PA 18011-9540); Municipal Lien filed 10/19/2012 Lehigh County Case No. 2012-ML-3203 in the amount of \$1,869.05.

Allentown City (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Charles J Miller, Jr (7500 Quarry Rd, Alburdis, PA 18011-9540); Municipal Lien filed 6/21/2013 to Lehigh County Case No. 2013-ML-1675 in the amount of \$843.84.

Allentown School District Public Asset Management Inc Assignee (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Charles J Miller, Jr (7500 Quarry Rd, Alburdis, PA 18011-9540); Municipal Lien filed 7/17/2013 Lehigh County Case No. 2013-ML-2073 in the amount of \$1,907.44.

Allentown City (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Charles J Miller, Jr (532 N Law St, Allentown, Pa); Municipal Lien filed 8/7/2014 to Lehigh County Case No. 2014-ML-1848 in the amount of \$14,591.65.



Allentown School District Public Asset Management Inc Assignee (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Charles J Miller, Jr (7500 Quarry Rd, Alburtis, PA 18011-9540); Municipal Licn filed 9/29/2014 Lehigh County Case No. 2014-ML-2691 in the amount of \$1732.42.

**SUITS:** None

**TAX CLAIM BUREAU:** 2012 and 2013 County delinquent in the amount of \$1,045.93. 2009, 2010, 2011, 2012 and 2013 City and School delinquent in the amount of \$12,829.54.

**DOMESTIC RELATIONS:** N/A

**EXCEPTIONS:**

- 1) EXEMPT TO TITLE PRIOR TO 1/21/1951
- 2) TAXES ARE CHECKED, HOWEVER THEY ARE NOT CERTIFIED. CERTIFICATION CAN BE OBTAINED FROM THE COUNTY TAX OFFICE.
- 3) SUBJECT TO ANY UNRECORDED AGREEMENTS
- 4) Subject to a party wall.

**Probate - None found**

Robert Brossman  
2716 Whitewood Road  
Bethlehem, PA.18017  
Telephone: 484-894-8019  
Fax: 610-625-5873

Judicial Sale 68-39

640705077481-1

Search Number: \_\_\_\_\_ Tax Parcel Number: \_\_\_\_\_  
2-2-1939 9-19-2014  
Search Date from \_\_\_\_\_ to \_\_\_\_\_  
940 North 5<sup>th</sup> Street  
Property Address: \_\_\_\_\_  
Allentown  
Municipality: \_\_\_\_\_  
Robert E. Stout  
Owners Name: \_\_\_\_\_  
Kelly I Stout h/w  
Assessment \$ 66,900

7219069  
Deed Book \_\_\_\_\_ page \_\_\_\_\_

**Liens & Objections:**

- 1) Mortgage 7329243 \$68,000.00 Ameriquest Mortgage Co  
Dated 2-21-06 Entered 3-9-06  
Assigned to: US Bank National Association as trustee for Citigroup  
Mortgage Loan Trust, Inc. Asset-Backed Pass Through Certificates,  
Series 2006-HE2 in 2009004826 on 2-13-09  
60 Livingston Avenue, EP-WS3D, St. Paul, MN 55107
- 2) Judgment 2010-C-4815 \$2,767.24 Chase bank USA NA & Midland  
Funding LLC vs. Robert E. Stout Sr. Precipe for Judgment filed 12-17-  
10 C/O Fulton Friedman & Gallace LLP.  
130B Gettysburg Pike  
Mechanicsburg, PA. 17055
- 3) 2011-C-1442 \$76,496.68 Citigroup Mortgage Loan Trust, Inc as US Bank  
NA vs. Robert E. & Kelly I. Stout Praecipe for Judgment filed 8-18-11  
C/O American Home Mortgage, Inc. 4600 Regent Boulevard, Suite 200  
Irving, TX 75003
- 4) Municipal Lien 2013-ML-1142 \$882.26 Allentown School District &  
Public Asset Management vs. Robert E. & Kelly I. Stout Filed 5-22-13  
Default Judgment \$1493.42 Filed 8-21-14
- 5) Municipal Lien 2014-ML-171 \$719.24 City of Allentown vs. Robert E. &  
Kelly I. Stout Filed 1-28-14
- 6) Judgment 2014-CL-1231 \$2564.50 Lehigh County Bureau of Collections  
vs. Robert Carl Stout Filed 4-25-14
- 7) Judgment 2014-CL-1974 \$1011.45 Lehigh County Bureau of Collections  
vs. Robert Carl Stout Filed 6-24-14

8) **Municipal Lien 2014-ML-2458 \$1715.28 Allentown School District &  
Public Asset Management vs. Robert E. & Kelly I. Stout Filed 9-23-14**

JAMES T. CONBEER - TITLE SEARCHES  
6496 EICHLER CIRCLE  
COOPERSBURG, PA. 18036

TITLE ABSTRACT

NUMBER: 2014 TAX SALE 68-40

PERIOD SEARCHED: 10-3-1941 TO 9-17-2014

OWNERS OF RECORD: GUZMAN: VIRGILIO DE JESUS

DEED OF RECORD: INS 2009031326

LOCATION: 815 N. PENN STREET  
ALLENTOWN  
TAX ID PIN #: 640705718573-1  
TAX CLAIMS: OPEN 2012-2013  
TAXES: \$1204.64

LIENS OR ENCUMBRANCES:

MORTGAGE: MERS FOR NATIONAL PENNBANK  
INS 2009031327 D: 7-31-09 R: 8-5-09 \$78300.00  
ADDRESS: 24 N. READING AVE., BOYERTOWN, PA 19512  
LAST ASSIGNED TO: MANQUEHUE, INC.  
INS 2013029857 R: 8-6-13  
ADDRESS: 13321 SW 46<sup>TH</sup> ST., MIAMI, FL 33175

MORTGAGE: NEIGHBORHOOD HOUSING SERVICES OF  
THE LEHIGH VALLEY  
INS 2009031328 D: 7-31-09 R: 8-5-09 \$9145.00  
ADDRESS: 239 N. 10<sup>TH</sup> ST., ALLENTOWN, PA 18102

MORTGAGE: CITY OF ALLENTOWN  
INS 2009031329 D: 7-31-09 R: 8-5-09 \$3500.00

JAMES T. CONBEER - TITLE SEARCHES  
6496 EICHLER CIRCLE  
COOPERSBURG, PA. 18036

ADDRESS: 435 HAMILTON ST., ALLENTOWN, PA 18180

SEE PAGE 2 FOR OPEN LIENS

SUBJECT TO POSSIBLE PUBLIC UTILITY EASEMENTS NOT  
APPEARING OF RECORD.

SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE  
BEDS OF ALL ABUTTING STREETS, ROADS AND ALLEYS.

OPEN LIENS:

FORECLOSURE ACTION: MANQUEHUE INC  
ADDRESS: 13321 SW 46<sup>TH</sup> ST., MIAMI, FL 33175  
CASE: 2013-C-3547 R: 8-29-14 JUDGEMENT: \$100621.71

MUNICIPAL LIENS:

ALLENTOWN CITY  
CASE 2013-ML-2149 R: 7-18-13 \$846.44  
JUDGEMENT R: 12-17-13 \$1303.04

ALLENTOWN SCHOOL DISTRICT (3)  
CASE 2012-ML-2441 R: 8-17-12 \$1861.12  
JUDGEMENT R: 1-7-13 \$2354.52

CASE 2013-ML-1943 R: 7-3-13 \$1899.36  
CASE 2014-ML-1516 R: 6-20-14 \$1779.46

LEHIGH COUNTY AUTHORITY  
ADDRESS: PO BOX 3348, ALLENTOWN, PA 18106-0348  
CASE 2014-ML-1455 R: 6-18-14 \$613.76

SEARCH FORM: x Full 60  Full 40  Platted  Bringdown Purchase

Order Number: 2014-41 Searched From: 09/02/1936 to Effective Date: 09/15/2014

Present Owners: Oesterreich Ungarischen Veteranan Unterstuetzungs Verrin

As shown on vesting deed:

Property Address: 850 N 4<sup>th</sup> Street

Property City: Allentown Property County: Lehigh

Property State: PA

Tax ID #: 640705960149 Assessment: \$212,000.00

Plat/Plan Recorded: Book                      Page                      Map #

Buyers:

Source Deed:

Current Legal?  Yes or  No

Estate Information:

Divorce:

Legal Description:

Use Legal Description: Book/Instrument #                      Page                      to

Use New Legal attached

Legal to be produced

Recital: BEING the same premises conveyed to: Oesterreich Ungarischen Veteranan Unterstuetzungs Verrin

by deed from Jullus Reichel and Celia S. Reichel

dated 09/02/1963 and recorded 09/05/1936 in the Office of the Recorder of Deeds of Lehigh

County in Deed/Record Book 553 Page 697 (or) Instrument #

REAL ESTATE TAXES (FOR INFORMATION PURPOSES ONLY – Taxes not certified):

Outstanding taxes due:  Yes or  No

What years?

Amount: \$

**Mortgages: (Total # 0 / See copies attached):**

**Amount: \$            Dated:            Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument #            Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

\*\*\*\*\*

**Amount: \$            Dated:            Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument #            Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

\*\*\*\*\*

**Amount: \$            Dated:            Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument #            Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

**See attached for additional Mortgages**

**#            Judgments (see attached)**

**#            Suits (see attached)**

**#            Federal Tax Liens (see attached)**

**# 3 Municipal Liens (see attached) 2012-ML-3547, 2013-ML-1197, 2013-ML-1734**

**#            Financing Statements (see attached)**

**EXAMINER NOTES:**

**Exceptions: X Yes - see attached or  None**



READ THE EXCEPTIONS. IF THERE ARE ANY PROBLEMS WITH THE TITLE ASIDE FROM LIENS IT WILL BE NOTED THERE.

- 1) EXEMPT TO TITLE PRIOR TO LAST DEED IN SEARCH
- 2) TAXES ARE CHECKED, HOWEVER THEY ARE NOT CERTIFIED. CERTIFICATION CAN BE OBTAINED FROM THE COUNTY TAX OFFICE AND OTHER APPROPRIATE PARTIES.
- 3) EASEMENT OF PARTY WALL, IF ANY
- 4) TITLE TO THAT PART OF THE PREMISES LYING IN THE BED AND RIGHT OF WAY OF ALL ROADS, DRIVEWAYS AND ALLEYS IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN.
- 5) LIABILITY LIMITED TO AMOUNT OF SEARCH
- 6) ACREAGE CONTENT NOT INSURED
- 7) HOMEOWNERS ASSOCIATION DUES, IF ANY
- 8) RESTRICTION IN DEED 553 PAGE 697



Client: **County of Lehigh** Order Date: **9/15/2014**  
 Ordered By: Client Ref #: **68-42**  
 Search: **60-Year Title Search** Cost Center:  
 Name Ordered: **Gelok, Josette**  
 Address: **534 N Mohr St**  
**640713487138-1**  
 Municipality: **Allentown** County: **Lehigh** State: **PA** Zip:

This title search is based upon the examination of the recorded evidence of the title in the making of appropriate searches from the records. This is not a title insurance policy and does not guarantee title. Upon payment, liability is assumed by Pro-Search, Inc. for any negligence, mistakes or omissions by the abstractor and only for the time period searched.

**COVER DATE: 9/17/2014**

**RECORD OWNER**

Being the same premises which Abdouche, Elias & Salma granted and conveyed unto Gelok, Josette by deed dated February 07, 2005 and recorded February 09, 2005 in Lehigh County Instrument # 7245301 for the consideration of \$65,000.00.

**PREMISES**

**534 N Mohr St**

**Allentown City**

**Lehigh County PA**

Parcel #: **G9SE2A 11-36** Pin # **640713487138-1** Assess: **\$3,300.00** Tax: **\$341.33** Year **2012-13**

**MORTGAGES**

Instrument # **7245302 MERS / America's Wholesale Lender @ PO Box 660894 Dallas TX 75266-0694** dated February 07, 2005 recorded February 09, 2005 in the amount of **\$55,250.00**.

Mortgagor: **Josette Gelok**

Assigned to Bank of New York as trustee for the Certificate holders CWABS Inc asset-backed Certificates series 2005-3 @ 7105 Corporate Dr Plano TX 75024 recorded 3/17/2008 in Lehigh County Instrument # 7469943

**JUDGMENTS**

Term # **2009-C-4998 CWABS Inc / Bank of New York Mellon @ 7105 Corporate Dr Plano TX 75024** filed June 10, 2010 in the amount of **\$77,920.41**.

Defendant: **Josette Gelok**

Docket Entry: **7/16/2010 - prae for exec**

Docket Entry: **10/8/2010 - judgt entered \$94,463.23**

Term # **2014-ML-1393 Allentown School District** filed June 17, 2014 in the amount of **\$331.88**.

Defendant: **Josette Gelok**

Memo: re: **534 N Mohr St**

**FEDERAL LIENS**

**None Found**



**UCC RECORDER**

None Found

**SUITS**

None Found

**Restrictions:** \*Home Owners / Property Owners Association, if any, has not been searched. Therefore, no liability is assumed hereunder for any liens filed against same.

\*Subject to any and all restrictions, reservations, conditions, covenants, etc. as recorded throughout the chain of title.

\*Subject to Environmental Protection Liens filed in the United States District Court and not of record in the above referenced county courthouse.

\*Subject to the public and private utility easements not of record.

\*Subject to the terms and conditions of any unrecorded leases and agreements.

**Objections:** \*Pursuant to House Bill 1412, overdue support obligations of this or any other state which are on record at the Domestic Relations Office constitutes a lien against the property. Due to the unavailability of appropriate support records, Pro-Search, Inc. cannot certify as to this matter.

\*This search excepts any defects, liens, encumbrances, adverse claims or other matters, as a result or caused by computer error, program error or limitations, programmer error, or the like, including but not limited to any misspellings or derivations of the surname, except for the following:

Josette Gelok  
Elias Abdouche  
Salma Abdouche  
Secretary of HUD  
Marilyn Miller  
Shawn D Shrope

**Remarks:** CHECKED THE REGISTER OF WILLS OFFICE IN LEHIGH COUNTY FOUND NO ESTATE FILED FOR CURRENT OWNER Josette Gelok

BANKRUPTCY SEARCH IN THE EASTERN DISTRICT COURT OF PA RESULTED IN NO PENDING BANKRUPTCY FILINGS FOR Josette Gelok.

Judicial Sale #68-43

Our File: B-36529

Premises: 526 N, 4th Street aka 536 N. 4th Street, Allentown City

Parcel# 640713680326-1

Owner: Juanita C. Correa

Deed: 2010002296

Period Searched: 4-3-37 to 9-17-14

Mortgages:

7410801 The Pennsylvania Housing Finance Agency (211 North Front St.,  
Harrisburg, Pa.)  
recorded 4-12-07 \$5,500 (open-end)  
versus Juanita C. Correa only

7449540 The Pennsylvania Housing Finance Agency (PHFA) (211 North  
Front St., Harrisburg, Pa.)  
recorded 11-1-07 \$3000 (open-end)  
versus Juanita C. Correa only

Judgments:

2013-ML-2007 Mun. Lien 7-10-13 \$815.18 Allentown City  
Scire Facias 9-18-13 versus Juanita C. Correa

2013-ML-2661 Mun. Lien 8-29-13 \$1,172.50 Public Asset  
Management, Inc., assignee of the Allentown School District  
versus Juanita C. Correa

Subject to Delinquent Taxes (see printout)

LISA CHRISTMAN – TITLE SEARCHES

NUMBER: 2014 TAX SALE -#68-44  
PERIOD SEARCHED: 8-28-1948 TO 09-19-2014  
OWNERS OF RECORD: GOLD STAR MANAGEMENT CORP.  
DEED OF RECORD: INSTRUMENT #7413250  
  
LOCATION: 388 PRATT ST., ALLENTOWN CITY  
PIN #640723082021-1

**LIENS OR ENCUMBRANCES:**

-OPEN MORTGAGE #7440241 – L.G. FINANCIAL CONSULTANTS INC 09-10-2007 09-10-2007  
\$40,000.00 (O-E) (C/O RODNEY H GREEN, 300 LANCASTER AVE, SUITE 108, WYNNEWOOD, PA  
19096)  
SIGNED: GOLD STAR MANAGEMENT CORP.  
(ASSIGNMENT OF RENTS IN 7440242 09-10-2007 09-10-2007 WITH L.G.FINANCIAL  
CONSULTANTS

**JUDGMENTS:**

JUDGT NOTE: 2009-N-1062 08/27/2009 \$50,000.00 - L G FINANCIAL CONSULTANTS INC (SUITE  
108, 300 E LANCASTER AVE, WYNNEWOOD, PA 19096) VS: GOLD STAR MANAGEMENT CORP  
(521 S CLEWELL ST, BETHLEHEM PA 18015)

-FEDERAL TAX LIEN: 2010-F-0218 04/08/2010 \$202,613.65 UNITED STATES OF AMERICA—  
DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE (DETROIT, MI) VS: GOLD STAR  
MANAGEMENT CORP (111 W 4<sup>TH</sup> ST, BETHLEHEM PA 18015)

-FEDERAL TAX LIEN: 2012-F-0198 07/10/2012 \$8,293.67 UNITED STATES OF AMERICA-  
DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE (DETROIT, MI) VS: GOLDSTAR  
MANAGEMENT CORP (388 PRATT ST, ALLENTOWN , PA 18102

-MUNICIPAL LIEN : 2013-ML-1547 6/19/2013 \$1229.13 ALLENTOWN SCHOOL DISTRICT,  
PUBLIC ASSET MANAGEMENT INC (31 S PENN ST, ALLENTOWN PA 18101) VS: GOLD STAR  
MANAGAEMENT CORP (531 S CLEVELL ST, FOUNTAIN HILL, PA 18015) (COVERS: 388 PRATT ST,  
ALLENTOWN PA) // 8/13/2013 PRAE FOR WRIT OF SCIRE FACIAS // 10/28/2013 JUDGT  
\$1,696.55

PAGE #2 – TAX SALE #68-44

-MUNICIPAL LIEN: 2014-ML-2365 09/18/2014 \$1199.11 ALLENTOWN SCHOOL DISTRICT (31 S PENN ST, ALLENTOWN PA 18101) VS: GOLD STAR MANAGEMENT CORP (531 S CLEWELL ST, FOUNTAIN HILL PA 18015) (COVERS: 388 PRATT ST, ALLENTOWN PA)

**OPEN REAL ESTATE TAXES: \$3,231.25**

-SUBJECT TO POSSIBLE CORPORATE TAXES DUE.

-SUBJECT TO CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS CITED IN DEED 7413250 (04/24/2007)

-SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE BEDS OF ALL ABUTTING STREETS ROADS AND ALLEY WAYS.

RICHARD J. JACOBS  
Attorney-at-Law  
1772 Arden Lane  
Bethlehem, Pa. 18015  
Phone 610 838-6830  
Cell 610 360-4405  
Fax 610 838-0237  
C7451@aol.com

Faxed to: County of Lehigh

No. of Pages: Emailed

From: Richard J. Jacobs

Date: Sept. 16, 2014

Search Cover Date: Sept. 10, 2014

Title Report: 1936 W. Chew St., Allentown, Pa.

Sale No. 68-45

Owner: Gary B. Brey

Doc.#7448929 recorded 10/30/07

Tax Parcel No.549639209255-1

The following liens and encumbrances are against the property:

1. Delinquent taxes on file with tax claim bureau.



2. Mortgage to PNC Bank NA  
Consumer Loan Center  
Mortgage Servicing  
Mail stop P5-PCLC-01-1  
2730 Liberty Ave.  
Pittsburgh, Pa. 15222  
Dated: 10/15/07  
Recorded: 10/26/07  
Amount: \$135,000.00  
Doc.#7448488
  
3. Municipal lien No. 2013ML3550  
Entered: 12/10/13  
\$1157.74  
In favor of the City of Allentown
  
4. Municipal lien No. 2013ML3392  
Entered: 11/19/13  
\$2729.56  
In favor of Allentown School District/Public Asset Management Inc.
  
5. Municipal lien No. 2013ML491  
Entered: 4/19/13  
\$2511.00  
In favor of Allentown School District/Public Asset Management Inc.
  
6. Lien of judgment No.2014C1511  
Entered: 9/9/14  
\$147,203.79  
Mortgage foreclosure default judgment  
PNC Bank NA  
One PNC Plaza  
249 5<sup>th</sup> Ave.  
Pittsburgh, Pa. 15222  
vs.  
Elizabeth Evans, Executrix of the estate of Gary Brey  
1440 Washington Ave.  
Northampton, Pa. 18067

7. Possible estate tax due in the estate of Gary B. Brey aka Gary Bruce Brey  
No.2011-1741  
Date of death 10/19/11  
Estate tax is payable to the Commonwealth of Pa. Department of  
Revenue

END OF REPORT

## Tax Sale Search

October 2, 2014

### 60 Year Title Report

Tax Sale 68-46 - Lehigh County Dept. of Law

COVER DATE: 9-19-14

PROPERTY: 126 N. Jefferson Street  
City of Allentown, Lehigh County

Tax ID# 549679692750-1

ASSESSED \$101,600.00

TAXES: Delinquent Taxes reported to County Tax Claim Office for 2011 thru 2013 for \$9,624.98

OWNERS: Alvin H. Herman and Betty M. Herman, husband and wife

DEED: 1119, page 1077, dated 1-14-69 and recorded 1-14-69, consideration \$10,500.00

MORTGAGE: Alvin H. Herman to Wachovia Bank, National Association, dated 7-31-08 and recorded 9-8-08 in the amount of \$74,949.50 in Document 7497592.

LIENS: Municipal Lien 2013-ML-88, filed 1-9-14 in the amount of \$2,562.85: Allentown School District and Public Asset Management, Inc., Assignee, 31 S. Penn St., Allentown, PA 18102 vs. Darlene L. Lewis, Executrix of the Estate of Alvin H. Herman.

Municipal Lien 2013-ML-536, filed 4-4-14 in the amount of \$1,263.37: City of Allentown, 435 W. Hamilton St., Allentown, PA 18101 vs. Darlene L. Lewis, Executrix of the Estate of Alvin H. Herman.

Municipal Lien 2013-ML-947, filed 5-14-13 in the amount of \$1,964.50: Allentown School District and Public Asset Management, Inc., Assignee, 31 S. Penn St., Allentown, PA 18102 vs. Darlene L. Lewis, Executrix of the Estate of Alvin H. Herman.

Mortgage Foreclosure Action 2014-C-2252, filed 7-10-14 and not yet reduced to judgment: Wells Fargo Bank, N.A. 101 N. Phillips Ave., Sioux Falls, SD 57104 vs. Darlene Lewis aka Darlene L. Lewis, Executrix of the Estate of Alvin H. Herman, aka Alvin Herman, deceased mortgagor and Real Owner.

Possible Transfer Inheritance Tax due the Commonwealth of Pennsylvania by the Estate of Alvin H. Herman.

EXCEPTIONS: Subject to proof of death of Alvin H. Herman and Betty M. Herman to be produced.

See page 2

Page 2  
126 N. Jefferson Street

EXCEPTIONS: Possible tax increase based on additional assessment not yet due and payable hereto or hereafter made by reason of new construction or for any major improvements to premises pursuant to provisions of Acts of Assembly relating thereto.

Easements or claims of easements, right of ways, restrictions not shown by the public records.

Except to any variation in location or dimensions, conflicts, discrepancies, and any other objections or easements which may be revealed by a survey.

Subject to public and private rights lying in the beds of all abutting streets, roads, and alleys.

Except to any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Comments:

This abstract of title does not certify to delinquent taxes collected privately or current real estate taxes. Tax information only reflects the status of real estate taxes available from the County Office. Tax certificates to tax collectors suggested.

Domestic Relations Liens and Bankruptcy Liens are not included in the report. Any liens listed may reflect common names which may or may not be applicable to your client.

No responsibility is accepted for items not indexed or improperly indexed contained in the Court House Records. No Liability shall exist for any matters of record that are outside the search period.

END

68-47

10/3/2014

Cover 9-4

38 N 12<sup>th</sup> St  
Allentown  
549689074150-1 Tile 465904A  
7110418  
123500.00

Owner – Michele D Hanawalt

1. Mortgage to PNC Bank Nat. Assoc. # 7128511, dated 9-26-2003, recorded 10-15-2003 for 84000.00 open end. ( 2730 Liberty Ave, Pittsburgh PA 15222 )
2. City of Allentown vs Michele D Hanawalt  
2008-ml-296 filed 3-7-08 for 148.14  
2012-ml-713 filed 4-24-2102 for 1086.07  
2013-ml-632 filed 5-2-2013 for 1086.98
3. Allentown School District and Public Asset Management Inc ( assignee ) vs Michele D Hanawalt  
2012-ml-2436 filed 8-17-2012 for 2646.54  
2013-ml-1466 filed 6-13-2013 for 2705.14
4. Allentown School District vs Michele D Hanawalt  
2014-ml-1999 filed 8-20-2014 for 2793.34
5. Owe county tax for 2012-2013 – 1287.29  
Owe city tax for 2011 + 2012 and school tax for 2011 to 2013 – 12127.92

10/3/2014  
10:00 AM  
10/3/2014

JANET M. LEMBACH  
4599 PLEASANT VIEW DRIVE  
COOPERSBURG, PA 18036  
610-351-5071  
610-351-5073 (f)  
Email: [janlem@rcn.com](mailto:janlem@rcn.com)

September 30, 2014

Department of Law  
Lehigh County Court House  
17 S. 7<sup>th</sup> Street  
Allentown, PA 18102

RE: **Judicial Tax Sale Number: 68-48**

Owner: Carl Barrett and Virginia a. Barrett, husband and wife  
Premises: 725 n. 20<sup>th</sup> Street, 11<sup>th</sup> Ward, City of Allentown, Lehigh County, PA  
Pin No.: 549721320856-1  
Total Assessment: \$8,300.00 (Land Only)

I have caused a search of the records in the Lehigh County Assessment and Judicial Records – Recorder of Deeds, Register of Wills and Civil Divisions Offices from October 9, 1950 to the **cover date of September 23, 2014** on the above-captioned premises. Title is vested in **Carl Barrett and Virginia a. Barrett, husband and wife**, by virtue of Deed from Cecile a. Ferguson, single, dated October 31, 2006 and recorded November 2, 2006 in the Office of Recorder of Deeds of Lehigh County, Pennsylvania at Doc. Id. 7377583.

Liens:

1. Delinquent Real Estate Taxes reported to the Lehigh County Tax Claim Bureau in the amount of \$11,058.19.
2. Municipal Lien: Case No. 2006-ML-1221, City of Allentown, Creditor vs. Cecile A. Ferguson, Carl Barrett and Virginia A. Barrett, Debtors, filed 6/8/2006 in the amount of \$647.39.
3. Municipal Lien: Case No. 2006-ML-1254, Allentown School District Public Asset Management Inc., Assignee, Creditor vs. Cecile A. Ferguson, Carl Barrett and Virginia A. Barrett, Debtors, filed 6/8/2006 in the amount of \$606.41.
4. Municipal Lien: Case No. 2007-ML-1182, Allentown School District Public Asset Management Inc., Assignee, Creditor vs. Carl Barrett and Virginia A. Barrett, Debtors, filed 6/19/2007 in the amount of \$612.12.
5. Municipal Lien: Case No. 2007-ML-1766, City of Allentown, Creditor vs. Carl Barrett and Virginia A. Barrett, Debtors, filed 7/30/2007 in the amount of \$647.29.

6. Municipal Lien: Case No. 2008-ML-716, Allentown School District Public Asset Management Inc., Assignee, Creditor vs. Carl Barrett and Virginia A. Barrett, Debtors, filed 6/4/2008 in the amount of \$612.12.
7. Municipal Lien: Case No. 2008-ML-3055, Allentown City, Creditor vs. Carl Barrett and Virginia A. Barrett, Debtors, filed 9/17/2008 in the amount of \$647.50.
8. Municipal Lien: Case No. 2009-ML-760, Allentown School District Public Asset Management Inc., Assignee, Creditor vs. Carl Barrett and Virginia A. Barrett, Debtors, filed 4/27/2009 in the amount of \$612.87.
9. Municipal Lien: Case No. 2010-ML-1122, Allentown City, Creditor vs. Carl Barrett and Virginia A. Barrett, Debtors, filed 5/12/2010 in the amount of \$667.08.
10. Municipal Lien: Case No. 2011-ML-2619, Allentown City, Creditor vs. Carl Barrett and Virginia A. Barrett, Debtors, filed 7/28/2011 in the amount of \$665.88.
11. Municipal Lien: Case No. 2012-ML-772, Allentown City, Creditor vs. Carl Barrett and Virginia A. Barrett, Debtors, filed 4/23/2012 in the amount of \$666.09.
12. Municipal Lien: Case No. 2012-ML-2510, Allentown School District Public Asset Management Inc., Assignee of the Allentown School District, Creditor vs. Carl Barrett and Virginia A. Barrett, Debtors, filed 8/29/2012 in the amount of \$643.25.
13. Municipal Lien: Case No. 2012-ML-2871, Allentown School District Public Asset Management Inc., Assignee of the Allentown School District, Creditor vs. Carl Barrett and Virginia A. Barrett, Debtors, filed 9/26/2012 in the amount of \$655.23.
14. Municipal Lien: Case No. 2013-ML-1717, Allentown School District Public Asset Management Inc., Assignee of the Allentown School District, Creditor vs. Carl Barrett and Virginia A. Barrett, Debtors, filed 6/24/2013 in the amount of \$662.05.
15. Municipal Lien: Case No. 2013-ML-3261, Allentown City, Creditor vs. Carl Barrett and Virginia A. Barrett, Debtors, filed 10/28/2013 in the amount of \$667.00.
16. State Lien: Case No. 2014-SL-705, Commonwealth of Pennsylvania, Department of Revenue, (Bureau of Compliance, Lien Section, PO Box 280948, Harrisburg, PA 17128-0848), Creditor vs. Carl C. Barrett and Virginia A. Barrett, filed 8/20/2014 in the amount of \$1,845.89.

Objections:

1. Rights or claims by parties in possession or under the terms of any unrecorded lease or agreement(s) of sale.

2. Any variation in location of lines or dimensions or other matters which an accurate survey would disclose.
3. Easements, or claims of easements, not shown by the Public Records.
4. Possible tax increase based on additional assessment not yet due and payable.
5. Title to that part of the premises lying in the bed and right of way of all roads, driveways and alleyways is subject to public and private rights therein.
6. Subject to covenants, conditions, agreements, easements and restrictions as shown on Plan of Property of Jeremiah Roth as more fully set forth in Major Map Volume 1, page 68.



## ***Lisa M. Reinhart, Title Abstractor***

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This search has been performed for the purposes and needs of Lehigh County Tax Claim Bureau and is intended for the sole use of the Lehigh County Tax Claim Bureau. This report is based upon the examination of public records. The premises herein are subject to the liens, encumbrances and exceptions hereinafter set forth. This report does not constitute title insurance in any way and should not be relied upon by third parties to determine the condition of title, its insurability and/or marketability. The status of title to the subject premises may be affected by matters disclosed by survey, right of parties in possession and other items not found of record and not certified herein.....

Judicial Sale Property Number 68-49

9/22/2014

**COVER DATE:** 9/17/2014

**TITLE VESTED IN:** Edward T Clark Jr. & Ruth Clark, husband and wife (718 N 19<sup>th</sup> Street, Allentown, PA 18104)

**PREMISES:** 718 N 19<sup>th</sup> St., Street, Allentown, Lehigh County, Pennsylvania

**PARCEL IDENTIFICATION NO.** 549721734741-1

**ASSESSED VALUE:** Land: \$ 14,400 Building: \$ 121,600 Total: \$ 13600

**DEED INFORMATION:** Conveyance from Robert Morris and Miriam Morris, husband and wife to Edward T. Clark Jr. and Ruth Clark, husband and wife in Deed dated 10/4/2000 and recorded 10/12/2000 in Lehigh County Record Book 1669, page 1009 for the consideration of \$100,000.

**MORTGAGES:** Edward T Clark Jr. & Ruth Clark to Lafayette Ambassador Bank, (360 Northampton Street, Easton, PA 18042-3514), dated 10/11/2000 and recorded 10/12/2000 in Lehigh County Mortgage Book 2436, page 1050 in the amount of \$90,000.

Assignment of Rents and Leases to Lafayette Ambassador Bank, (360 Northampton Street, Easton, PA 18042-3514), dated 10/11/2000 and recorded 10/12/2000 in Lehigh County Misc. Book 980, page 961.

Edward T Clark Jr. & Ruth Clark to Lafayette Ambassador Bank, (360 Northampton Street, Easton, PA 18042-3514), dated 4/12/2001 and recorded 4/23/2001 in Lehigh County Mortgage Book 2500, page 1017 for the consideration of \$40,000.

### **JUDGMENTS / MUNICIPAL LIENS:**

Allentown City (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Edward T Clark Jr. & Ruth Clark, (718 N 19<sup>th</sup> Street, Allentown, PA 18104) Municipal Lien filed 5/6/2009 to Lehigh County Case No. 2009-ML-1296 in the amount of \$1,114.41. Judgment filed 6/24/2011 in the amount of \$1114.41.

Allentown School District, Public Asset Management Inc Assignee (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Edward T Clark Jr. & Ruth Clark, (718 N 19<sup>th</sup> Street, Allentown, PA 18104) ); Municipal Lien filed 5/7/2009 to Lehigh County Case No. 2009-ML-1331 in the amount of \$2393.67.

Allentown School District, Public Asset Management Inc Assignee (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Edward T Clark Jr. & Ruth Clark, (718 N 19<sup>th</sup> Street, Allentown, PA 18104) ); Municipal Lien filed 5/6/2010 to Lehigh County Case No. 2010-ML-0936 in the amount of \$2412.71.

Allentown School District, Public Asset Management Inc Assignee (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Edward T Clark Jr. & Ruth Clark, (718 N 19<sup>th</sup> Street, Allentown, PA 18104) ); Municipal Lien filed 4/27/2011 to Lehigh County Case No. 2011-ML-0863 in the amount of \$2533.94. Judgment filed 1/31/2013 in the amount of \$3,465.25. Writ of Execution filed 9/25/2013. Sheriff Sale Scheduled for 12/19/2014.

Barclays Bank Delaware (125 West Street, Wilmington, DE 19801) vs. Ruth Clark (718 N 19<sup>th</sup> Street, Allentown, PA 18104) ); Complaint filed 10/14/2010 to Lehigh County Case No. 2010-C-5174; Judgment filed 12/22/2010 in the amount of \$5,377.30.

Allentown City (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Edward T Clark Jr. & Ruth Clark, husband and wife (718 N 19<sup>th</sup> Street, Allentown, PA 18104) Municipal Lien filed 3/29/2012 to Lehigh County Case No. 2012-ML-0465 in the amount of \$972.46.

Allentown School District, Public Asset Management Inc Assignee (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Edward T Clark Jr. & Ruth Clark, (718 N 19<sup>th</sup> Street, Allentown, PA 18104) ); Municipal Lien filed 12/28/2012 to Lehigh County Case No. 2012-ML-3754 in the amount of \$2,649.18.

Allentown City (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Edward T Clark Jr. & Ruth Clark (718 N 19<sup>th</sup> Street, Allentown, PA 18104) Municipal Lien filed 7/18/2013 to Lehigh County Case No. 2013-ML-2165 in the amount of \$1,133.37.

Allentown School District, Public Asset Management Inc Assignee (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Edward T Clark Jr. & Ruth Clark, (718 N 19<sup>th</sup> Street, Allentown, PA 18104) ); Municipal Lien filed 10/10/2013 to Lehigh County Case No. 2013-ML-3117 in the amount of \$2,707.86.

**FEDERAL LIENS:** None

**SUITS:** None

**TAX CLAIM BUREAU:** 2012 and 2013 County delinquent in the amount of \$1583.16. 2008, 2009, 2010, 2011, 2012 and 2013 City and School delinquent in the amount of \$21,616.78.

**DOMESTIC RELATIONS: N/A**

**EXCEPTIONS:**

- 1) EXEMPT TO TITLE PRIOR TO 3/20/1953
- 2) TAXES ARE CHECKED, HOWEVER THEY ARE NOT CERTIFIED. CERTIFICATION CAN BE OBTAINED FROM THE COUNTY TAX OFFICE.
- 3) SUBJECT TO ANY UNRECORDED AGREEMENTS

Probate - None found

JAMES T. CONBEER - TITLE SEARCHES  
6496 EICHLER CIRCLE  
COOPERSBURG, PA. 18036

TITLE ABSTRACT

NUMBER: 2014 TAX SALE 68-51

PERIOD SEARCHED: 4-2-1900 TO 9-11-2014

OWNERS OF RECORD: HALKIAS: JAMES PETER

DEED OF RECORD: DK 7243028

LOCATION: \* S SAINT ELMO STREET  
ALLENTOWN  
TAX ID PIN #: 5496450720341  
TAX CLAIMS: OPEN 2010-2013  
TAXES: \$410.21

LIENS OR ENCUMBRANCES:

NO OPEN MORTGAGES

SEE PAGE 2 FOR OPEN LIENS

RIGHT OF WAY TO CITY OF ALLENTOWN CITED IN:  
DEED 207-625

RIGHT OF WAY TO PP&L CITED IN:  
MISC. 112-246

SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE  
BEDS OF ALL ABUTTING STREETS, ROADS AND ALLEYS.

OPEN LIENS:

MUNICIPAL LIEN VS JOSEPH H. HAWK - PRIOR OWNER  
ALLENTOWN SCHOOL DISTRICT  
CASE 2004-ML-0877 R: 3-30-04           \$387.95

MUNICIPAL LIENS VS JAMES PETER HALKIAS - CURRENT OWNER

CITY OF ALLENTOWN (2)

CASE 2012-ML-0711 R: 2-24-12           \$541.41  
CASE 2013-ML-2109 R: 7-18-13           \$542.32

ALLENTOWN SCHOOL DISTRICT (2)

CASE 2013-ML-2089 R: 7-17-13           \$539.95  
CASE 2014-ML-1944 R: 8-21-14           \$740.07

SEARCH FORM: X Full 60  Full 40  Platted  Bringdown Purchase

Order Number: 2014-52 Searched From: 11/27/1951 to Effective Date: 09/11/2014

Present Owners: Joseph F. Sabara and June S. Sabara

As shown on vesting deed:

Property Address: 123 S. Jefferson Street

Property City: Allentown Property County: Lehigh

Property State: PA

Tax ID #: 549688346607-1 Assessment: \$62,800.00

Plat/Plan Recorded: Book                      Page                      Map #

Buyers:

Source Deed:

Current Legal?  Yes or  No

Estate Information:

Divorce:

Legal Description:

Use Legal Description: Book/Instrument      Page                      to

Use New Legal attached

Legal to be produced

Recital: BEING the same premises conveyed to: Joseph F. Sabara and June S. Sabara

by deed from Joseph J. S. Gruber, widower

dated 05/12/1971 and recorded 05/12/1971 in the Office of the Recorder of Deeds of Lehigh

County in Deed/Record Book 1147 Page 289 (or) Instrument #

REAL ESTATE TAXES (FOR INFORMATION PURPOSES ONLY – Taxes not certified):

Outstanding taxes due:  Yes or  No

What years?

Amount: \$

**Mortgages: (Total # 1 / See copies attached):**

**Amount: \$33,000.00 Dated: 09/18/2008 Recorded: 10/03/2008**

**Covers Premises and More?  Yes or x No**

**Book/Instrument # 7501184 Page**

**Mortgagor: Joseph F. Sabara and June S. Sabara**

**Mortgagee: Sovereign Bank**

**Assigned to:**

\*\*\*\*\*

**Amount: \$ Dated: Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument # Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

\*\*\*\*\*

**Amount: \$ Dated: Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument # Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

**See attached for additional Mortgages**

**# Judgments (see attached)**

**# Suits (see attached)**

**# Federal Tax Liens (see attached)**

**# 1 Municipal Liens (see attached) 2013-ML-1939**

**# Financing Statements (see attached)**

**EXAMINER NOTES:**

**Exceptions: x Yes - see attached or  None**

READ THE EXCEPTIONS. IF THERE ARE ANY PROBLEMS WITH THE TITLE ASIDE FROM LIENS IT WILL BE NOTED THERE.



- 1) EXEMPT TO TITLE PRIOR TO LAST DEED IN SEARCH
- 2) TAXES ARE CHECKED, HOWEVER THEY ARE NOT CERTIFIED. CERTIFICATION CAN BE OBTAINED FROM THE COUNTY TAX OFFICE AND OTHER APPROPRIATE PARTIES.
- 3) EASEMENT OF PARTY WALL, IF ANY
- 4) TITLE TO THAT PART OF THE PREMISES LYING IN THE BED AND RIGHT OF WAY OF ALL ROADS, DRIVEWAYS AND ALLEYWAYS IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN.
- 5) LIABILITY LIMITED TO AMOUNT OF SEARCH
- 6) ACREAGE CONTENT NOT INSURED
- 7) HOMEOWNERS ASSOCIATION DUES, IF ANY



Client: **County of Lehigh**

Order Date: **9/15/2014**

Ordered By:

Client Ref #: **68-53**

Search: **60-Year Title Search**

Cost Center:

Name Ordered: **Polanco, Marie & Ibrahima, Camara**

Address: **113 S Jefferson St  
549686352597-1**

Municipality: **Allentown**

County: **Lehigh**

State: **PA** Zip:

This title search is based upon the examination of the recorded evidence of the title in the making of appropriate searches from the records. This is not a title insurance policy and does not guarantee title. Upon payment, liability is assumed by Pro-Search, Inc. for any negligence, mistakes or omissions by the abstractor and only for the time period searched.

**COVER DATE: 9/15/2014**

**RECORD OWNER**

Being the same premises which Polanco, Marie granted and conveyed unto Polanco, Marie & Camara, Ibrahima her son by deed dated November 22, 2006 and recorded December 04, 2006 in Lehigh County Instrument # 7383704 for the consideration of \$1.00.

Deed Comment: **as joint tenants with right of survivorship**

**PREMISES**

**113 S Jefferson St**

**Allentown City**

**Lehigh County PA**

Parcel #: **H9NE1D 3-83**

Pin #: **549688352597-1**

Assess: **\$69,300.00**

Tax: **\$966.92**

Year **2012-13**

**MORTGAGES**

Instrument # **7343996 MERS / Ownit Mortgage Solutions, Inc. @ 27349 Agoura Rd Suite 100 Agoura Hills CA 91301** dated May 24, 2008 recorded May 26, 2008 in the amount of **\$120,000.00**.

Mortgagor: **Marie Polanco**

Assigned to U.S. Bank National Assoc., as successor Trustee, to Bank of America, National Assoc. as successor by merger to LaSalle Bank National Association, as Trustee, For Ownit Mortgage Loan Trust, Ownit Mortgage Loan Asset-Backed Certificates, series 2006-5 @ 4828 Loop Central Dr Houston TX 77081 recorded 8/19/2009 in Lehigh County Instrument # 2009033451

**JUDGMENTS**

Term # **2011-ML-0475 Allentown City** filed March 25, 2011 in the amount of **\$3,006.92**

Defendant: **Marie Polanco & Ibrahima Camara**

Memo: re: **113 S Jefferson**

Term # **2010-C-2661 Swapnesh Sharma @ 1207 Airport Rd Allentown PA** filed June 02, 2011 in the amount of **\$10,000.00**.

Defendant: **Ibrahim S Camara & Marian Yarteh**

Docket Entry: **3/20/2013 - judgt entered vs Ibrahim S Camara \$10,000.00**

Docket Entry: **3/27/2013 - praecipe for execution**

Term # **2012-ML-0649 Allentown City** filed April 23, 2012 in the amount of **\$775.13**.



Defendant: Marie Polanco & Ibrahima Camara

Docket Entry: 5/31/2012 - praecipe for writ of scire facias

Docket Entry: 9/10/2012 - judgt entered \$1,304.91

Docket Entry: 4/11/2013 - praecipe for execution

Docket Entry: 9/19/2014 - sheriff sale continued to 12/19/14

Memo: re: 113 S Jefferson

**Term # 2012-N-1153 Luls A Perez @ Apt 513 700 Union St Allentown PA 18101 filed August 01, 2012 in the amount of \$1,213.55.**

Defendant: Ibrahima Camara

Docket Entry: 8/2/2012 - writ of execution

**Term # 2011-C-3281 A Airport Autos Inc @ 1227 Airport Rd Allentown PA filed September 10, 2012 in the amount of \$10,000.00.**

Defendant: Ibrahima Camara & Marian Yarteh

Docket Entry: 11/2/2012 - praecipe to enter judgt \$10,299.35

**Term # 2012-ML-3098 Allentown School District / Public Asset Management Inc filed October 15, 2012 in the amount of \$1,564.94.**

Defendant: Marie Polanco & Ibrahima Camara

Docket Entry: 11/19/2012 - praecipe for writ of scire facias

**Term # 2013-ML-1335 Allentown City filed May 31, 2013 in the amount of \$616.04.**

Defendant: Marie Polanco & Ibrahima Camara

Memo: re: 113 S Jefferson

**Term # 2013-ML-1877 Allentown School District / Public Asset Management Inc filed June 28, 2013 in the amount of \$1,435.41.**

Defendant: Marie Polanco & Ibrahima Camara

Memo: re: 113 S Jefferson

**Term # 2014-ML-1204 Allentown City filed May 30, 2014 in the amount of \$188.90.**

Defendant: Marie Polanco & Ibrahim Camara

Memo: re: 113 S Jefferson

**Term # 2014-ML-1205 Allentown City filed May 30, 2014 in the amount of \$493.90.**

Defendant: Marie Polanco & Ibrahim Camara

Memo: re: 113 S Jefferson

**Term # 2014-ML-1206 Allentown City filed May 30, 2014 in the amount of \$423.90.**

Defendant: Marie Polanco & Ibrahim Camara



Memo: re: 113 S Jefferson

**Term # 2014-ML-1207 Allentown City filed May 30, 2014 in the amount of \$238.90.**

Defendant: Marie Polanco & Ibrahim Camara

Memo: re: 113 S Jefferson

**Term # 2014-ML-1208 Allentown City filed May 30, 2014 in the amount of \$488.90.**

Defendant: Marie Polanco & Ibrahim Camara

Memo: re: 113 S Jefferson

**Term # 2014-ML-1209 Allentown City filed May 30, 2014 in the amount of \$244.90.**

Defendant: Marie Polanco & Ibrahim Camara

Memo: re: 113 S Jefferson

**Term # 2014-ML-1614 Allentown City filed July 14, 2014 in the amount of \$5,358.39.**

Defendant: Marie Polanco & Ibrahima Camara

Memo: re: 113 S Jefferson

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**FEDERAL LIENS**

None Found

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**UCC RECORDER**

None Found

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**SUITS**

None Found

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**Restrictions:** \*Home Owners / Property Owners Association, if any, has not been searched. Therefore, no liability is assumed hereunder for any liens filed against same.

\*Subject to any and all restrictions, reservations, conditions, covenants, etc. as recorded throughout the chain of title.

\*Subject to Environmental Protection Liens filed in the United States District Court and not of record in the above referenced county courthouse.

\*Subject to the public and private utility easements not of record.

\*Subject to the terms and conditions of any unrecorded leases and agreements.

**Objections:** \*Pursuant to House Bill 1412, overdue support obligations of this or any other state which are on record at the Domestic Relations Office constitutes a lien against the property. Due to the unavailability of appropriate support records, Pro-Search, Inc. cannot certify as to this matter.

\*This search excepts any defects, liens, encumbrances, adverse claims or other matters, as a result or caused by computer error, program error or limitations, programmer error, or the like, including but not limited to any misspellings or derivations of the surname, except for the following:

Marie Polanco  
Ibrahima Camara  
Mark Staats  
Stefanie Staats  
Joseph Chipkar



John M Furbur

**Remarks:** CHECKED THE REGISTER OF WILLS IN LEHIGH COUNTY - FOUND NO ESTATE FILED FOR CURRENT OWNERS - Marie Polanco and Ibrahima Camara.

BANKRUPTCY SEARCH IN THE EASTERN DISTRICT COURT OF PA RESULTED IN NO PENDING BANKRUPTCY FILINGS FOR Marie Polanco and Ibrahmia Camara.

Judicial Sale #68-54

Our File: B-36530

Premises: 124 South Blank Street, Allentown City

Parcel# 549688441879-1

Owner: Debra L. Albanese, widow

Deed: 7243284

Period Searched: 3-26-42 to 9-17-14

Mortgages: None

Judgments:

2011-ML-3116 Scire Facias	Mun. Lien 11-1-11	9-21-11	\$651.50	Allentown City
2012-ML-2875 Scire Facias	Mun. Lien 11-7-12	9-27-12	\$704.37	Allentown City
2012-ML-3084 Management, Inc., Assignee of the Allentown School District	Mun. Lien	10-15-12	\$667.90	Public Asset
2013-ML-2477 Management, Inc., Assignee of the Allentown School District	Mun. Lien	8-12-13	\$686.83	Public Asset
2013-ML-3023	Mun. Lien	10-1-13	\$705.28	Allentown City

Subject to Delinquent Taxes (see printout)

RICHARD J. JACOBS  
Attorney-at-Law  
1772 Arden Lane  
Bethlehem, Pa. 18015  
Phone 610 838-6830  
Cell 610 360-4405  
Fax 610 838-0237  
C7451@aol.com

Faxed to: County of Lehigh

No. of Pages: Emailed

From: Richard J. Jacobs

Date: Sept. 14, 2014

Search Cover Date: Sept. 1, 2014

Title Report: 0850 N. Halstead St., 0880, Allentown, Pa.

Sale No. 68-56

Owner: Luis Senfis Johnson  
No deed-mobile home

Tax Parcel No.640788305745-2

The following liens and encumbrances are against the property:

1. Delinquent taxes on file with tax claim bureau.

END OF REPORT

## Tax Sale Search

October 2, 2014

### 60 Year Title Report

Tax Sale #68-57 Lehigh County Dept. of Law

COVER DATE: 9-19-14

PROPERTY: 1303 S. Race Street  
Lots 493 & 494 "Village of Edgemont"  
City of Allentown, Lehigh County

Tax ID# 640655161305-1

ASSESSED \$139,400.00

TAXES: Delinquent Taxes reported to County Tax Claim Office for 2012 & 2013 for \$1,779.88

OWNERS: Reneal Wilson, widow and Daleita L. Wilson, single, as joint tenants with the right of survivorship

DEED: 7083621, dated 5-5-03 and recorded 5-5-03, consideration \$1.00

MORTGAGE: Reneal Wilson and Daleita L. Wilson to MERS for GMAC Mortgage, LLC dba ditech, P.O. Box 2026, Flint MI 48501-2026, dated 10-24-07 and recorded 11-15-07 in the amount of \$128,000.00 in Document 7451644.

LIENS: None

EXCEPTIONS: Subject to conditions, restrictions, reservation, easements, agreements, notes and set-back lines imposed on the Plan of "Village of Edgemont", recorded in Map Book 1, page 169.

Subject to Building Set Back as set forth in Deed Book 210, page 696.

Subject to Deed of Easement to the City of Allentown, recorded 9-11-08 in Document 7498024.

Possible tax increase based on additional assessment not yet due and payable hereto or hereafter made by reason of new construction or for any major improvements to premises pursuant to provisions of Acts of Assembly relating thereto.

Easements or claims of easements, right of ways, restrictions not shown by the public records.

See page 2



Page 2  
1303 S. Race Street

EXCEPTIONS: Except to any variation in location or dimensions, conflicts, discrepancies, and any other objections or easements which may be revealed by a survey.

Subject to public and private rights lying in the beds of all abutting streets, roads, and alleys.

Except to any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Comments:

This abstract of title does not certify to delinquent taxes collected privately or current real estate taxes. Tax information only reflects the status of real estate taxes available from the County Office. Tax certificates to tax collectors suggested.

Domestic Relations Liens and Bankruptcy Liens are not included in the report. Any liens listed may reflect common names which may or may not be applicable to your client.

No responsibility is accepted for items not indexed or improperly indexed contained in the Court House Records. No Liability shall exist for any matters of record that are outside the search period.

END

68-58

10/3/2014  
Cover 9-4

135 W Susquehanna St  
Allentown  
640656839734-1 Tile 466007A  
7386384  
72700.00

owner – Cindy R Adams

1. Mortgage to People First FCU # 2011004238, dated 1-14-11, recorded 2-3-11 for 84490.07 ( 2141 Downyflake Ln, Allentown PA 18103 )
2. Allentown School District and Public Asset Management Inc assignee vs Cindy R Adms  
2011-ml-1451 filed 5-11-11 for 1121.09  
refiled 11-19-12 for 1667.54  
2012-ml-3673 filed 12-6-12 for 1196.80  
2013-ml-1472 filed 6-14-13 for 1229.48
3. City of Allentown vs Cindy R Adams  
2012-ml-640 filed 4-23-12 for 922.64  
refiled 10-24-12 for 1386.95
4. 2010-c-3860 Lafayette Ambassador Bank vs Cindy Adams, 2-11-11 judgement for 16791.07 ( 360 Northampton St, Easton PA 18042 )
5. owe taxes  
county for 2012-2013 – 845.04  
school for 2010 to 2013 and city for 2011-2012 – 7747.57

RECORDED  
INDEXED  
2014 OCT 31 10 11 AM  
ALLTOWN PA

**JANET M. LEMBACH**  
**4599 PLEASANT VIEW DRIVE**  
**COOPERSBURG, PA 18036**  
**610-351-5071**  
**610-351-5073 (f)**  
**Email: [janlem@rcn.com](mailto:janlem@rcn.com)**

September 29, 2014

Department of Law  
Lehigh County Court House  
17 S. 7<sup>th</sup> Street  
Allentown, PA 18102

RE: **Judicial Tax Sale Number: 68-59**

Owner: Peter A. Stetch and Helen M. Stetch  
Premises: 860 Constitution Dr., 16<sup>th</sup> Ward, City of Allentown, Lehigh County, PA  
Pin No.: 640677175976-1  
Total Assessment: \$56,400.00

I have caused a search of the records in the Lehigh County Assessment and Judicial Records – Recorder of Deeds, Register of Wills and Civil Divisions Offices from April 5, 1941 to the cover date of **September 23, 2014** on the above-captioned premises. Title is vested in **Peter A. Stetch and Helen M. Stetch**, by virtue of Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., dated March 7, 1990 and recorded March 8, 1990 in the Office of Recorder of Deeds of Lehigh County, Pennsylvania at Deed Book Volume 1449, page 1001.

Liens:

1. Delinquent Real Estate Taxes reported to the Lehigh County Tax Claim Bureau in the amount of \$960.05.
2. Mortgage: Between Peter A. Stetch and Helen M. Stetch, Mortgagor, To: Citi Financial, Inc., (3321 Hamilton Blvd., Allentown, PA 18103), Mortgagee, dated 6-13-2003, recorded June 17, 2003, to Doc. Id. 7094099, to secure: \$8,506.73.

Objections:

1. Rights or claims by parties in possession or under the terms of any unrecorded lease or agreement(s) of sale.
2. Any variation in location of lines or dimensions or other matters which an accurate survey would disclose.
3. Easements, or claims of easements, not shown by the Public Records.
4. Possible tax increase based on additional assessment not yet due and payable.

5. Title to that part of the premises lying in the bed and right of way of all roads, driveways and alleyways is subject to public and private rights therein.

***Lisa M. Reinhart, Title Abstractor***

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This search has been performed for the purposes and needs of Lehigh County Tax Claim Bureau and is intended for the sole use of the Lehigh County Tax Claim Bureau. This report is based upon the examination of public records. The premises herein are subject to the liens, encumbrances and exceptions hereinafter set forth. This report does not constitute title insurance in any way and should not be relied upon by third parties to determine the condition of title, its insurability and/or marketability. The status of title to the subject premises may be affected by matters disclosed by survey, right of parties in possession and other items not found of record and not certified herein.....

Judicial Sale Property Number 68-60

9/22/2014

**COVER DATE:** 9/17/2014

**TITLE VESTED IN:** Vincent George, Sr (2445 E Texas Blvd, Allentown, PA 18103-2837)

**PREMISES:** 2445 East Texas Blvd, Allentown, Lehigh County, Pennsylvania

**PARCEL IDENTIFICATION NO.** 549623052997-1

**ASSESSED VALUE:** Land: \$ 26,400 Building: \$ 163,200 Total: \$ 189,600

**DEED INFORMATION:** Conveyance from Vincent George Sr & Evelyn Nowlin, married to Vincent George Sr in Deed dated 8/30/2004 and recorded 11/18/2004 in Lehigh County Document No. 7229040.

**MORTGAGES:** Vincent George Sr to Citibank Federal Savings Bank, (11800 Spectrum Center Drive, Reston VA, 22090) dated 1/13/2005 and recorded 3/9/2005 in Lehigh County Document No. 7250445 in the amount of \$100,000.

**JUDGMENTS / MUNICIPAL LIENS:**

Lehigh County Bureau of Collections vs. Vincent Clarence George (614 N New Street, Allentown, PA 18102): Criminal Lien filed 1/23/2009 to Lehigh County Case No. 2009-CL-0283 in the amount of \$691.55.

Palisades Collection LLC (c/o Apothaker & Associates PC, 520 Fellowship Rd C306, Mount Laurel, NJ 08054) vs. Vincent George, (2445 E Texas Blvd, Allentown, PA 18103-2837); Judgment filed 9/23/2010 to Lehigh County Case No. 2010-C-0667. Judgment filed 9/23/2010 in the amount of \$3412.12.

**FEDERAL LIENS:** None

**SUITS:** David J Doyoga Trustee of the Estate of Evelyn Nowlin Carroll, (Suite 1002 28 Court Street, Brooklyn, NY 11242) vs. Vincent George, Sr (2445 E Texas Blvd, Allentown, PA 18103-2837; Lis Pendens filed 4/18/2008 to Lehigh County Case No. 2008-C-1855.

United States of America (c/o Sarah E Paul, Assistant United States Attorney, One St. Andrew Plaza, New York, New York 10007) vs. Vincent George, Sr (2445 E Texas Blvd, Allentown, PA 18103-2837; Lis Pendens filed 4/9/2012 to Lehigh County Case No. 2012-C-1455)

**TAX CLAIM BUREAU:** 2012 and 2013 County delinquent in the amount of \$2412.61.  
2013 School delinquent in the amount of \$3218.59.

**DOMESTIC RELATIONS:** N/A

**EXCEPTIONS:**

- 1) EXEMPT TO TITLE PRIOR TO 11/10/1950
- 2) TAXES ARE CHECKED, HOWEVER THEY ARE NOT CERTIFIED. CERTIFICATION CAN BE OBTAINED FROM THE COUNTY TAX OFFICE.
- 3) SUBJECT TO ANY UNRECORDED AGREEMENTS
- 4) Subject to Minor Subdivision Plan of 625 S 25<sup>th</sup> St as set forth in Map Book 7, page 143.

Probate - None found

JAMES T. CONBEER - TITLE SEARCHES  
6496 EICHLER CIRCLE  
COOPERSBURG, PA. 18036

TITLE ABSTRACT

NUMBER: 2014 TAX SALE 68-62

PERIOD SEARCHED: 8-15-1921 TO 9-17-2014

OWNERS OF RECORD: COLE: WILLIAM ROBERT

DEED OF RECORD: VOLUME 1617 PAGE 1074

LOCATION: 537-539 GREENWOOD STREET  
ALLENTOWN  
TAX ID PIN #: 6405696437931  
TAX CLAIMS: OPEN 2012-2013  
TAXES: \$478.26

LIENS OR ENCUMBRANCES:

NO OPEN MORTGAGES

SEE PAGE 2 FOR OPEN LIENS

SUBJECT TO POSSIBLE PUBLIC UTILITY EASEMENTS NOT  
APPEARING OF RECORD.

SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE  
BEDS OF ALL ABUTTING STREETS, ROADS AND ALLEYS.

OPEN LIENS:

JUDGEMENT NOTE: FIRST COMMONWEALTH FCU  
ADDRESS: PO BOX 20450, LEHIGH VALLEY, PA 18002-0450  
CASE 2011-N-1023 R: 7-1-11 \$4877.93

MUNICIPAL LIENS: (4)

ALLENTOWN CITY

CASE 2009-ML-0852 R: 4-28-09 \$853.09  
CASE 2011-ML-1612 R: 5-16-11 \$870.93  
CASE 2012-ML-0648 R: 4-23-12 \$871.14  
CASE 2013-ML-1117 R: 5-16-13 \$872.05

ALLENTOWN SCHOOL DISTRICT (4)

CASE 2010-ML-1243 R: 5-12-10 \$806.68  
CASE 2011-ML-1634 R: 5-16-11 \$828.80  
CASE 2012-ML-2383 R: 8-15-12 \$850.93  
CASE 2013-ML-2584 R: 8-20-13 \$862.84



SEARCH FORM: x Full 60  Full 40  Platted  Bringdown Purchase

Order Number: 2014-63 Searched From: 04/25/1949 to Effective Date: 09/11/2014

Present Owners: Estate of Frank Sebastionelli, deceased

As shown on vesting deed:

Property Address: 513 Mohawk Street

Property City: Allentown Property County: Lehigh

Property State: PA

Tax ID #: 640652220979-1 Assessment: \$99,400.00

Plat/Plan Recorded: Book Page Map #

Buyers:

Source Deed:

Current Legal?  Yes or  No

X Estate Information: 2014-1214

Divorce:

Legal Description:

Use Legal Description: Book/Instrument # Page to

Use New Legal attached

Legal to be produced

Recital: BEING the same premises conveyed to: Frank L. Sebastionelli and Georgia A. Sebastionelli

by deed from Frank L. Sebastionelli and Georgia Apotsos

dated 08/11/1987 and recorded 08/14/1987 in the Office of the Recorder of Deeds of Lehigh

County in Deed/Record Book 1400 Page 457 (or) Instrument # .

REAL ESTATE TAXES (FOR INFORMATION PURPOSES ONLY -- Taxes not certified):

Outstanding taxes due:  Yes or  No

What years?

Amount: \$

**Mortgages: (Total # 2 / See copies attached):**

**Amount: \$13,950.00 Dated: 04/10/2007 Recorded: 05/24/2007**

**Covers Premises and More?  Yes or x No**

**Book/Instrument # 74109426 Page**

**Mortgagor: Frank L. Sebastianelli**

**Mortgagee: Wachovia Bank, N.A.**

**Subordination filed 03/18/2011 in instrument 2011009516**

\*\*\*\*\*

**Amount: \$114,133.00 Dated: 04/10/2007 Recorded: 05/25/2007**

**Covers Premises and More?  Yes or x No**

**Book/Instrument # 7413463 Page**

**Mortgagor: Frank L. Sebastianelli**

**Mortgagee:**

**Assigned to:**

\*\*\*\*\*

**Amount: \$ Dated: Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument # Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

**See attached for additional Mortgages**

**# 2 Judgments (see attached) 2010-C-3123, 2011-C-1892**

**# Suits (see attached)**

**# Federal Tax Liens (see attached)**

**# 9 Municipal Liens (see attached) 2009-ML-0714, 2009-ML-1182, 2010-ML-3451, 2010-ML-3466, 2011-ML-1032, 2011-ML-1088, 2012-ML-0172, 2012-ML-1227, 2013-ML-0145**

**# Financing Statements (see attached)**

**EXAMINER NOTES:**

**Exceptions: X Yes - see attached or  None**

READ THE EXCEPTIONS. IF THERE ARE ANY PROBLEMS WITH THE TITLE ASIDE FROM LIENS IT WILL BE NOTED THERE.

- 1) EXEMPT TO TITLE PRIOR TO LAST DEED IN SEARCH
- 2) TAXES ARE CHECKED, HOWEVER THEY ARE NOT CERTIFIED. CERTIFICATION CAN BE OBTAINED FROM THE COUNTY TAX OFFICE AND OTHER APPROPRIATE PARTIES.
- 3) EASEMENT OF PARTY WALL, IF ANY
- 4) TITLE TO THAT PART OF THE PREMISES LYING IN THE BED AND RIGHT OF WAY OF ALL ROADS, DRIVEWAYS AND ALLEYS IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN.
- 5) LIABILITY LIMITED TO AMOUNT OF SEARCH
- 6) ACREAGE CONTENT NOT INSURED
- 7) HOMEOWNERS ASSOCIATION DUES, IF ANY
- 8) PROPERTY IS IN AN ESTATE. SUBJECT TO THE RIGHTS OF THE HEIRS OF THE ESTATE, FEDERAL ESTATE TAX, AND PA INHERITANCE TAX.
- 9) ALL MATTERS OF PLAN IN MAP BOOK 4 PAGE 20, 2 PAGE 36, 3 PAGE 79.
- 10) RESTRICTIONS IN MISCELLANEOUS BOOK 169 PAGE 34
- 11) RIGHT OF WAY TO PP&L IN MISCELLANEOUS BOOK 169 PAGE 154
- 12) AGREEMENT WITH CITY OF ALLENTOWN IN MISCELLANEOUS BOOK 169 PAGE 388



Client: County of Lehigh

Order Date: 9/15/2014

Ordered By:

Client Ref #: 68-64

Search: 60-Year Title Search

Cost Center:

Name Ordered: Zupruk, Nancy E

Address: 1427 Prospect Ave

641797933944-1

Municipality: Bethlehem

County: Lehigh

State: PA Zip:

This title search is based upon the examination of the recorded evidence of the title in the making of appropriate searches from the records. This is not a title insurance policy and does not guarantee title. Upon payment, liability is assumed by Pro-Search, Inc. for any negligence, mistakes or omissions by the abstractor and only for the time period searched.

**COVER DATE: 9/17/2014**

**RECORD OWNER**

Being the same premises which Zupruk, Gerald M & Nancy E granted and conveyed unto Zupruk, Nancy E by deed dated July 20, 2009 and recorded August 31, 2009 in Lehigh County Instrument # 2009034909 for the consideration of \$1.00.

**PREMISES**

1427 Prospect Ave

Bethlehem City

Lehigh County PA

Parcel #: G11NW4A 2-3

Pin # 641797933944-1

Assess: \$366,800.00 Tax: \$4,175.64 Year 2013

**MORTGAGES**

Instrument # 2014023589 MERS / Liberty Home Equity Solutions, Inc. @ 10951 White Rock Rd Suite 200 Rancho Cordova CA 95670 dated August 29, 2014 recorded September 05, 2014 in the amount of \$645,000.00.

Mortgagor: Nancy E Zupruk

Instrument # 2014023590 Secretary of Housing and Urban Development @ 451 7th St SW Washington DC 20410 dated August 29, 2014 recorded September 05, 2014 in the amount of \$645,000.00.

**JUDGMENTS**

Term # 2011-ML-1523 Bethlehem City filed May 11, 2011 in the amount of \$2,649.65.

Defendant: Nancy E Zupruk

Docket Entry: 6/8/2011 - praecipe for writ of scire facias

Docket Entry: 4/13/2012 - judgt entered \$3,322.89

Docket Entry: 4/2/2014 - praecipe for exec

Memo: re: 1427 Prospect Ave

Term # 2013-ML-1666 Bethlehem Area School District filed June 21, 2013 in the amount of \$7,844.49.

Defendant: Nancy E Zupruk

Docket Entry: 7/15/2013 - praecipe for writ of scire facias



Docket Entry: 11/14/2013 - praecipe to reissue writ

Memo: re: 1427 Prospect Ave

Term # 2013-ML-1720 Bethlehem City filed June 24, 2013 in the amount of \$2,799.01.

Defendant: Nancy E Zupruk

Memo: re: 1427 Prospect Ave

Term # 2014-ML-1315 Bethlehem Area School District filed June 10, 2014 in the amount of \$6,368.52.

Defendant: Nancy E Zupruk

Memo: re: 1427 Prospect Ave

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**FEDERAL LIENS**

None Found

---

**UCC RECORDER**

None Found

---

**SUITS**

None Found

---

**Restrictions:** \*Home Owners / Property Owners Association, if any, has not been searched. Therefore, no liability is assumed hereunder for any liens filed against same.

\*Subject to any and all restrictions, reservations, conditions, covenants, etc. as recorded throughout the chain of title.

\*Subject to Environmental Protection Liens filed in the United States District Court and not of record in the above referenced county courthouse.

\*Subject to the public and private utility easements not of record.

\*Subject to the terms and conditions of any unrecorded leases and agreements.

Subject to Subdivision on Property of Thomas L Morano as set forth in Map book 4 page 103.

Subject to Agreement with City of Bethlehem as set forth in Misc 477 page 200.

Subject to easements etc as set forth in chain deed 1477 page 9.

**Objections:** \*Pursuant to House Bill 1412, overdue support obligations of this or any other state which are on record at the Domestic Relations Office constitutes a lien against the property. Due to the unavailability of appropriate support records, Pro-Search, Inc. cannot certify as to this matter.

\*This search excepts any defects, liens, encumbrances, adverse claims or other matters, as a result or caused by computer error, program error or limitations, programmer error, or the like, including but not limited to any misspellings or derivations of the surname, except for the following:

Nancy E Zupruk  
Gerald M Zupruk  
Thomas L Morano  
Steven A Webster

**Remarks:** CHECKED THE REGISTER OF WILLS OFFICE IN LEHIGH COUNTY - FOUND NO ESTATE FILED FOR CURRENT OWNER Nancy E Zupruk

BANKRUTPCY SEARCH IN THE EASTERN DISTRICT COURT OF PA RESULTED IN NO PENDING BANKRUPTCY FILINGS FOR Nancy E Zupruk

LISA CHRISTMAN – TITLE SEARCHES

NUMBER: 2014 TAX SALE #68-66  
PERIOD SEARCHED: 12 -8-1953 TO 09-17-2014  
OWNERS OF RECORD: FTT PROPERTIES, LLC  
DEED OF RECORD: INSTRUMENT #2012032906

LOCATION: 405 CRANE ST., CATASAUQUA BOROUGH  
PIN #640809832990-1

**LIENS OR ENCUMBRANCES:**

-MORTGAGE IN 1564/141 YORK FEDERAL SAVINGS AND LOAN ASSOCIATION 5/26/1989  
6/2/1989 \$31,900 (CLOSED) -(101 S GEORGE ST., YORK, PA 17405) SIGNED: EDWARD G  
HUMMEL

**JUDGMENTS:**

-MUNICIPAL LIEN: 2011-ML-1432 5/10/2011 \$1,645.58 -CATASAUQUA AREA SCHOOL DISTRICT  
(201 N 14<sup>TH</sup> ST, CATASAUQUA PA 18032) VS: EDWARD G HUMMEL (405 CRANE ST,  
CATASAUQUA PA 18032) 6-6-2011 PRAE FOR WRIT OF SCIRE FACIAS// 8-26-2011 JUDGT  
\$685.50

-MUNICIPAL LIEN: 2012-ML-1581 6/29/2012 \$1667.71 – CATASAUQUA AREA SCHOOL  
DISTRICT (201 N. 14<sup>TH</sup> ST, CATASAUQUA PA 18032) VS: FTT PROPERTIES LLC (P.O. BOX 2388  
LIVINGSTON, NJ 07039) // 7/18/2013 PRAE TO AMEND MUN LIEN TO ADD FTT PROPERTIES LLC

-MUNICIPAL LIEN: 2012-ML-3426 11/7/2012 \$948.98 - CATASAUQUA BOROUGH (118 BRIDGE  
ST, CATASAUQUA PA 18032) VS: FTT PROPERTIES LLC (405 CRANE ST, CATASAUQUA PA 18032)  
// 2/4/13 PRAE FOR WRIT OF SCIRE FACIAS // 10/8/2013 PRAE TO AMEND MUNICIPAL LIEN TO  
ADD FTT PROPERTIES LLC

-MUNICIPAL LIEN: 2013-ML-0298 3/18/2013 \$1445.31 - CATASAUQUA BOROUGH (118  
BRIDGE ST, CATASAUQUA PA 18032) VS: FTT PROPERTIES LLC (P.O. BOX 2388, LIVINGSTON, NJ  
07039) //10/8/2013 PRAE TO AMEND MUNICIPAL LIEN TO ADD FTT PROPERTIES // 10/8/2013  
PRAE FOR WRIT OF SCIRE FACIAS

PAGE #2 – TAX SALE #68-66 - FTT PROPERTIES

-MUNICIPAL LIEN: 2013-ML-3383 11/18/2013 \$1668.62 - CATASAUQUA BOROUGH (118 BRIDGE ST, CATASAUQUA PA 18032) VS: FTT PROPERTIES LLC (P.O. BOX 2388 , LIVINGSTON, NJ 07039)

-MUNICIPAL LIEN: 2013-ML-3569 12/17/2013 \$697.20 - CATASAUQUA BOROUGH (118 BRIDGE ST, CATASAUQUA PA 18032) VS: FTT PROPERTIES LLC (16 EVERGREEN AVE, LIVINGSTON, NJ 07039)

-MUNICIPAL LIEN: 2014-ML-0179 2/4/2014 \$31,703.33 - CATASAUQUA BOROUGH (118 BRIDGE ST , CATASAUQUA PA 18032) VS: FTT PROPERTIES LLC (16 EVERGREEN AVE, LIVINGSTON, NJ 07039)

-STATE LIEN: 2014-SL-0140 3/13/2014 \$1976.96– COMMONWEATH OF PA –DEPT OF REVENUE ( BUREAU OF INDIVIDUAL TAXES , P.O. BOX 280603, HARRISBURG, PA 17128) VS: STEPHEN STEIN (5225 MEMORIAL ROAD, GERMANSVILLE, PA 18053 AND FTT PROPERTIES LLC (P.O. BOX 2388, LIVINGSTON, NJ 07039)

-STATE LIEN: 2014-SL-0340 6/9/2014 \$4565.14 COMMONWEALTH OF PA –DEPT OF REVENUE (BUREAU OF INDIVIDUAL TAXES (P.O. BOX 280603 , HARRISBURG, PA 17128-0603) VS: EDWARD G HUMMEL (4154 LEHIGH DR, P.O BOX 903 CHERRYVILLE, PA 18035) & FTT PROPERTIES LLC (P.O. BOX 2388, LIVINGSTON, NJ 07039)

**OPEN REAL ESTATE TAXES: \$5,341.46**

(NOTICE: DIVORCE – 1994-FC-1225 TRACY L HUMMEL (7670 CORNING RD, ZIONSVILLE PA) VS: EDWARD HUMMEL, JR. (107 TULIP ST, HATFIELD PA) COMPLAINT 10/24/1994 // FINAL 6/20/1995

SUBJECT TO POSSIBLE CORPORATE TAXES DUE.

SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE BEDS OF ALL ABUTTING STREETS ROADS AND ALLEY WAYS.



**Tax Sale Search**

October 2, 2014

**60 Year Title Report**

Tax Sale #68-68 Lehigh County Dept. of Law

COVER DATE: 9-11-14

PROPERTY: 824 W. State Street  
Coopersburg Borough, Lehigh County

Tax ID# 642337293081-1

ASSESSED \$150,700.00

TAXES: Delinquent Taxes reported to County Tax Claim Office for 2011 & 2012 for \$7,587.17

OWNERS: Matthew J. Lichtenwalner, single

DEED: 7404427, dated 1-2-07 and recorded 3-12-07, consideration \$162,500.00

MORTGAGE: Matthew J. Lichtenwalner to Wachovia Bank, National Association, 301 S. College St., VA 0343, Charlotte, NC 28288-0343, dated 9-27-07 and recorded 10-22-07 in the amount of \$187,205.00 in Document 7447487.

Matthew J. Lichtenwalner to Wachovia Bank, National Association, 301 S. College St., VA 0343, Charlotte, NC 28288-0343, dated 10-6-07 and recorded 10-29-07 in the amount of \$15,000.00 in Document 7448709.

LIENS: Divorce Action Judgment 2007-FC-95, filed 3-24-11 in the amount of \$60,000.00: Tesia N. Bortz fka Tesia N. Lichtenwalner vs. Matthew J. Lichtenwalner.

Civil Action 2011-C-4098, filed 1-18-12 in the amount of \$58,870.00: Gloria Fellman, 415 N. 5<sup>th</sup> St., Emmaus, PA 18049 vs. Matthew J. Lichtenwalner.

Municipal Lien 2011-ML-3458, filed 11-29-11 in the amount of \$898.20: Borough of Coopersburg, 5 N. Main St., Coopersburg, PA 18036 vs. Matthew J. Lichtenwalner.

Municipal Lien 2012-ML-267, filed 2-23-12 in the amount of \$456.86: Borough of Coopersburg, 5 N. Main St., Coopersburg, PA 18036 vs. Matthew J. Lichtenwalner.

Mortgage Foreclosure Action 2014-C-2980, filed 9-16-14 and not yet reduced to judgment: Wells Fargo Bank, N.A. 101 N. Phillips Ave., Sioux Falls, SD 57104 vs. Matthew J. Lichtenwalner.

See page 2

Page 2  
824 W. State Street

Divorce Action: 2007-FC-95, filed 1-22-07 and granted 8-7-07: Tesia N. Lichtenwalner vs. Matthew J. Lichtenwalner. Notice to retake name 8-31-07 Tesia N. Bortz.

EXCEPTIONS: Subject to typographical errors and missing coordinates in Deeds 7404427 and 7353297. Correct legal is contained in Deed Book 1251, page 399.

Subject to Reservations and Exceptions as cited in Deed 7404427.

Possible tax increase based on additional assessment not yet due and payable hereto or hereafter made by reason of new construction or for any major improvements to premises pursuant to provisions of Acts of Assembly relating thereto.

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END

68-69

10-3/2014

Cover 9/4

1345 Pennsylvania Ave  
Emmaus  
549420191624 -1 Tile 445913  
1545-545  
121200.00

owner – Mike Skrzypczak

1. Mortgage to Citizens Bank of PA #2011022059, dated 6-28-11 recorded 7-20-11 for 70000.00 open end. (1735 Market St, Phila, Pa 19103
2. Mortgage to First Niagara Bank NA #2011022353, dated 6-20-11, recorded 7-21-11 for 80000.00 open end. ( 6950 Transit Rd, PO Box 514, Lockport NY 14095 )
3. Owe Taxes – borough 2012, county 2012-2013, school 2012-2013 – 5590.23
4. 2014-c-367 Citizens Bank of PA vs Mike Skrzypczak, 2-6-14 complaint filed in foreclosure, 9-11-14 judgement for 78073.45 (10561 Telegraph Rd, Glen Allen VA 23059 )
5. Emmaus Borough vs Mike Skrzypczak  
2014-ml-582 filed 4-2-14 for 872.20  
2014-ml-633 filed 4-14-14 for 1239.99
6. Notice – 2014-c-439 First Niagara Bank NA successor by merger to Harleystville National Bank + Trust Co vs Mike Skrzypczak 2-11-14 complaint filed in forclosure, not reduced to judgement.  
( Suite 106, 726 Exchange St, Buffalo NY 14210 )
7. Reservation in deed 1645-545
8. Alley restriction in deed 967-319

EMMAUS BOROUGH  
TAX OFFICE  
1545-545  
121200.00

**JANET M. LEMBACH**  
**4599 PLEASANT VIEW DRIVE**  
**COOPERSBURG, PA 18036**  
**610-351-5071**  
**610-351-5073 (f)**  
**Email: [janlem@rcn.com](mailto:janlem@rcn.com)**

October 2, 2014

Department of Law  
Lehigh County Court House  
17 S. 7<sup>th</sup> Street  
Allentown, PA 18102

**RE: Judicial Tax Sale Number: 68-70**

Owner: Charles E. DeLong Estate, et al

Premises: 25' x 34.75 irreg. shaped parcel, s/s Arch Street, Borough of Emmaus, Lehigh County, PA

Pin No.: 549421531330-1

Total Assessment: \$4,600.00 (Land Only)

I have caused a search of the records in the Lehigh County Assessment and Judicial Records – Recorder of Deeds, Register of Wills and Civil Divisions Offices from July 17, 1919 to the **cover date of September 29, 2014** on the above-captioned premises. Title is vested in **Mable L. DeLong, Co-Executor of the Estate of Minnie C. DeLong, deceased, and James E. Hieter, Executor of the Estate of Emma E. Hieter, deceased, previously Co-Executor of the Estate of Minnie C. DeLong, deceased, Mable L. DeLong, Co-Administrator, d.b.n.c.t.a. of the Estate of Charles E. DeLong, deceased, and James E. Hieter, Executor of the Estate of Emma E. Hieter, deceased, previously CO-Administrator, d.b.n.c.t.a., of the Estate of Charles E. DeLong, deceased, Mable L. DeLong, individually, James E. Hieter, Executor of the Estate of Emma E. Hieter, deceased, James E. Hieter, individually, David C. Hieter, individually and Barbara J. Edelman, individually, being all of the residuary beneficiaries under the Last Will and Testament of Emma E. Hieter, deceased, Margaret C. DeLong-Duch and M. Kathleen DeLong, being the sole heirs at law of Warren C. DeLong, deceased, Esther M. Wallace and Paul DeLong, Co-Executors of the Estate of Miriam M. DeLong, deceased, previously, Administratrix of the Estate of Tilghman A. DeLong, deceased, and Donald P. Winzer and Ethel Mae Dervarics, Co-Executors of the Estate of Quena G. Winzer, deceased, being all of the heirs of Minnie C. DeLong and Charles E. DeLong, deceased, by virtue of Deed from Katherine A. Swavely and Edward S. Swavely, her husband, Caroline A. Stansfield and Percival E. Stansfield, her husband, Forrest F.J. Iobst and Irene Iobst, his wife, Annie M. Goldsmith and Harry W.D. Goldsmith, her husband; Helen H. Wilford and Paul R. Wilford, her husband; and Edgar H. Iobst, individually and Esther D. Iobst, his wife; Elizabeth L. Guiler and Karl Guiler, her husband, dated June 8, 1945 and recorded June 20, 1945 in the Office of Recorder of Deeds of Lehigh County, Pennsylvania at Deed Book Volume 665, page 57. **LESS AND EXCEPTING THEREFROM** D.B.V. 337, page 614; D.B.V. 459, page 210; D.B.V. 462, page 478; D.B.V. 542, page 172; D.B.V. 549, page 282; D.B.V. 576, page 541; D.B.V. 581, page 482; D.B.V. 605, page 83; D.B.V. 625, page 317; D.B.V. 734, page 543; D.B.V. 791, page 67; D.B.V. 869, page 390; D.B.V. 914, page 443; D.B.V. 1132, page 27.**

WHEREAS, Charles E. DeLong, deceased, and Minnie C. DeLong, deceased, husband and wife, both late of the Borough of Emmaus, County of Lehigh and Commonwealth of Pennsylvania, died on February 22, 1948 and December 15, 1967, respectfully; and

WHEREAS, the said Charles E. DeLong left a Last Will and Testament dated June 30, 1941, which said Last Will was duly probated on March 17, 1948, in the Office of the Register of Wills in and for Lehigh County, at File No. 38937; and

WHEREAS, the said Minnie C. DeLong left a Last Will and Testament dated March 9, 1948, which said Last Will and Testament dated March 9, 1948, which said Last Will and Testament was duly probated on January 6, 1968, in the Office of the Register of Wills in and for Lehigh County at File No. 1968-0034; and

WHEREAS, the said Minnie C. DeLong designated her children, Mabel L. DeLong, Emma E. Hieter and Tilghman A. DeLong, to be the Co-Executors of the aforesaid Last Will and Testament who qualified as such and Letters Testamentary were duly issued; and

WHEREAS, the said Minnie C. DeLong, deceased, in said Last Will and Testament, devised and bequeathed all of the residue of her estate unto her five children, Mabel L. DeLong, Emma E. Hieter, Tilghman A. DeLong, Warren C. DeLong and Quena G. Winzer, thereby vesting title in the real estate to her said children; and

WHEREAS, the said Emma E. Hieter, late of the Borough of Emmaus, died on June 14, 1998, and left a Last Will and Testament dated May 28, 1982, which said Last Will and Testament was duly probated on July 8, 1998, in the Office of the Register of Wills in and for Lehigh County, at File No. 1998-0877; and

WHEREAS, the said Emma E. Hieter, designated her son, James E. Hieter, to be the Executor of the aforesaid Last Will and Testament who qualified as such and Letters Testamentary were issued; and

WHEREAS, the said Emma E. Hieter, deceased, in said Last Will and Testament, devised and bequeathed all of the residue of her estate unto her three children, James E. Hieter, David C. Hieter and Barbara J. Edelman, thereby vesting title in the hereinafter unto her said children; and

WHEREAS, the said Tilghman A. DeLong, late of the Borough of Emmaus, died intestate on December 24, 1982, which Letters of Administration being issued to his surviving spouse, Miriam M. DeLong, on October 28, 1998 in the Office of the Register of Wills of Lehigh County, at File No. 1998-1229; and

WHEREAS, the said Miriam M. DeLong, late of the Borough of Emmaus, died on February 23, 1997, and left a Last Will and Testament was duly probated on April 8, 1997, in the Office of the Register of Wills in and for Lehigh County, at File No. 1997-0439; and

WHEREAS, the said Miriam M. DeLong designated her children, Esther Wallace and Paul T. DeLong, to be Co-Executors of the aforesaid Last Will and Testament who qualified as such and Letters Testamentary were duly issued; and

WHEREAS, the said Quena G. Winzer, late of the Borough of Emmaus, died on November 29, 1978 and left a Last Will and Testament dated January 24, 1968, which said Last Will and Testament was duly probated on November 9, 1978, in the Office of the Register of Wills in and for Lehigh County, at File No. 1978-1145; and

WHEREAS, the said Quena G. Winzer designated her children, Ethel Mae Dervarics and Donald P. Winzer, to be Co-Executors of the aforesaid Last Will and Testament who qualified as such and Letters Testamentary were duly issued; and

WHEREAS, the said Mable L. DeLong, late of the Borough of Emmaus, died on May 19, 2009, and left a Last Will and Testament was duly probated on May 28, 2009, in the Office of the Register of Wills in and for Lehigh County, at Case No. 2009-0806; and

WHEREAS, the said Mable L. DeLong bequeathed all of the rest, residue and remainder of her property and estate, both real, personal and mixed to one equal share to her brother Warren C. DeLong, presently residing at 58 Spring Street, Cuba, New York and one equal share to be divided equally as one-third unto her nephew, James E. Hieter, one-third unto her nephew David C. Hieter and one-third unto her niece, Barbara J. Edelman and designated James E. Hieter, to be Executors of the aforesaid Last Will and Testament who qualified as such and Letters Testamentary were duly issued on May 28, 2009.

This tract of land was once a portion of a (45) acre farm tract.

Liens:

1. Delinquent Real Estate Taxes reported to the Lehigh County Tax Claim Bureau in the amount of \$821.05.
2. Possible Inheritance Tax due the Commonwealth of Pennsylvania, Department of Revenue by the Estate of Mabel L. DeLong, deceased, the Estate of Miriam M. DeLong, deceased, the Estate of Tilghman A. DeLong, deceased and by the Estate of Emma E. Hieter, deceased.

Objections:

1. Rights or claims by parties in possession or under the terms of any unrecorded lease or agreement(s) of sale.
2. Any variation in location of lines or dimensions or other matters which an accurate survey would disclose.
3. Easements, or claims of easements, not shown by the Public Records.
4. Possible tax increase based on additional assessment not yet due and payable.
5. Title to that part of the premises lying in the bed and right of way of all roads, driveways and alleyways is subject to public and private rights therein.
6. Abstractor does not certify to the accuracy of the acreage or dimensions of subject premises. There is no metes and bounds legal description of record. New legal description to be produced and examined.

***Lisa M. Reinhart, Title Abstractor***

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This search has been performed for the purposes and needs of Lehigh County Tax Claim Bureau and is intended for the sole use of the Lehigh County Tax Claim Bureau. This report is based upon the examination of public records. The premises herein are subject to the liens, encumbrances and exceptions hereinafter set forth. This report does not constitute title insurance in any way and should not be relied upon by third parties to determine the condition of title, its insurability and/or marketability. The status of title to the subject premises may be affected by matters disclosed by survey, right of parties in possession and other items not found of record and not certified herein.....

Judicial Sale Property Number 68-71

9/25/2014

**COVER DATE:** 9/23/2014

**TITLE VESTED IN:** Michael Forte & Irene Forte, husband and wife (610 Spruce Street, Emmaus, PA 18049)

**PREMISES:** 610 Spruce St, Emmaus, Lehigh County, Pennsylvania

**PARCEL IDENTIFICATION NO.** 549437115714-1

**ASSESSED VALUE:** Land: \$ 35,200 Building: \$ 216,200 Total: \$251,400

**DEED INFORMATION:** Conveyance from Richard D. Eichelberger & Deborah A Eichelberger, husband and wife to Michael Forte and Irene Forte, husband and wife in Deed dated 6/1/1998 and recorded 6/3/1998 in Lehigh County Deed Book 1608, page 793 in the amount of \$143,000.

**MORTGAGES:**

Richard D Eichelberger & Deborah A Eichelberger to East Penn Bank, dated 4/22/1992 and recorded 4/27/1992 in Lehigh County Mortgage Book 1724, page 617 in the amount of \$90,000. Assignment to County Savings Bank (65 E State St, Columbus Ohio 43215) filed 7/13/1993 in Misc Book 717, page 1144.

Michael Forte and Irene Forte to MERS as nominee for Capital One Home Loans, LLC, dated 11/28/2006 and recorded 12/19/2006 in Lehigh County Document No. 7387048 in the amount of \$224,000. Assignment to Green Tree Servicing LLC, (7360 South Kyrene Rd, T314, Temple AZ 85283), recorded 7/15/2014 in Document No. 2014017983.

Michael Forte and Irene Forte to MERS as nominee for Capital One Home Loans, LLC, dated 11/28/2006 and recorded 12/20/2006 in Lehigh County Document No. 7387082 in the amount of \$56,000. Assignment to JPMorgan Chase Bank National Association, (700 Kansas Lane, MC 8000, Monroe LA 71203) recorded 9/15/2014 in Document 2014024363

**JUDGMENTS / MUNICIPAL LIENS:** Emmaus Borough (c/o Alfred Stirba IV, Esquire, 2987 Corporate Court, Suite 210, Orefield, PA 18069) vs. Michael Forte & Irene Forte, husband and wife (610 Spruce Street, Emmaus, PA 18049): Municipal Lien filed 4/14/2014 to Lehigh County Docket No. 2014-ML-0632 in the amount of \$1869.60

**FEDERAL LIENS: None**

**SUITS: None**

**TAX CLAIM BUREAU:** 2012 and 2013 County & School delinquent in the amount of \$9,856.99

**DOMESTIC RELATIONS: N/A**

**EXCEPTIONS:**

- 1) EXEMPT TO TITLE PRIOR TO 2/13/1947
- 2) TAXES ARE CHECKED, HOWEVER THEY ARE NOT CERTIFIED. CERTIFICATION CAN BE OBTAINED FROM THE COUNTY TAX OFFICE.
- 3) SUBJECT TO ANY UNRECORDED AGREEMENTS
- 4) Subject to Minor Subdivision Plan of North Gate Extension as set forth in Map Book Volume 5, page 60.
- 5) Subject to Right of Way to Pennsylvania Power & Light Company as set forth in Misc. Book 246, page 119, filed 8/21/1956, Misc. Book 256, page 358, filed 1/27/1958 and Misc. Book 283, page 403, filed 5/9/1960.

Probate - None found



Robert Brossman  
2716 Whitewood Road  
Bethlehem, PA.18017  
Telephone: 484-894-8019  
Fax: 610-625-5873

Judicial Sale 68-72

549454329656-1

Search Number: \_\_\_\_\_ Tax Parcel Number: \_\_\_\_\_  
5-1-1945 9-17-2014  
Search Date from \_\_\_\_\_ to \_\_\_\_\_  
112-114 South 6<sup>th</sup> Street  
Property Address: \_\_\_\_\_  
Emmans Borough  
Municipality: \_\_\_\_\_  
Matthew Lichtenwalner  
Owners Name: \_\_\_\_\_

205,000

Assessment \$ \_\_\_\_\_

7387482

Deed Book \_\_\_\_\_ page \_\_\_\_\_

**Liens & Objections:**

- 1) Mortgage 7387483 \$261,000.00 Embassy Bank for the Lehigh Valley  
Dated 12-21-06 Entered 12-21-06 Main Office, PO Box 20405  
Lehigh Valley, PA.  
18002-0405
- 2) Judgment 2011-C-4098 \$58,870.00 Gloria Fellman vs. Matthew  
Lichtenwalner Filed 1-18-12 415 N 5<sup>th</sup> Street  
Emmans, PA. 18062
- 3) Municipal Lien 2014-ML-622 \$1645.22 Emmans Borough vs. Matthew  
Lichtenwalner Filed 4-14-14

JAMES T. CONBEER - TITLE SEARCHES  
6496 EICHLER CIRCLE  
COOPERSBURG, PA. 18036

TITLE ABSTRACT

NUMBER: 2014 TAX SALE 68-73

PERIOD SEARCHED: 12-13-1946 TO 9-9-2014

OWNERS OF RECORD: SCHLOTT: WILLIAM R. & EDNA V.

DEED OF RECORD: VOLUME 1190 PAGE 610

LOCATION: 36 BROOM STREET, EMMAUS  
TAX ID PIN #: 549476100535-1  
TAX CLAIMS: OPEN 2012-2013  
TAXES: \$4064.51

LIENS OR ENCUMBRANCES:

MORTGAGES (2): SUSQUEHANNA PATRIOT BANK  
1: DK 7435266 D: 7-31-07 R: 8-14-07 \$31750.00  
2: DK 7435267 D: 7-31-07 R: 8-14-07 \$10000.00 (OPEN END)  
MODIFICATION FILED 8-11-11 IN INS 2011024736  
INCREASING AMOUNT TO \$59300.00  
ADDRESS: 8000 SAGAMORE DR., SUITE 8101, MARLTON,  
NJ 08053-0952

JUDGEMENT: SUSQUEHANNA BANK  
CASE: 2012-C-2916 R: 7-12-12 FORECLOSURE ACTION  
JUDGEMENT: R: 2-27-2013 \$53471.13

MUNICIPAL LIENS: EMMAUS BOROUGH  
1: CASE: 2013-ML-2999 R: 10-1-13 ML: \$1094.80  
2: CASE: 2014-ML-0605 R: 4-11-14 ML: \$1018.03

JAMES T. CONBEER - TITLE SEARCHES  
6496 EICHLER CIRCLE  
COOPERSBURG, PA. 18036

SUBJECT TO POSSIBLE PUBLIC UTILITY EASEMENTS NOT  
APPEARING OF RECORD

SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE  
BEDS OF ALL ABUTTING STREETS, ROADS AND ALLEY  
WAYS.

SEARCH FORM: x Full 60  Full 40  Platted  Bringdown Purchase

Order Number: 2014-74 Searched From: 08/23/1944 to Effective Date: 09/15/2014

Present Owners: Richard T. Koch

As shown on vesting deed:

Property Address: 831 N. Clewell St

Property City: Fountain Hill Property County: Lehigh

Property State: PA

Tax ID #: 64272222557-1 Assessment: \$143,300.00

Plat/Plan Recorded: Book                      Page                      Map #

Buyers:

Source Deed:

Current Legal?  Yes or  No

Estate Information:

Divorce:

Legal Description:

Use Legal Description: Book/Instrument #                      Page                      to

Use New Legal attached

Legal to be produced

Recital: BEING the same premises conveyed to: Richard T. Koch

by deed from Richard T. Koch and Kimberly G. Koch.

dated 07/31/2012 and recorded 10/11/2012 in the Office of the Recorder of Deeds of Lehigh County in Instrument # 2012037044.

REAL ESTATE TAXES (FOR INFORMATION PURPOSES ONLY – Taxes not certified):

Outstanding taxes due:  Yes or  No

What years?

Amount: \$

**Mortgages: (Total # 1 / See copies attached):**

**Amount: \$84,000.00 Dated: 09/27/2002 Recorded: 10/11/2012**

**Covers Premises and More?  Yes or x No**

**Book/Instrument # 2012037046 Page**

**Mortgagor: Richard T. Koch**

**Mortgagee: Lehigh Valley Educators Credit Union**

\*\*\*\*\*

**Amount: \$ Dated: Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument # Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

\*\*\*\*\*

**Amount: \$ Dated: Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument # Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

**See attached for additional Mortgages**

**# 1 Judgments (see attached) 2014-C-1916**

**# Suits (see attached)**

**# Federal Tax Liens (see attached)**

**# 2 Municipal Liens (see attached) 2014-ML-1743, 2013-ML-1223**

**# Financing Statements (see attached)**

**EXAMINER NOTES:**

**Exceptions: X Yes - see attached or  None**

READ THE EXCEPTIONS. IF THERE ARE ANY PROBLEMS WITH THE TITLE ASIDE FROM LIENS IT WILL BE NOTED THERE.

- 1) EXEMPT TO TITLE PRIOR TO LAST DEED IN SEARCH
- 2) TAXES ARE CHECKED, HOWEVER THEY ARE NOT CERTIFIED. CERTIFICATION CAN BE OBTAINED FROM THE COUNTY TAX OFFICE AND OTHER APPROPRIATE PARTIES.
- 3) EASEMENT OF PARTY WALL, IF ANY
- 4) TITLE TO THAT PART OF THE PREMISES LYING IN THE BED AND RIGHT OF WAY OF ALL ROADS, DRIVEWAYS AND ALLEYWAYS IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN.
- 5) LIABILITY LIMITED TO AMOUNT OF SEARCH
- 6) ACREAGE CONTENT NOT INSURED
- 7) HOMEOWNERS ASSOCIATION DUES, IF ANY



Client: County of Lehigh

Order Date: 9/15/2014

Ordered By:

Client Ref #: 68-75

Search: 60-Year Title Search

Cost Center:

Name Ordered: Gold Star Management Corp

Address: 531 S Clewell St

642731621213-1

Municipality: Fountain Hill

County: Lehigh

State: PA Zip:

This title search is based upon the examination of the recorded evidence of the title in the making of appropriate searches from the records. This is not a title insurance policy and does not guarantee title. Upon payment, liability is assumed by Pro-Search, Inc. for any negligence, mistakes or omissions by the abstractor and only for the time period searched.

**COVER DATE: 9/17/2014**

**RECORD OWNER**

Being the same premises which National Loan Investors, L.P. granted and conveyed unto Gold Star Management Corp. by deed dated December 21, 2001 and recorded December 27, 2001 in Lehigh County Book & Page 1701-954 for the consideration of \$190,500.00.

**PREMISES**

531 S Clewell St

Fountain Hill Borough

Lehigh County PA

Parcel #: G11SW3A 13-3

Pin # 642731621213-1

Assess: \$495,000.00 Tax: \$11,433.5 Year 2012-13

2

**MORTGAGES**

Instrument # 7249077 East Penn Bank @ 731 Chestnut St Po Box 869 Emmaus PA 18049 dated March 02, 2005 recorded March 02, 2005 in the amount of \$200,000.00.

Mortgagor: Gold Star Management Corp

Assignment Rent/Lease recorded 3/2/2005 in Lehigh County Instrument # 7249078

Instrument # 7251779 East Penn Bank @ 731 Chestnut St PO Box 869 Emmaus PA 18049 dated March 02, 2005 recorded March 16, 2005 in the amount of \$50,000.00.

Mortgagor: Gold Star Management Corp.

Assignment Rent/Lease recorded 3/16/2005 in Lehigh County Instrument # 7251780

Instrument # 7493905 L.G. Financial Consultants, Inc. @ c/o Rodney H. Green, 300 E Lancaster Ave Suite 106 Wynnewood PA 19096 dated August 11, 2008 recorded August 12, 2008 in the amount of \$185,000.00.

Assignment Rent/Lease recorded 8/12/2008 in Lehigh County Instrument # 7493906

**JUDGMENTS**

Term # 2009-N-1062 L G Financial Consultants Inc @ Suite 108 300 E Lancaster Ave Wynnewood PA 19096 filed August 27, 2009 in the amount of \$50,000.00.

Defendant: Gold Star Management Corp





**Term # 2012-ML-1796 Bethlehem Area School District filed July 16, 2012 in the amount of \$8,959.73.**

Defendant: Gold Star Management Corp; United States of America

Docket Entry: 8/21/2012 - praecipe for writ of scire facias

Docket Entry: 10/12/2012 - judgt entered \$9,671.57

Docket Entry: 7/11/2013 - amended to add USA as a deft

Docket Entry: 8/28/2013 - praecipe to reissue writ

Docket Entry: 1/9/2014 - judgt by default entered \$9,671.57

Docket Entry: 5/28/2014 - praecipe of execution

Memo: re: 531 S Clewell

**Term # 2013-ML-1035 Bethlehem Area School District filed May 16, 2013 in the amount of \$9,368.92.**

Defendant: Gold Star Management Corp

Memo: re: 531 S Clewell St

**Term # 2013-ML-1547 Allentown School District / Public Asset Management Inc filed June 19, 2013 in the amount of \$1,229.13.**

Defendant: Gold Star Management Corp

Docket Entry: 8/13/2013 - writ of scire facias

Docket Entry: 10/28/2013 - judgt by default \$1,696.55

Memo: re: 388 Pratt St

**Term # 2014-ML-1295 Bethlehem Area School District filed June 05, 2014 in the amount of \$8,899.78.**

Defendant: Gold Star Management Corp

Memo: re: 531 S Clewell St

**Term # 2014-ML-1880 Fountain Hill Borough filed August 07, 2014 in the amount of \$757.94.**

Defendant: Gold Star Management Corp

Memo: re: 531 S Clewell

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**FEDERAL LIENS**

**Term # 2010-F-0218 US IRS dated April 08, 2010 in the amount of \$202,613.65.**

Defendant: Gold Star Management Corp

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**UCC RECORDER**

**None Found**

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**SUITS**

**None Found**

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**Restrictions:** \*Home Owners / Property Owners Association, if any, has not been searched. Therefore, no liability is assumed hereunder for any liens filed against same.



\*Subject to any and all restrictions, reservations, conditions, covenants, etc. as recorded throughout the chain of title.

\*Subject to Environmental Protection Liens filed in the United States District Court and not of record in the above referenced county courthouse.

\*Subject to the public and private utility easements not of record.

\*Subject to the terms and conditions of any unrecorded leases and agreements.

Subject to Tract #1 of the current deed being sold in 1029 page 207 and not excepted from the current deed.

Subject to Exceptions, Covenants, Easements etc as set forth in current deed 1701 page 954.

Subject to Plan of Lots of Hellener Farm as set forth in Map book 2 page 117.

Subject to Declaration of easement as set forth in 7033711.

**Objections:** \*Pursuant to House Bill 1412, overdue support obligations of this or any other state which are on record at the Domestic Relations Office constitutes a lien against the property. Due to the unavailability of appropriate support records, Pro-Search, Inc. cannot certify as to this matter.

\*This search excepts any defects, liens, encumbrances, adverse claims or other matters, as a result or caused by computer error, program error or limitations, programmer error, or the like, including but not limited to any misspellings or derivations of the surname, except for the following:

Gold Star Management Corp.  
National Loan Investors, L.P.  
Fountain Hill Millwork Building Supply Co

**Remarks:** OBJECTION!!!!!!!!!!!!!!  
TRACT NO.1 OF THE CURRENT DEED WAS SOLD ON OCTOBER 20, 1969 IN DEED 1129 PAGE 207. THIS WAS NOT EXCEPTED IN THE CURRENT DEED NOR WAS IT EXCEPTED IN THE PRIOR TWO DEEDS OF RECORD.

NOTE: THIS PROPERTY IS ALSO PARTLY LOCATED IN NORTHAMPTON COUNTY - THIS SEARCH ONLY REFLECTS RECORDS IN LEHIGH COUNTY.

BANKRUPTCY SEARCH IN THE EASTERN DISTRICT COURT OF PA RESULTED IN NO PENDING BANKRUPTCY FILINGS FOR Gold Star Management Corp.

LISA CHRISTMAN – TITLE SEARCHES

NUMBER: 2014 TAX SALE #68-78  
PERIOD SEARCHED: 11-28-1947 TO 9-10-2014  
OWNERS OF RECORD: VILLARD-WALTER L & ROSALIE H/W  
DEED OF RECORD: DEED BOOK 1216 / PAGE 383  
LOCATION: 5349 KELLY RD, LOWHILL TOWNSHIP  
PIN # 544921391468-1

**LIENS OR ENCUMBRANCES:**

-NO MORTGAGES

**JUDGMENTS:**

-MUNICIPAL LIEN 2012-ML-1699 7/2/2012 \$2,144.05 - NORTHWESTERN LEHIGH SCHOOL DISTRICT ( 6493 ROUTE 309, NEW TRIPOLI, PA 18066-9409) VS: ROSALIE VILLARD & WALTER L VILLARD, III, EXECUTOR (6344 RIDGE RD, NEW TRIPOLI PA 18066) // 4-16-2013 PRAE FOR WRIT OF SCIRE FACIAS // 7-24-2013 JUDGMENT \$2,553.05

-MUNICIPAL LIEN - 2013-ML-1238 5/28/2013 \$2,145.07 NORTHWESTERN LEHIGH SCHOOL DISTRICT (6493 ROUTE 309, NEW TRIPOLI, PA 18066-9409) VS: ROSALIE VILLARD & WALTER L VILLARD, III, EXECUTOR (6344 RIDGE RD, NEW TRIPOLI, PA 18066)

-MUNICIPAL LIEN - 2014-ML-0956 5/16/2014 \$1,210.11 -NORTHWESTERN LEHIGH SCHOOL DISTRICT (6493 ROUTE 309, NEW TRIPOLI, PA 18066-9409) VS: ROSALIE VILLARD & WALTER L VILLARD, III, EXECUTOR

-CIVIL APPEAL/JUDGT – 2014-C-1163 4/9/2014 DISTRICT JUSTICE APPEAL - LOWHILL TOWNSHIP/LOWHILL TOWNSHIP BOARD OF SUPERVISORS (2175 SEIPSTOWN RD, FOGELSVILLE, PA 18051) VS: WALTER L VILLARD, III & ROSALIE VILLARD (REMOVED 5-23-2014) // JUDGMENT 6/24/2014 \$1,923.50

-(FOR NOTICE) – 2011-N-0219 FIRST COMMONWEALTH FCU (P.O. BOX 20450 , LEHIGH VALLEY PA 18002-0450) VS: WALTER L VILLARD, III (6344 RIDGE ROAD, NEW TIRPOLI, PA 18066-2542)

-ESTATE – 2008-1130 9-9-2008 (DATE OF DEATH 8-27-2008) – ESTATE OF ROSALIE VILLARD EXECUTOR: WALTER L VILLARD, III // 9-9-2008 PETITION FOR GRANT OF LETTERS AND DECREE OF PROBATE TO WALTER L VILLARD III , EXECUTOR (NO INVENTORY OR APPRAISAL FILED TO DATE-ESTATE MAY BE SUBJECT TO INHERITANCE TAXES)

**OPEN REAL ESTATE TAXES: \$9,555.35**

DEED OF RELEASE AND QUIT CLAIM IN MISC. 389-419 (7-2-1975)  
EASEMENTS AND RESTRICTIONS AS CITED IN DEED 1216/383 (4-27-1976) AND ALSO AS CITED IN DEED  
1166-1121 (4-28-1972)  
SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE BEDS OF ALL ABUTTING STREETS ROADS AND  
ALLEYWAYS.

RICHARD J. JACOBS  
Attorney-at-Law  
1772 Arden Lane  
Bethlehem, Pa. 18015  
Phone 610 838-6830  
Cell 610 360-4405  
Fax 610 838-0237  
C7451@aol.com

Faxed to: County of Lehigh

No. of Pages: Emailed

From: Richard J. Jacobs

Date: Sept. 18, 2014

Search Cover Date: Sept. 10, 2014

Title Report: 5116 Mill Rd., Lowhill Twp., Pa.

Sale No. 68-79

Owner: Thomas J. Duffy and Annette Duffy  
Vol. 1559, page 899 recorded 2/16/96

Tax Parcel No.545954330352-1

The following liens and encumbrances are against the property:

1. Delinquent taxes on file with tax claim bureau.
2. Mortgage to Lafayette Ambassador Bank  
360 Northampton St.  
Easton, Pa. 18042  
Dated: 1/30/08  
Recorded: 2/6/08  
Amount: \$190,000.00  
Doc.#7463628

3. Mortgage to Lafayette Ambassador Bank  
360 Northampton St.  
Easton, Pa. 18042  
Dated: 3/19/08  
Recorded: 3/28/08  
Amount: \$410,000.00  
Doc.#7471765
  
4. Mortgage to Lafayette Ambassador Bank  
360 Northampton St.  
Easton, Pa. 18042  
Dated: 1/21/09  
Recorded: 2/3/09  
Amount: \$35,000.00  
Doc.#2009003352
  
5. Possible lien of judgment No.2014ML1577  
Entered: 7/8/14  
\$1942.44  
In favor of Whitehall-Coplay School District  
vs.  
Thomas Duffy  
613 2<sup>nd</sup> St.  
Whitehall, Pa. 18052-6601
  
6. Municipal lien No. 2014ML992  
Entered: 5/16/14  
\$1917.75  
In favor of Northwestern Lehigh School District
  
7. Possible lien of judgment No.2014ML754  
Entered: 4/29/14  
\$473.87  
In favor of Whitehall Township  
vs.  
Thomas Duffy  
613 2<sup>nd</sup> St.  
Whitehall, Pa. 18052-6601

8. Municipal lien No. 2013ML147  
Entered: 2/19/13  
\$1084.83  
In favor of Northwestern Lehigh School District
  
9. Municipal lien No. 2012ML2124  
Entered: 8/6/12  
\$1458.62  
In favor of Northwestern Lehigh School District
  
10. Lien of judgment No. 2011C3290  
Entered: 2/22/13  
\$434,916.41  
Lafayette Ambassador Bank  
360 Northampton St.  
Easton, Pa. 18042  
vs.  
Thomas J. and Annette Duffy  
5151 Mill Rd.  
Schnecksville, Pa. 18078
  
11. Lien of judgment No. 2011C1689  
Entered: 2/6/14  
\$3954.65  
Richard Bauder Jr.  
1987 Hopewell Cr.  
Bethlehem, Pa. 18017  
vs.  
Thomas and Annette Duffy  
5151 Mill Rd.  
Schnecksville, Pa. 18078
  
12. Municipal lien No. 2011MI324  
Entered: 5/12/10  
\$1123.52  
In favor of Northwestern Lehigh School District

13. Municipal lien No. 2010ML1299  
Entered: 5/12/10  
\$1434.29  
On 01/04/11 increased to \$1513.40  
In favor of Northwestern Lehigh School District

14. Lien of judgment No. 2008SL937  
Entered: 11/4/08  
\$2077.61  
Commonwealth of Pa. Department of Revenue  
vs.  
Thomas and Annette Duffy  
5151 Mill Rd.  
Schnecksville, Pa. 18078

15. Possible lien of judgment No. 2009CL4362  
Entered: 12/4/09  
\$1567.40  
Lehigh County Bureau of Collections  
vs.  
Annette Duffy  
5151 Mill Rd.  
Schnecksville, Pa. 18078

END OF REPORT



**Tax Sale Search**

October 2, 2014

**60 Year Title Report**

Tax Sale #68-80 Lehigh County Dept. of Law

COVER DATE: 9-23-14

PROPERTY: 7699 Catalpa Drive  
Lot 1 Block 1 "Ancient Oak, Section 5"  
Lower Macungie Township, Lehigh County

Tax ID# 546454684107-1

ASSESSED \$19,700.00

TAXES: Delinquent Taxes reported to County Tax Claim Office for 2012 & 2013 for \$1,147.95

OWNERS: Liberty Home Development Corporation Ltd Trustee, a PA L.L.C.

DEED: 2010039345, dated 10-30-10 and recorded 11-19-10, consideration \$0

MORTGAGE: None

LIENS: None

EXCEPTIONS: Subject to conditions, restrictions, reservation, easements, agreements, notes and set-back lines imposed on the Plan of "Ancient Oak, Section 5", recorded in Map Book 9, page 67.

Subject to conditions and Restrictions as set forth in Deed Book 1113, page 527.

Subject to Provisions set forth in Deed 2010039345. Settlement Agreement dated in or about October 30<sup>th</sup>, 2010, filed 11-1-10 to Civil Action 2006-C-35.

Subject to Catalpa Ordinary Trust Agreement recorded with Deed 2010039345.

Subject to a Right of Way to Bell Telephone Company of Pennsylvania, recorded 1-5-70 in Misc. Book 346, page 185.

Subject to a Deed of Dedication to the Township of Lower Macungie, recorded 10-1-70 in Deed Book 1140, page 948.

Subject to a Right of Way to Pennsylvania Power & Light Company, recorded 1-6-75 in Misc. Book 380, page 29.

See page 2

Page 2

7699 Catalpa Dr.

**EXCEPTIONS:**

Possible tax increase based on additional assessment not yet due and payable hereto or hereafter made by reason of new construction or for any major improvements to premises pursuant to provisions of Acts of Assembly relating thereto.

Easements or claims of easements, right of ways, restrictions not shown by the public records.

Except to any variation in location or dimensions, conflicts, discrepancies, and any other objections or easements which may be revealed by a survey.

Subject to public and private rights lying in the beds of all abutting streets, roads, and alleys.

Except to any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

**Comments:**

This abstract of title does not certify to delinquent taxes collected privately or current real estate taxes. Tax information only reflects the status of real estate taxes available from the County Office. Tax certificates to tax collectors suggested.

Domestic Relations Liens and Bankruptcy Liens are not included in the report. Any liens listed may reflect common names which may or may not be applicable to your client.

No responsibility is accepted for items not indexed or improperly indexed contained in the Court House Records. No Liability shall exist for any matters of record that are outside the search period.

END

68-81

10-3-14  
Cover 9-4

7687 Catalpa Dr  
Lower Macungie  
546454694580 – 1 Tile 445611  
2010039344  
20600.00

owner – Liberty Home Development Corp LTD, a PA limited liability co.

1. No mortgage found
  2. Owe county taxes for 2012-2013 and school taxes for 2012-2013 – 935.35
  3. Lehigh County Bureau of Collections vs Michael Foster  
1996-cl-2268 filed 12-2-1996 for 849.50  
1996-cl-2269 filed 12-2-1996 for 293.50  
1997-cl-1985 filed 6-9-1997 for 497.00
  4. Notice of Condemnation for water pipeline easement in misc 640-902
  5. Restrictions in deed 1133-527
- 
6. Easements, restrictions, conditions, rights of ways on plan of Ancient Oak, map 9-67
  7. Right of way to Bell Telephone in misc 346-185
  8. Right of way to PP+L in misc 380-29

RECORDED  
10/3/14  
LIBERTY COUNTY PA

**JANET M. LEMBACH**  
**4599 PLEASANT VIEW DRIVE**  
**COOPERSBURG, PA 18036**  
**610-351-5071**  
**610-351-5073 (f)**  
**Email: [janlem@rcn.com](mailto:janlem@rcn.com)**

October 2, 2014

Department of Law  
Lehigh County Court House  
17 S. 7<sup>th</sup> Street  
Allentown, PA 18102

**RE: Judicial Tax Sale Number: 68-82**

Owner: Liberty Home Development Corporation LTD., Trustee, a Pennsylvania Limited Liability Company

Premises: 7673 Spring Creek Road, Lower Macungie Township, Lehigh County, PA

Pin No.: 546454890055-1

Total Assessment: \$17,800.00 (Land Only)

I have caused a search of the records in the Lehigh County Assessment and Judicial Records – Recorder of Deeds, Register of Wills and Civil Divisions Offices from September 8, 1927 to the cover date of **September 23, 2014** on the above-captioned premises. Title is vested in **Liberty Home Development Corporation LTD, Trustee, a Pennsylvania Limited Liability Company**, by virtue of Deed from Michael Foster, Trustee, dated October 30, 2010 and recorded November 19, 2010 in the Office of Recorder of Deeds of Lehigh County, Pennsylvania at Instrument Number 2010039341.

Liens:

1. Delinquent Real Estate Taxes reported to the Lehigh County Tax Claim Bureau in the amount of \$1,070.42.
2. Possible corporate taxes due the Commonwealth of Pennsylvania, Department of Revenue by Liberty Home Development Corporation LTD., Trustee, a Pennsylvania Limited Liability Company.
3. Criminal Lien: Case No. 1996-CL-2268, Lehigh County Bureau of Collections, Creditor vs. Michael Foster, Debtor, filed 12/2/1996 in the amount of \$849.50.
4. Criminal Lien: Case No. 1996-CL-2269, Lehigh County Bureau of Collections, Creditor vs. Michael Foster, Debtor, filed 12/2/1996 in the amount of \$293.50.
5. Criminal Lien: Case No. 1997-CL-1985, Lehigh County Bureau of Collections, Creditor vs. Michael Foster, Debtor, filed 6/09/1997 in the amount of \$497.00.

LEHIGH COUNTY  
BUREAU OF COLLECTIONS  
RECEIVED  
OCT 10 2014

**Objections:**

1. Rights or claims by parties in possession or under the terms of any unrecorded lease or agreement(s) of sale.
2. Any variation in location of lines or dimensions or other matters which an accurate survey would disclose.
3. Easements, or claims of easements, not shown by the Public Records.
4. Possible tax increase based on additional assessment not yet due and payable.
5. Title to that part of the premises lying in the bed and right of way of all roads, driveways and alleyways is subject to public and private rights therein.
6. Subject to Catalpa Ordinary Trust Agreement between the Beneficiaries and Liberty Home Development Corporation, LTD., Trustee dated 10-21-2010 as more fully set forth at Instrument Number 2010039341. (Bernie Enterprises, Inc., 100% Beneficiary, no address given)
7. Subject to a Settlement Agreement dated 10-30-2010 as more fully set forth at Instrument at Number 2010039341.
8. Subject to covenants, conditions, agreements, easements and restrictions as shown on Plan of Ancient Oak, Section 5 as more fully set forth in Major Map Volume 9, page 67.
9. Deed of Easement to Lehigh County Authority, re: laying, constructing and maintaining water line as more fully set forth in Misc. Book Volume 640, page 902.
10. Notice of Condemnation, re: Lehigh County Authority, in condemnation of an easement for the location of a water pipeline, as more fully set forth at Misc. Book Volume 624, page 987.
11. Subject to Right of Way granted to the Pennsylvania Power & Light Company as more fully set forth at Misc. Book Volume 380, page 29.
12. Subject to Right of Way granted to Bell Telephone Company of PA as more fully set forth at Misc. Book Volume 346, page 185.
13. Subject to Right of Way easement granted to Susquehanna Pipe Line Company as more fully set forth in Misc. Book Volume 338, page 1178.
14. Abstractor does not certify to the accuracy of the acreage or dimensions of subject premises. There is no metes and bounds legal description of record. New legal description to be produced and examined.

Robert Brosman  
2716 Whitewood Road  
Bethlehem, PA. 18017  
Telephone: 484-894-8019  
Fax: 610-625-5873

Judicial Sale 68-84

547477085416-1

Search Number: \_\_\_\_\_ Tax Parcel Number: \_\_\_\_\_  
3-16-1953 9-25-2014  
Search Date from \_\_\_\_\_ to \_\_\_\_\_  
5746 Quattl Creek Road  
Property Address: \_\_\_\_\_  
Lower Macungie Township  
Municipality: \_\_\_\_\_  
Kurt A. Wenger  
Owners Name: \_\_\_\_\_  
Betsey L. Wenger h/w

376,300

Assessment \$ \_\_\_\_\_

Deed Book 1636 page 1053

**Liens & Objections:**

- 1) 2009002929 \$250,000.00 Lafayette Ambassador Bank  
Dated 1-14-09 Entered 1-30-09 Private Banking  
P.O. Box 25091  
Lehigh Valley, PA. 18002-5091
- 2) Mortgage 2012000653 \$264,000.00 Charles Jacobs  
Dated 11-11-11 Entered 1-6-12 1532 Sumner Ave  
Allentown, PA. 18014
- 3) Federal Tax Lien 2003-F-11 \$228,014.36 US Department of Treasury vs.  
Kurt A. & Betsey L. Wenger Filed 1-22-03
- 4) Federal Tax Lien 2005-F-2 \$481,326.58 US Department of Treasury vs.  
Kurt A. & Betsey L. Wenger Filed 1-3-05
- 5) Federal Tax Lien 2005-F-29 \$211,748.06 US Department of Treasury vs.  
Kurt A. & Betsey L. Wenger Filed 1-19-05
- 6) State Tax Lien 2006-SL-346 \$10,319.94 Commonwealth of PA  
Department of Revenue vs. Kurt A. & Betsey L. Wenger Filed 9-13-06
- 7) Federal Tax Lien 2009-F-38 \$1,072,035.35 US Department of Treasury  
vs. Kurt A. & Betsey L. Wenger Filed 1-23-09
- 8) Judgment 2009-N-228 \$50,000.00 New Liberty Plaza LLC vs. Kurt A. &  
Betsey L. Wenger Filed 8-13-09 1227 Liberty St, Allentown, PA. 18102
- 9) Judgment 2009-C-3084 \$200,000.00 Richeimont North American, Inc vs.  
Kurt A. & Betsey L. Wenger Filed 5-11-11 645 5<sup>th</sup> Ave, New York, NY  
10022

- 10) State Tax Lien 2009-SL-737 \$42,285.00 Commonwealth of PA  
Department of Revenue vs. Kurt A. & Betsey L. Wenger Filed 10-28-09
- 11) State Tax Lien 2009-SL-960 \$92,953.86 Commonwealth of PA  
Department of Revenue vs. Kurt A. & Betsey L. Wenger Filed 11-6-09
- 12) Judgment 2010-C-123 \$1108.00 Knopf Automotive vs. Kurt A. Wenger  
Filed 2-4-10
- 13) Federal Tax Lien 2010-F-128 \$8663.56 US Department of Treasury vs.  
Kurt A. & Betsey L. Wenger Filed 3-2-10
- 14) State Tax Lien 2010-SL-795 \$32,521.64 Commonwealth of PA  
Department of Revenue vs. Kurt A. & Betsey L. Wenger Filed 5-10-10
- 15) Federal Tax Lien 2010-F-326 \$29,275.84 US Department of Treasury  
vs. Kurt A. & Betsey L. Wenger Filed 6-8-10
- 16) Judgment 2010-N-661 \$1,388,639.56 Lafayette Ambassador Bank vs.  
Kurt A. & Betsey L. Wenger Filed 6-28-10 c/o John T. Robertson V.P.  
One Penn Square  
P.O. Box 4887  
Lancaster, PA. 17604
- 17) Judgment 2010-N-1033 \$6615.05 The Phillis L.P. vs. Kurt A. Wenger  
Filed 10-5-10 Citizens Bank Park, One Citizens Bank Way  
Philadelphia, PA. 19148
- 18) Judgment 2011-C-941 \$265,720.70 Lafayette Ambassador Bank vs.  
Kurt A. & Betsey L. Wenger Filed 10-24-11 360 Northampton Street  
Easton, PA. 18042
- 19) State Tax Lien 2011-SL-299 \$8549.11 Commonwealth of PA  
Department of Revenue vs. Kurt A. & Betsey L. Wenger Filed 3-5-11
- 20) Judgment 2011-N-404 \$3394.82 Ticket Warehouse vs. Kurt A. Wenger  
Filed 4-1-11 2385 Route 70 West, Cherry Hill, NJ 08002
- 21) Federal Tax Lien 2011-F-219 \$6749.83 US Department of Treasury vs.  
Kurt A. & Betsey L. Wenger Filed 4-14-11
- 22) Federal Tax Lien 2011-F-227 \$219,270.07 US Department of Treasury  
vs. Kurt A. & Betsey L. Wenger Filed 4-18-11
- 23) State Tax Lien 2011-SL-425 \$3672.75 Commonwealth of PA  
Department of Revenue vs. Kurt A. & Betsey L. Wenger Filed 5-5-11
- 24) State Tax Lien 2011-SL-493 \$64,798.00 Commonwealth of PA  
Department of Revenue vs. Kurt A. & Betsey L. Wenger Filed 6-7-11
- 25) Judgment 2011-N-1019 \$3678.68 Express Checking Cashing vs. Kurt A.  
Wenger Filed 7-1-11
- 26) Federal Tax Lien 2011-F-563 \$739,031.92 US Department of Treasury  
vs. Kurt A. & Betsey L. Wenger Filed 11-29-11
- 27) Judgment 2012-N-391 \$456.34 Natures Source Spring Water vs. Kurt A.  
Wenger Filed 3-21-12 4893 Buckeye Rd, Emmaus, PA. 18049

- 28) Judgment 2010-N-1348 \$66,440.00 Cohen, Seglias, Pollas, Greenhall & Furman PC vs. Kurt A. & Betsey L. Wenger Filed 9-14-12  
30 South 17<sup>th</sup> St, Philadelphia, PA. 19013
- 29) Municipal Lien 2012-ML-3705 \$172.49 Lehigh County Authority vs. Kurt A. & Betsey L. Wenger Filed 12-13-12
- 30) Judgment 2010-N-1832 \$66,440.00 Cohen, Seglias, Pollas, Greenhall & Furman PC vs. Kurt A. & Betsey L. Wenger Filed 12-14-12  
30 South 17th St, Philadelphia, PA. 19013
- 31) Criminal Lien 2013-CL-346 \$304.45 Lehigh County Bureau of Collections vs. Kurt A. Wenger Filed 1-22-13
- 32) Criminal Lien 2013-CL-347 \$304.45 Lehigh County Bureau of Collections vs. Kurt A. Wenger Filed 1-22-13
- 33) Criminal Lien 2013-CL-348 \$1624.45 Lehigh County Bureau of Collections vs. Kurt A. Wenger Filed 1-22-13
- 34) Criminal Lien 2013-CL-2830 \$4624.45 Lehigh County Bureau of Collections vs. Kurt A. Wenger Filed 7-5-13
- 35) Criminal Lien 2013-CL-2831 \$1535.45 Lehigh County Bureau of Collections vs. Kurt A. Wenger Filed 7-5-13
- 36) Subject to plan of Bridle Path West map 34-100
- 37) M360-1173 Declaration of Easement
- 38) M860-1178 Declaration of Covenants
- 39) R/W to PP&L & Bell Atlantic of PA. m868-844 & ,904-1190
- 40) R/W to service Electric Cable T.V. m657-240
- 41) Assignment m860-1165
- 42) Easement Agreement m860-1167
- 43) R/W to Lower Macungie Twp. Authority m456-470, m369-629
- 44) Deed of Easement m402-70
- 45) R/W to Lehigh County Authority m348-478
- 46) R/W to Buckeye Pipeline Co ,m329-1154
- 47) R/W to Northern Pipe Line Co m232-326



JAMES T. CONBEER - TITLE SEARCHES  
6496 EICHLER CIRCLE  
COOPERSBURG, PA. 18036

TITLE ABSTRACT

NUMBER: 2014 TAX SALE 68-85

PERIOD SEARCHED: 3-1-1990 TO 9-9-2014

OWNERS OF RECORD: RHODA: COLLEEN N.

DEED OF RECORD: NONE - MOBILE HOME

LOCATION: 1170 R 6 GRANGE ROAD  
LOWER MACUNGIE TOWNSHIP  
TAX ID PIN #: 547534573965-11  
TAX CLAIMS: OPEN 2012-2013  
TAXES: \$2043.91

LIENS OR ENCUMBRANCES: /

NO OPEN MORTGAGES

NO OPEN LIENS/JUDGEMENTS/ACTIONS

SUBJECT TO POSSIBLE PUBLIC UTILITY EASEMENTS NOT  
APPEARING OF RECORD

SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE  
BEDS OF ALL ABUTTING STREETS, ROADS AND ALLEY  
WAYS.

**MOBILE HOME ONLY – NO DEED INFO**

SEARCH FORM: X Full 60  Full 40  Platted  Bringdown Purchase

Order Number: 2014-86 Searched From: 2004 to Effective Date: 09/15/2014

Present Owners: Charles J. Danweber

As shown on vesting deed:

Property Address: 4629 Indian Creek Road

Property City: Macungie Property County: Lehigh

Property State: PA

Tax ID #: 548461598533-25 Assessment: \$16,600.00 Building Only

Plat/Plan Recorded: Book Page Map #

Buyers:

Source Deed:

Current Legal?  Yes or  No

Estate Information:

Divorce:

Legal Description:

Use Legal Description: Book/Instrument # Page to

Use New Legal attached

Legal to be produced

Recital: BEING [a part of] the same premises conveyed to:

by deed from

dated and recorded in the Office of the Recorder of Deeds of

County in Deed/Record Book Page (or) Instrument #

REAL ESTATE TAXES (FOR INFORMATION PURPOSES ONLY – Taxes not certified):

Outstanding taxes due:  Yes or  No

What years? Amount: \$

**Mortgages: (Total # 0 / See copies attached):**

**Amount: \$            Dated:            Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument #            Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

\*\*\*\*\*

**Amount: \$            Dated:            Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument #            Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

\*\*\*\*\*

**Amount: \$            Dated:            Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument #            Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

**See attached for additional Mortgages**

**# 0 Judgments (see attached)**

**# 0 Suits (see attached)**

**# 0 Federal Tax Liens (see attached)**

**# 0 Municipal Liens (see attached)**

**# 0 Financing Statements (see attached)**

**EXAMINER NOTES: MOBILE HOME**

**Exceptions: X Yes - see attached or  None**

READ THE EXCEPTIONS. IF THERE ARE ANY PROBLEMS WITH THE TITLE ASIDE FROM LIENS IT WILL BE NOTED THERE.

- 1) EXEMPT TO TITLE PRIOR TO LAST DEED IN SEARCH
- 2) TAXES ARE CHECKED, HOWEVER THEY ARE NOT CERTIFIED. CERTIFICATION CAN BE OBTAINED FROM THE COUNTY TAX OFFICE AND OTHER APPROPRIATE PARTIES.
- 3) EASEMENT OF PARTY WALL, IF ANY
- 4) TITLE TO THAT PART OF THE PREMISES LYING IN THE BED AND RIGHT OF WAY OF ALL ROADS, DRIVEWAYS AND ALLEYWAYS IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN.
- 5) LIABILITY LIMITED TO AMOUNT OF SEARCH
- 6) ACREAGE CONTENT NOT INSURED
- 7) HOMEOWNERS ASSOCIATION DUES, IF ANY

Judicial Sale #68-88

Our File: B-36533

Premises: 10 acres on the south side of Route 309, Lynn Township

Parcel# 550086561062-1

Owner: Peter Farbaniec, Eric Malinowski & Anthony Malinowski

Deed: 7155160

Period Searched: 12-24-56 to 9-19-14

Mortgages: None

Judgments:

2013-ML-1843      Municipal Lien      6-17-13      \$690.62      Northwestern  
Lehigh School District versus Peter Farbaniec, Eric Malinowski & Anthony  
Malinowski (133 Carson Drive, Colonia, NJ, 07067-2404)

2014-ML-1118      Municipal Lien      5-29-14      \$576.21      Northwestern  
Lehigh School District versus Peter Farbaniec, Eric Malinowski & Anthony  
Malinowski (133 Carson Drive, Colonia, NJ, 07067-2404)

Subject to a Land Purchase Agreement to The Lehigh Valley Conservancy, Inc. (601  
Orchid Place, Emmaus, Pa. 18049)

Misc 540/1126      dated 12-23-86      entered 12-23-86  
-Assigned 5-15-87 in Misc 540/1131 to the Commonwealth of Pennsylvania, for  
the use of the Pennsylvania Game Commission (P.O.Box 1567, Harrisburg, Pa.  
17120)

There are no Estates filed in Lehigh County for Walter Neiswender (died intestate  
12-24-56 in Schuylkill County) and Lottie P. Neiswender (died intestate 4-22-63 in  
Schuylkill County). Therefore there is no proof of taxes being paid.

Subject to Delinquent Taxes (see printout)

RICHARD J. JACOBS  
Attorney-at-Law  
1772 Arden Lane  
Bethlehem, Pa. 18015  
Phone 610 838-6830  
Cell 610 360-4405  
Fax 610 838-0237  
C7451@aol.com

Faxed to: County of Lehigh

No. of Pages: Emailed

From: Richard J. Jacobs

Date: Sept. 16, 2014

Search Cover Date: Sept. 10, 2014

Title Report: 3531 Lil Wolf Cir., North Whitehall Twp., Pa.

Sale No. 68-90

Owner: Joanne Torado  
No deed. Mobile home

Tax Parcel No.546886398028-93

The following liens and encumbrances are against the property:

1. Municipal lien No. 2014ML1237  
Entered: 6/4/14  
\$636.30  
In favor of Parkland School District

2. Municipal lien No. 2013ML1741

Entered: 6/25/13

\$960.84

On 2/19/14 increased to \$1511.14

In favor of Parkland School District

3. Delinquent taxes on file with tax claim bureau.

END OF REPORT



## Tax Sale Search

September 25, 2014

### Mobile Home Title Report

Tax Sale # 68-91 Lehigh County Dept. of Law

Search Period: October 31<sup>st</sup>, 1994 to September 19<sup>th</sup>, 2014

PROPERTY: 3527 Lil Wolf Circle  
North Whitehall Township, Lehigh County

Tax ID# 546886398028-94

ASSESSED \$25,800.00

TAXES: Delinquent Taxes reported to County Tax Claim Office for 2001 thru 2013 for \$3,926.51

OWNERS: Angel Hermany Lettko

DEED: None - Land is rented

MORTGAGE: None

LIENS: State Tax lien 2002-SL-46, filed 1-28-02 in the amount of \$972.39: Commonwealth of Pennsylvania Dept. of Revenue vs. Peter A. Hermany and Angel M. Hermany.

Municipal Lien 2012-ML-1533, filed 4-23-14 in the amount of \$1,307.17: Parkland School District, 1210 Springhouse Rd, Allentown, PA 18104 vs. Angel Hermany Lettko.

Municipal Lien 2013-ML-1395, filed 6-6-13 in the amount of \$1,005.31: Parkland School District, 1210 Springhouse Rd, Allentown, PA 18104 vs. Angel Hermany Lettko.

Municipal Lien 2014-ML-853, filed 5-12-14 in the amount of \$713.32: Parkland School District, 1210 Springhouse Rd, Allentown, PA 18104 vs. Angel Hermany Lettko.

Divorce Action: 2010-FC-1084, filed 8-4-10 and granted 4-11-11: Michael Lettko vs. Angel Marie Hermany Lettko.

EXCEPTIONS: Possible tax increase based on additional assessment not yet due and payable hereto or hereafter made by reason of new construction or for any major improvements to premises pursuant to provisions of Acts of Assembly relating thereto.

Easements or claims of easements, right of ways, restrictions not shown by the public records.

See page 2

Page 2  
3527 Lil Wolf Circle

EXCEPTIONS: Except to any variation in location or dimensions, conflicts, discrepancies, and any other objections or easements which may be revealed by a survey.

Subject to public and private rights lying in the beds of all abutting streets, roads, and alleys.

Except to any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Comments:

This abstract of title does not certify to delinquent taxes collected privately or current real estate taxes. Tax information only reflects the status of real estate taxes available from the County Office. Tax certificates to tax collectors suggested.

Domestic Relations Liens and Bankruptcy Liens are not included in the report. Any liens listed may reflect common names which may or may not be applicable to your client.

No responsibility is accepted for items not indexed or improperly indexed contained in the Court House Records. No Liability shall exist for any matters of record that are outside the search period.

END

68-92

10-3-2014  
Cover 9-4

4218 Leopard Cir  
North Whitehall  
546886398028-180 Tile 485608  
38600

Lil Wolfe Mobile Home Park  
Fleetwood – Suncrest 2000 #44434

Per assessment owner is Kathleen Groh and Richard Groh 11-2000

Searched 1/1 2000 to date

- 1) No mortgage found
- 2) Parkland School District vs Kathleen Groh and Richard Groh  
2007-ml-1278 filed 6-28-07 for 1347.04  
refiled 12-10-2007 for 493.04  
2008-ml-2864 filed 9-3-08 for 1331.32  
refiled 10-4-11 for 2345.57  
2009-ml-3020 filed 7-21-09 for 1279.88  
2010-ml-2224 filed 6-17-10 for 1301.82  
2011-ml-2009 filed 6-1-11 for 1332.11  
2013-ml-897 filed 5-13-13 for 1411.50  
2014-ml-1280 filed 6-5-14 for 909.45
- 3) 2010-c-2111 TD Bank NA successor by merger to Coastal Financial Inc dba First Manufactured Loan dba TD Banknorth NA vs Kathleen A Groh and Richard P Groh filed 10-15-10 for 42530.60  
( 1 Portland Sq. , Portland ME 04101)
- 4) 2011-n-1675 Cavalry Portfolio Services LLC, Cavalry SPV1 LLC,

Citifinalcial vs Richard P Groh filed 10-6-11 for 4766.72  
(7 Skyline Dr Hawthorne NY 10532 )

- 5) Owe taxes – county for 2011 to 2013 and township 2012 + 2013 –  
928.65
- 6) Owe school taxes 2006 to 2013 – 10644.51

JANET M. LEMBACH  
4599 PLEASANT VIEW DRIVE  
COOPERSBURG, PA 18036  
610-351-5071  
610-351-5073 (f)  
Email: [janlem@rcn.com](mailto:janlem@rcn.com)

September 26, 2014

Department of Law  
Lehigh County Court House  
17 S. 7<sup>th</sup> Street  
Allentown, PA 18102

RE: **Judicial Tax Sale Number: 68-93**

Owner: Devon Reeves  
Premises: 3459 Lil Wolf Dr., North Whitehall Township, Lehigh County, PA  
Pin No.: 546886398028-183  
No Acreage – Mobil Home Rented Lot – Lil Wolf Mobil Home Park  
Total Assessment: \$15,200.00 (Building only)  
1976 48' x 24' Green Redman Walden, Serial Number (not given)

I have caused a search of the records in the Lehigh County Assessment and Judicial Records – Recorder of Deeds, Register of Wills and Civil Divisions Offices from 1993 to the cover date of **September 19, 2014** on the above-captioned premises. Title to the 1976 48' x 24' Green Redman Walden is vested in Devon Reeves.

Liens:

1. Delinquent Real Estate Taxes reported to the Lehigh County Tax Claim Bureau in the amount of \$701.27.
2. Notice To: Criminal Lien: Case No. 2001-C-4453, Lehigh County Bureau of Collections (no address given) vs. John Matthew Boyle (340 ½ 9<sup>th</sup> St., Apt. #1, Allentown, PA 18102), filed 11/13/2001 in the amount of \$1,299.00. (Possible prior owner.)
3. Notice To: Criminal Lien: Case No. 2001-C-4454, Lehigh County Bureau of Collections (no address given) vs. John Matthew Boyle (340 ½ 9<sup>th</sup> St., Apt. #1, Allentown, PA 18102), filed 11/13/2001 in the amount of \$146.00. (Possible prior owner.)
4. Notice To: Civil Action: Case No., 2007-C-4057, Remit Corporation and Unifund CCR Partners (36 West Main St., P.O. Box 7, Bloomsburg, PA 17815) Plaintiff vs. Jamie L. Boehmer (1609 Shilo Court, Allentown, PA 18104) Defendant, commenced by Complaint on 11/13/2007; reduced to Judgment on 6/27/2008 in the amount of \$9,687.97. (Possible prior owner. Judgment has not been revived or satisfied of record.)

***Lisa M. Reinhart, Title Abstractor***

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This search has been performed for the purposes and needs of Lehigh County Tax Claim Bureau and is intended for the sole use of the Lehigh County Tax Claim Bureau. This report is based upon the examination of public records. The premises herein are subject to the liens, encumbrances and exceptions hereinafter set forth. This report does not constitute title insurance in any way and should not be relied upon by third parties to determine the condition of title, its insurability and/or marketability. The status of title to the subject premises may be affected by matters disclosed by survey, right of parties in possession and other items not found of record and not certified herein.....

**Judicial Sale Property Number:** 68-94

9/25/2014

**COVER DATE:** 9/23/2014

**ASSESSED OWNER:** Marie Benedict (3439 Lil Wolf Drive, Orefield, PA 18069-2138)

**PREMISES:** 3439 Lil Wolf Dr, Orefield, North Whitehall Township, Lehigh County, Pennsylvania

Lil Wolfe Mobile Home Park

**PARCEL IDENTIFICATION NO. :** 546886398028-188

**ASSESSED VALUE:** Building Only: \$7,100

**DEED INFORMATION:** Mobile Home – No Deed of Record

1976 Redman New Moon 67' x 14' Serial Number 12207299

**MORTGAGES:** None on Mobile Home Owner

**JUDGMENTS:**

Lehigh County Bureau of Collections (No Address) vs. Marie Benedict (3439 Lil Wolf Drive, Orefield, PA 18069-2138); Criminal Lien filed 3/21/2005 to Lehigh County Xase No. 2005-CL-1055 in the amount of \$ 247.20.

Parkland School District (c/o Portnoff Law Associates, LTD PO Box 391, Norristown, PA 19404) vs. Marie Benedict (3439 Lil Wolf Drive, Orefield, PA 18069-2138); Municipal Lien filed 9/12/2006 to Lehigh County Case No. 2006-ML-2249 in the amount of \$779.92.

Parkland School District (c/o Portnoff Law Associates, LTD PO Box 391, Norristown, PA 19404) vs. Marie Benedict (3439 Lil Wolf Drive, Orefield, PA 18069-2138); Municipal Lien filed 6/28/2007 to Lehigh County Case No. 2007-ML-1309 in the amount of \$794.65.

Parkland School District (c/o Portnoff Law Associates, LTD PO Box 391, Norristown, PA 19404) vs. Marie Benedict (3439 Lil Wolf Drive, Orefield, PA 18069-2138); Municipal Lien filed 9/3/2008 to Lehigh County Case No. 2008-ML-2867 in the amount of \$764.82.

Parkland School District (c/o Portnoff Law Associates, LTD PO Box 391, Norristown, PA 19404) vs. Marie Benedict (3439 Lil Wolf Drive, Orefield, PA 18069-2138); Municipal Lien filed 7/21/2009 to Lehigh County Case No. 2009-ML-3055 in the amount of \$814.54.

Parkland School District (c/o Portnoff Law Associates, LTD PO Box 391, Norristown, PA 19404) vs. Marie Benedict (3439 Lil Wolf Drive, Orefield, PA 18069-2138); Municipal Lien filed 6/15/2010 to Lehigh County Case No. 2010-ML-2143 in the amount of \$833.91.

Parkland School District (c/o Portnoff Law Associates, LTD PO Box 391, Norristown, PA 19404) vs. Marie Benedict (3439 Lil Wolf Drive, Orefield, PA 18069-2138); Municipal Lien filed 6/01/2011 to Lehigh County Case No. 2011-ML-2014 in the amount of \$844.13.

Parkland School District (c/o Portnoff Law Associates, LTD PO Box 391, Norristown, PA 19404) vs. Marie Benedict (3439 Lil Wolf Drive, Orefield, PA 18069-2138); Municipal Lien filed 11/27/2012 to Lehigh County Case No. 2012-ML-3565 in the amount of \$859.92.

Parkland School District (c/o Portnoff Law Associates, LTD PO Box 391, Norristown, PA 19404) vs. Marie Benedict (3439 Lil Wolf Drive, Orefield, PA 18069-2138); Municipal Lien filed 6/4/2013 to Lehigh County Case No. 2013-ML-1381 in the amount of \$876.40. Judgment filed 1/21/2014 in the amount of \$1,346.05.

Parkland School District (c/o Portnoff Law Associates, LTD PO Box 391, Norristown, PA 19404) vs. Marie Benedict (3439 Lil Wolf Drive, Orefield, PA 18069-2138); Municipal Lien filed 6/4/2014 to Lehigh County Case No. 2014-ML-1231 in the amount of \$542.82.

**FEDERAL LIENS:** None

**TAX CLAIM BUREAU:** 2012 & 2013 County and Township delinquent in the amount of \$582.27. 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012 & 2013 School delinquent in the amount of \$8,997.02..

**DOMESTIC RELATIONS:** N/A

**EXCEPTIONS:**

Real Estate Not Searched.

Probate – None Found

Robert Brossman  
2716 Whitewood Road  
Bethlehem, PA.18017  
Telephone: 484-894-8019  
Fax: 610-625-5873

Judicial Sale 68-95

546886398028-1

Search Number: \_\_\_\_\_ Tax Parcel Number: \_\_\_\_\_

9/93 9-25-2014 Traller.  
Search Date from \_\_\_\_\_ to \_\_\_\_\_ Manufacturer Commodore  
Model Comet Built 1988

4207 Fox Ct  
Property Address: \_\_\_\_\_

North Whitehall Township

Municipality: \_\_\_\_\_

John Murray III

Owners Name: \_\_\_\_\_

19,500

Assessment \$ \_\_\_\_\_

N/A

Deed Book \_\_\_\_\_ page \_\_\_\_\_

**Liens & Objections:**

- 1) Mortgage- none
- 2) Criminal Lien 2003-CL-4588 \$1417.80 Lehigh County Bureau of Collections vs. John Delaney Murray Filed 11-24-03
- 3) Municipal Lien 2006-ML-1128 \$1070.45 Parkland School District vs. John Murray Filed 5-31-06  
Default Judgment \$1541.66 Filed 10-5-06
- 4) Criminal Lien 2007-CL-1107 \$264.00 Lehigh County Bureau of Collections vs. John Delaney Murray Filed 5-10-07
- 5) Criminal lien 2008-CL-4438 \$2687.20 Lehigh County Bureau of Collections vs. John Delaney Murray Filed 10-31-08
- 6) Criminal lien 2010-CL-5665 \$3495.00 Lehigh County Bureau of Collections vs. John Delaney Murray Filed 12-20-10
- 7) Municipal Lien 2012-ML-1020 \$1203.39 Parkland School District vs. John Murray Filed 5-7-12  
Default Judgment \$1678.00 Filed 10-10-12
- 8) Criminal Lien 2013-CL63 \$7325.75 Lehigh County Bureau of Collections vs. John Delaney Murray Filed 1-7-13
- 9) Municipal Lien 2013-ML-1377 \$1232.40 Parkland School District vs. John Murray Filed 6-4-13
- 10) Municipal Lien 2014-ML-842 \$732.84 Parkland School District vs. John Murray Filed 5-12-14



JAMES T. CONBEER - TITLE SEARCHES  
6496 EICHLER CIRCLE  
COOPERSBURG, PA. 18036

TITLE ABSTRACT

NUMBER: 2014 TAX SALE 68-96

PERIOD SEARCHED: 4-1-2003 TO 9-9-2014

OWNERS OF RECORD: HOFFNER: FRANK AND SANDRA

DEED OF RECORD: NONE - MOBILE HOME

LOCATION: 3461 WOLF PACK DRIVE  
NORTH WHITEHALL TOWNSHIP  
TAX ID PIN #: 546886398028-  
247 TAX CLAIMS: OPEN 2012-2013  
TAXES: \$497.13

LIENS OR ENCUMBRANCES:

NO OPEN MORTGAGES

MUNICIPAL LIEN: PARKLAND SCHOOL DISTRICT  
CASE: 2013-ML-3385 R: 11-18-2013 ML: \$1008.76  
DEFAULT JUDGEMENT: R: 8-4-2013 \$1460.63

SUBJECT TO POSSIBLE PUBLIC UTILITY EASEMENTS NOT  
APPEARING OF RECORD

SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE  
BEDS OF ALL ABUTTING STREETS, ROADS AND ALLEY  
WAYS.

SEARCH FORM: x Full 60  Full 40  Platted  Bringdown Purchase

Order Number: 2014-97 Searched From: 02/01/1928 to Effective Date: 09/15/2014

Present Owners: Estate of Larue A. Stettler

As shown on vesting deed:

Property Address: 3451 Coffeetown Road

Property City: Allentown Property County: Lehigh

Property State: PA

Tax ID #: 547816361338-1 Assessment: \$82,100.00

Plat/Plan Recorded: Book                      Page                      Map #

Buyers:

Source Deed:

Current Legal?  Yes or  No

x Estate Information: 2008-1474

Divorce:

Legal Description:

Use Legal Description: Book/Instrument #                      Page                      to

Use New Legal attached

Legal to be produced

Recital: BEING the same premises conveyed to: Robert Paul Stettler and Larue A. Stettler

by deed from Robert Paul Stettler, executor of the Estate of George W. Stettler and Robert Paul Stettler and Larue A. Stettler, h/w

dated 11/30/1984 and recorded 11/20/1984 in the Office of the Recorder of Deeds of Lehigh

County in Deed/Record Book 1344 Page 793 (or) Instrument #

REAL ESTATE TAXES (FOR INFORMATION PURPOSES ONLY – Taxes not certified):

Outstanding taxes due:  Yes or  No

What years?

Amount: \$

**Mortgages: (Total # 0 / See copies attached):**

**Amount: \$            Dated:            Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument #            Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

\*\*\*\*\*

**Amount: \$            Dated:            Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument #            Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

\*\*\*\*\*

**Amount: \$            Dated:            Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument #            Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

**See attached for additional Mortgages**

**#            Judgments (see attached)**

**#            Suits (see attached)**

**#            Federal Tax Liens (see attached)**

**# 4 Municipal Liens (see attached) 2013-ML-2048, 2013-ML-2249, 2013-ML-2250, 2014-ML-1643**

**#            Financing Statements (see attached)**

**EXAMINER NOTES:**

**Exceptions: X Yes - see attached or  None**

READ THE EXCEPTIONS. IF THERE ARE ANY PROBLEMS WITH THE TITLE ASIDE FROM LIENS IT WILL BE NOTED THERE.

- 1) EXEMPT TO TITLE PRIOR TO LAST DEED IN SEARCH
- 2) TAXES ARE CHECKED, HOWEVER THEY ARE NOT CERTIFIED. CERTIFICATION CAN BE OBTAINED FROM THE COUNTY TAX OFFICE AND OTHER APPROPRIATE PARTIES.
- 3) EASEMENT OF PARTY WALL, IF ANY
- 4) TITLE TO THAT PART OF THE PREMISES LYING IN THE BED AND RIGHT OF WAY OF ALL ROADS, DRIVEWAYS AND ALLEYWAYS IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN.
- 5) LIABILITY LIMITED TO AMOUNT OF SEARCH
- 6) ACREAGE CONTENT NOT INSURED
- 7) HOMEOWNERS ASSOCIATION DUES, IF ANY
- 8) RIGHT OF WAY TO BELL TELEPHONE CO OF PA IN MISC BOOK 579 PAGE 30

OBJECTIONS TO ESTATE 2008-1474

- 1) PROPERTY WAS SPECIFICALLY DEvised IN THE WILL TO JEFFREY A. STETTLER
- 2) NO FEDERAL INCOME OR INHERITANCE TAXES FILED ON THIS ESTATE
- 3) PROOF OF DEATH OF ROBERT PAUL STETTLER

OBJECTIONS TO ESTATE OF GEORGE STETTLER 2001-0111

- 1) EVELYN WHITE WAS GRANTED A LIFE ESTATE IN THE PROPERTY. TO CLEAR TITLE WE WOULD NEED PROOF OF DEATH FOR EVELYN. ADDITIONALLY AN ESTATE WOULD NEED TO BE COMPLETED AS WELL. I DID LOCATE AN ESTATE FOR EVELYN WHITE IN FILE 2001-0111, BUT I AM NOT SURE IF IT IS THE AFORESAID EVELYN WHITE. I DID PRINT THE ENTIRE COPY WHICH IS ATTACHED.



Client: **County of Lehigh**

Order Date: **9/15/2014**

Ordered By:

Client Ref #: **68-98**

Search: **60-Year Title Search**

Cost Center:

Name Ordered: **Boyko, Joseph J Jr**

Address: **2710 Balliet St**

**547917751642-1**

Municipality: **North Whitehall Township**

County: **Lehigh**

State: **PA** Zip:

This title search is based upon the examination of the recorded evidence of the title in the making of appropriate searches from the records. This is not a title insurance policy and does not guarantee title. Upon payment, liability is assumed by Pro-Search, Inc. for any negligence, mistakes or omissions by the abstractor and only for the time period searched.

**COVER DATE: 9/9/2014**

**RECORD OWNER**

Being the same premises which Miller, Roseanne (formerly Roseanne Boyko) & Al F Miller Jr granted and conveyed unto Boyko, Joseph J. Jr. sgl by deed dated September 03, 1987 and recorded September 14, 1987 in Lehigh County Book & Page 1402-390 for the consideration of \$1.00.

**PREMISES**

**2710 Balliet St**

**North Whitehall Township**

**Lehigh County PA**

Parcel #: **E7 15-4**

Pin # **547917751642-1**

Assess: **\$176,600.00** Tax: **\$23,895.1** Year **2013**

**7**

**MORTGAGES**

**Book & Page 2446-1165 Donald G. Boyko and George S. Boyko @ 2644 Balliet St Coplay PA 18037 dated August 08, 2000 recorded November 14, 2000 in the amount of \$112,131.49.**

Mortgagor: **Joseph J. Boyko Jr.**

**JUDGMENTS**

**Term # 2008-ML-1682 Parkland School District filed July 24, 2006 in the amount of \$2,048.88.**

Defendant: **Joseph J Boyko Jr.**

Docket Entry: **1/11/2013 - writ of sci fa**

Docket Entry: **5/28/2014 - praecipe of execution**

Docket Entry: **7/29/2014 - judgment by default \$3,323.60**

Memo: re: **547917751642-1**

**Term # 2009-ML-2095 Parkland School District filed June 11, 2009 in the amount of \$2,013.91.**

Defendant: **Joseph J Boyko Jr.**

Memo: re: **547917751642-1**

**Term # 2010-ML-3738 Parkland School District filed November 19, 2010 in the amount of \$2,048.39.**



Defendant: Joseph J Boyko Jr.

Memo: re: 547917751642-1

**Term # 2010-SL-1518 Pa Department of Revenue filed December 28, 2010 in the amount of \$1,840.31.**

Defendant: Joseph J Boyko Jr @ 2710 Balliet St Coplay

**Term # 2011-ML-1187 Parkland School District filed May 04, 2011 in the amount of \$2,097.91.**

Defendant: Joseph J Boyko Jr

Memo: re: 2710 Balliet

**Term # 2011-SL-0450 Pa Department of Revenue filed June 01, 2011 in the amount of \$1,479.38.**

Defendant: Joseph J Boyko Jr @ 2710 Balliet St Coplay

**Term # 2012-ML-0395 Parkland School District filed March 26, 2012 in the amount of \$1,831.29.**

Defendant: Joseph J Boyko Jr

Memo: re: 2710 Balliet St

**Term # 2013-ML-0443 Parkland School District filed April 09, 2013 in the amount of \$1,900.28.**

Defendant: Joseph J Boyko Jr

Memo: re: 2710 Balliet St

**Term # 2014-ML-1653 Parkland School District filed July 22, 2014 in the amount of \$3,024.03.**

Defendant: Joseph J Boyko Jr

Memo: re: 2710 Balliet St

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**FEDERAL LIENS**

None Found

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**UCC RECORDER**

None Found

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**SUITS**

None Found

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**Restrictions:** \*Home Owners / Property Owners Association, if any, has not been searched. Therefore, no liability is assumed hereunder for any liens filed against same.

\*Subject to any and all restrictions, reservations, conditions, covenants, etc. as recorded throughout the chain of title.

\*Subject to Environmental Protection Liens filed in the United States District Court and not of record in the above referenced county courthouse.

\*Subject to the public and private utility easements not of record.

\*Subject to the terms and conditions of any unrecorded leases and agreements.

Subject to any public or private rights to that portion of the property that lies with Balliet St.

**Objections:** \*Pursuant to House Bill 1412, overdue support obligations of this or any other state which are on record at the



Domestic Relations Office constitutes a lien against the property. Due to the unavailability of appropriate support records, Pro-Search, Inc. cannot certify as to this matter.

\*This search excepts any defects, liens, encumbrances, adverse claims or other matters, as a result or caused by computer error, program error or limitations, programmer error, or the like, including but not limited to any misspellings or derivations of the surname, except for the following:

Joseph J Boyko Jr  
Roseanne Boyko  
Roseanne Miller  
AJ F Miller Jr

**Remarks:** CHECKED THE REGISTER OF WILLS OFFICE IN LEHIGH COUNTY-FOUND NO ESTATE FILED FOR CURRENT OWNER Joseph J Boyko Jr

BANKRUPTCY SEARCH IN THE EASTERN DISTRICT COURT OF PA RESULTED IN NO PENDING BANKRUPTCY FILINGS FOR Joseph J Boyko Jr.



Judicial Sale #68-99

Our File: B-36534

Premises: Mobile Home at 1046 Birch Street, North Whitehall Township

Price Meyers PMC 1973  
Serial @ P6023G52357

Parcel# 558135836229-33

Owner:Lindalee Craddock

Period Searched: 1-1-73 to 9-19-14

Judgments:

2007-ML-2269      Municipal Lien      8-17-07      \$226.14      Parkland  
School District versus Lindalee Craddock (1046 Birch St., Laurys Station, Pa.  
18059)

2008-ML-2476      Municipal Lien      8-13-08      4221.12      Parkland  
School District versus Lindalee Craddock (1046 Birch St., Laurys Station, Pa.  
18059)

2010-ML-2837      Municipal Lien      7-13-10      \$165.37      Parkland  
School District versus Lindalee Craddock (1046 Birch St., Laurys Station, Pa.  
18059)

2010-ML-2838      Municipal Lien      7-13-10      \$322.45      Parkland  
School District versus Lindalee Craddock (1046 Birch St., Laurys Station, Pa.  
18059)

2012-ML-3468      Municipal Lien      11-14-12      \$410.03      Parkland  
School District versus Lindalee Craddock (1046 Birch St., Laurys Station, Pa.  
18059)

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2013-ML-0906      Municipal Lien      5-13-13      \$521.54      Parkland  
School District versus Lindalee Craddock (1046 Birch St., Laurys Station, Pa.  
18059)

Subject to Delinquent Taxes (see printout)

LISA CHRISTMAN – TITLE SEARCHES

NUMBER: 2014 TAX SALE #68-100  
PERIOD SEARCHED: 02-01-2008 TO 9-10-2014  
OWNERS OF RECORD: TABITHA MEHLTRETTER  
DEED OF RECORD: NO DEED – MOBILE HOME

LOCATION: 1065 BIRCH ST., LAURYS STATION,  
NORTH WHITEHALL TOWNSHIP  
PIN # 558135836229-44  
KEYSTONE MHP

**LIENS OR ENCUMBRANCES:**

NO OPEN MORTGAGES

**JUDGMENTS:**

(MUNICIPAL LIEN) – 2013-ML-2297 –PARKLAND SCHOOL DISTRICT (1210 SPRINGHOUSE RD,  
ALLENTOWN PA 18104-2119) VS: TABITHA MEHLTRETTER (1065 BIRCH ST, LAURYS STATION PA 18059)  
7-30-2013 \$740.61 // 8-26-2013 PRAE FOR WRIT OF SCIRE FACIAS // 8-5-2014 JUDGMENT \$1,295.67

(MUNICIPAL LIEN) - 2014-ML-1014 – PARKLAND SCHOOL DISTRICT (1210 SPRINGHOUSE RD,  
ALLENTOWN PA 18104-2119) VS: TABITHA MEHLTRETTER (1065 BIRCH ST, LAURYS STATION, PA 18059)  
5-16-2014 \$535.57

**OPEN REAL ESTATE TAXES: \$2,254.58**

SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE BEDS OF ALL ABUTTING STREETS ROADS AND  
ALLEY WAYS.

RICHARD J. JACOBS  
Attorney-at-Law  
1772 Arden Lane  
Bethlehem, Pa. 18015  
Phone 610 838-6830  
Cell 610 360-4405  
Fax 610 838-0237  
C7451@aol.com

Faxed to: County of Lehigh

No. of Pages: Emailed

From: Richard J. Jacobs

Date: Sept. 17, 2014

Search Cover Date: Sept. 10, 2014

Title Report: 1052 Cedar St., North Whitehall Twp. ,Pa.

Sale No. 68-101

Owner: James Seargent  
No deed-mobile home

Tax Parcel No.558135836229-64

The following liens and encumbrances are against the property:

1. Delinquent taxes on file with tax claim bureau.
2. Municipal lien No. 2014ML1273  
Entered: 6/5/14  
\$344.52  
In favor of Parkland School District

3. Municipal lien No. 2013ML1104  
Entered: 5/16/13  
\$345.56  
In favor of Parkland School District

END OF REPORT

# Tax Sale Search

September 26, 2014

## Mobile Home Title Report

Tax Sale # 68-102 Lehigh County Dept. of Law

Search Period: June 1<sup>st</sup>, 1995 to September 19<sup>th</sup>, 2014

PROPERTY: 1015 Cedar Street  
North Whitehall Township, Lehigh County

Tax ID# 558135836229-71

ASSESSED \$26,200.00

TAXES: Delinquent Taxes reported to County Tax Claim Office for 2001 thru 2013 for \$6,348.25

OWNERS: Jennifer L. Stinnard

DEED: None - Land is rented

MORTGAGE: None

LIENS: Municipal Lien 2011-ML-356, filed 10-10-13 in the amount of \$1,679.56: Parkland School District, 1210 Springhouse Rd, Allentown, PA 18104 vs. Jennifer L. Stinnard

Municipal Lien 2012-ML-2191, filed 8-9-12 in the amount of \$1,379.52: Parkland School District, 1210 Springhouse Rd, Allentown, PA 18104 vs. Jennifer L. Stinnard.

Municipal Lien 2013-ML-3324, filed 11-13-13 in the amount of \$1,414.96: Parkland School District, 1210 Springhouse Rd, Allentown, PA 18104 vs. Jennifer L. Stinnard.

EXCEPTIONS: Possible tax increase based on additional assessment not yet due and payable hereto or hereafter made by reason of new construction or for any major improvements to premises pursuant to provisions of Acts of Assembly relating thereto.

Easements or claims of easements, right of ways, restrictions not shown by the public records.

Except to any variation in location or dimensions, conflicts, discrepancies, and any other objections or easements which may be revealed by a survey.

Subject to public and private rights lying in the beds of all abutting streets, roads, and alleys.

Except to any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Comments:

This abstract of title does not certify to delinquent taxes collected privately or current real estate taxes. Tax information only reflects the status of real estate taxes available from the County Office. Tax certificates to tax collectors suggested.

Domestic Relations Liens and Bankruptcy Liens are not included in the report. Any liens listed may reflect common names which may or may not be applicable to your client.

No responsibility is accepted for items not indexed or improperly indexed contained in the Court House Records. No Liability shall exist for any matters of record that are outside the search period.

END

68-103

10/3/2014  
Cover 9-4

1414 2 E Susquehanna St  
Salisbury  
641647426214-3 Tile 466106  
26200-

Gilly's Mobile Home Park  
Fleetwood – Stonecreek 1998 #AB44277

Per assessment owner is Steven Williamson as of Nov. 2009

Searched Steven Williamson from 1/1 2009 to date

1) No mortgage found

2) Salisbury Township School District vs Steven Williamson

2010-ml-2131 filed 6-15-10 for 1094.87

refiled 11-16-10 for 1562.11

2011-ml-3154 filed 9-29-11 for 1120.31

2012-ml-1138 filed 5-15-2012 for 1276.22

2013-ml-2744 filed 9-5-13 for 1180.88

---

3) owe county tax for 2012-2013 and township tax for 2012-2013 – 665.93  
owe school tax for 2009 to 2013 – 6071.36

10/3/2014  
10/3/2014  
10/3/2014  
10/3/2014

JANET M. LEMBACH  
4599 PLEASANT VIEW DRIVE  
COOPERSBURG, PA 18036  
610-351-5071  
610-351-5073 (f)  
Email: [janlem@rcn.com](mailto:janlem@rcn.com)

September 30, 2014

Department of Law  
Lehigh County Court House  
17 S. 7<sup>th</sup> Street  
Allentown, PA 18102

RE: **Judicial Tax Sale Number: 68-104**

Owner: Kim Lee Gehris and Carol M. Gehris, husband and wife  
Premises: Harrison Avenue, Sallsbury Township, Lehigh County, PA  
Pin No.: 641790121770-1  
Total Assessment: \$39,500      Land Use: Garage on Lot

I have caused a search of the records in the Lehigh County Assessment and Judicial Records – Recorder of Deeds, Register of Wills and Civil Divisions Offices from April 3, 1905 to the cover date of **September 23, 2014** on the above-captioned premises. Title is vested in **Kim Lee Gehris and Carol M. Gehris, husband and wife**, by virtue of Deed from Bruce Harold Terreson and Nancy Jane Burnett, Co-Executors of the Last Will and Testament of Sally E. Terreson, Deceased, dated December 22, 1997 and recorded January 5, 1998 in the Office of Recorder of Deeds of Lehigh County, Pennsylvania at Deed Book Volume 1599, page 148, Premises "A". The said Kim L. Gehris departed this life on November 5, 2009 as shown in Lehigh County Register of Wills Division, Case No. 2010-0435.

Liens:

1. Delinquent Real Estate Taxes reported to the Lehigh County Tax Claim Bureau in the amount of \$1,798.77.
2. Mortgage: Between Kim Lee Gehris and Carol M. Gehris, husband and wife, Mortgagor, To: Wells Fargo Financial Pennsylvania, Inc. (3201 N. 4<sup>th</sup> Ave., Sioux Falls, SD 57104), Mortgagee, dated 3-7-2005, recorded 3-15-2005, to Doc. Id. 7251533, to secure: \$173,836.89.
3. Open End Mortgage: Between Kim Lee Gehris and Carol M. Gehris, husband and wife, Mortgagor, To: Wells Fargo Financial Pennsylvania, Inc. (3201 N. 4<sup>th</sup> Ave., Sioux Falls, SD 57104), Mortgagee, dated 6-29-2006, recorded 7-13-2006, to Doc. Id. 7353886, to secure: \$34,000.00. Subordination of Mortgage filed 9-10-2007 at doc. Id. 7440214.
4. Mortgage: Between Kim Lee Gehris and Carol M. Gehris, husband and wife, Mortgagor, To: Wells Fargo Financial Pennsylvania, Inc. (3201 N. 4<sup>th</sup> Ave., Sioux Falls, SD 57104), Mortgagee, dated 8-25-2007, recorded 9-27-2007, to Doc. Id. 7443584, to secure: \$232,181.21.



5. Notice To: Civil Action Case No. 2000-C-1726, Summit Bank (One Bethlehem Plaza, Bethlehem, PA 18018), Plaintiff vs. Kim L. Gehris, Defendant, commenced by Complaint on 6/10/2000; reduced to Judgment on 8/24/2000 in the amount of \$13,189.86. (Judgment has not been revived or satisfied of record.)
6. Notice To: Judgment Note, Case NO. 2000-N-480, Sears Roebuck and Company (c/o R. Weaver Esq., PO Box 203, Whitehall, PA 18015.), Creditor vs. Kim L. Gehris, Debtor, Transcript filed 7-7-2000 in the amount of \$6,550.04. (Judgment has not been revived or satisfied of record.)
7. Municipal Lien: Case No. 2013-ML-3124, Salisbury Township vs. Kim Gehris and Carol Gehris, filed 10/11/2013 in the amount of \$823.74.
8. Municipal Lien: Case No. 2014-ML-1150, Salisbury Township School District vs. Kim Lee Gehris and Carol M. Gehris, filed 5/29/2014 in the amount of \$1,159.09.

**Objections:**

1. Rights or claims by parties in possession or under the terms of any unrecorded lease or agreement(s) of sale.
2. Any variation in location of lines or dimensions or other matters which an accurate survey would disclose.
3. Easements, or claims of easements, not shown by the Public Records.
4. Possible tax increase based on additional assessment not yet due and payable.
5. Title to that part of the premises lying in the bed and right of way of all roads, driveways and alleyways is subject to public and private rights therein.
6. Subject to covenants, conditions, agreements, easements and restrictions as shown on Plan Fountain Hill Heights as more fully set forth in Major Map 2, page 170.

***Lisa M. Reinhart, Title Abstractor***

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This search has been performed for the purposes and needs of Lehigh County Tax Claim Bureau and is intended for the sole use of the Lehigh County Tax Claim Bureau. This report is based upon the examination of public records. The premises herein are subject to the liens, encumbrances and exceptions hereinafter set forth. This report does not constitute title insurance in any way and should not be relied upon by third parties to determine the condition of title, its insurability and/or marketability. The status of title to the subject premises may be affected by matters disclosed by survey, right of parties in possession and other items not found of record and not certified herein.....

Judicial Sale Property Number 68-105

9/25/2014

**COVER DATE:** 9/23/2014

**TITLE VESTED IN:** Carol M Gehris (777 Harrison Ave, Bethlehem, PA 18015-3960)

**PREMISES:** 781 Harrison Ave, Bethlehem, Salisbury Township, Lehigh County, Pennsylvania

**PARCEL IDENTIFICATION NO.** 641790121966-1

**ASSESSED VALUE:** Land Only: \$ 8,700

**DEED INFORMATION:** Being Premise "C" of Conveyance from Bruce Harold Terreson & Nancy Jane Burtnett, Co-Executors of the Last Will and Testament of Sally E Terreson, deceased to Kim Lee Gehris and Carol M Gehris, husband and wife in Deed dated 12/22/1997 and recorded 1/5/1998 in Lehigh County Deed Book 1599, page 148.

**MORTGAGES:**

Kim Lee Gehris and Carol M Gehris to Wells Fargo Financial Pennsylvania Inc, Inc, (3201 N 4<sup>th</sup> Ave, Sioux Falls, SD, 57104) dated 3/7/2005 and recorded 3/15/2005 in Lehigh County Document No. 7251533 in the amount of \$173,836.89. (No Legal description attached. Referenced property in Deed 1599, page 148, but only parcel G11SW4-9-19, which is one parcel of the deed)

Kim Lee Gehris and Carol M Gehris to Wells Fargo Bank, (3201 N 4<sup>th</sup> Ave, Sioux Falls, SD, 57104) dated 6/29/2006 and recorded 7/13/2006 in Lehigh County Document No. 7353886 in the amount of \$34,000. (No Legal description attached. Referenced property in Deed 1599, page 148, but only parcel 641790121233-1, which is one parcel of the deed)

Kim Lee Gehris and Carol M Gehris to Wells Fargo Financial Pennsylvania Inc (2180 MacArthur Rd, Whitehall, PA 18052), dated 8/25/2007 and recorded 9/27/2007 in Lehigh County Document No. 7443584 in the amount of \$232181.21 (covers all parcels on deed - legal attached).

Subordination to Mortgage 7353886 filed 9/10/2007 in Document No. 7440214.

RECORDED  
SEP 25 2014  
14025100

**JUDGMENTS / MUNICIPAL LIENS:**

Salisbury Township School District (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Carol M Gehris and Kim Lee Gehris, (777 Harrison Ave, Bethlehem, PA 18015-3960); Municipal Lien filed 5/29/2014 in Lehigh County Case No. 2014-ML-1149 in the amount of \$585.83.

Salisbury Township School District (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. Carol M Gehris and Kim Lee Gehris, (777 Harrison Ave, Bethlehem, PA 18015-3960); Municipal Lien filed 5/29/2014 in Lehigh County Case No. 2014-ML-1150 in the amount of \$1,159.09.

**FEDERAL LIENS:** None

**SUITS:** None

**TAX CLAIM BUREAU:** 2012 & 2013 Township and County delinquent in the amount of \$423.07 2013 School delinquent in the amount of \$591.06.

**DOMESTIC RELATIONS:** N/A

**EXCEPTIONS:**

- 1) EXEMPT TO TITLE PRIOR TO 2/14/1928
- 2) TAXES ARE CHECKED, HOWEVER THEY ARE NOT CERTIFIED. CERTIFICATION CAN BE OBTAINED FROM THE COUNTY TAX OFFICE.
- 3) SUBJECT TO ANY UNRECORDED AGREEMENTS

Probate –

Estate of Kim L Gehris, deceased; Estate 2010-0435  
D.O.D 11/5/2009 – Joint assessment filed 3/17/2010

Robert Brosman  
2716 Whitewood Road  
Bethlehem, PA.18017  
Telephone: 484-894-8019  
Fax: 610-625-5873

641617208934

Judicial Sale 68-106

Search Number: \_\_\_\_\_ Tax Parcel Number: \_\_\_\_\_  
12-8-1949 9-19-2014

Search Date from \_\_\_\_\_ to \_\_\_\_\_  
850 East Susquehanna Street

Property Address: \_\_\_\_\_  
Sallsbury Township

Municipality: \_\_\_\_\_  
Shirley E. Mest

Owners Name: \_\_\_\_\_

25,600

Assessment \$ \_\_\_\_\_

Deed Book 1691 page 588

**Liens & Objections:**

- 1) Mortgage- none
- 2) Municipal Lien 2011-ML-1750 \$763.18 Sallsbury School District vs. Shirley E. Mest Filed 5-26-11
- 3) Municipal Lien 2012-ML-1161 \$773.72 Sallsbury School District vs. Shirley E. Mest Filed 5-15-12
- 4) Municipal Lien 2013-ML-2129 \$788.58 Sallsbury School District vs. Shirley E. Mest Filed 7-18-13
- 5) Municipal Lien 2014-ML-1142 \$900.38 Sallsbury School District vs. Shirley E. Mest Filed 5-29-14
- 6) Municipal Lien 2014-ML-3012 \$648.04 City of Allentown vs. Shirley E. Mest Filed 10-1-14  
Default Judgment \$1130.60 Filed 8-29-14 Covers 15 Adams Island Rd Allentown

JAMES T. CONBEER - TITLE SEARCHES  
6496 EICHLER CIRCLE  
COOPERSBURG, PA. 18036

TITLE ABSTRACT

NUMBER: 2014 TAX SALE 68-107

PERIOD SEARCHED: 7-5-1932 TO 9-9-2014

OWNERS OF RECORD: FOSTER: EDWARD

DEED OF RECORD: VOLUME *1573* PAGE *168*

LOCATION: 97 CHESTNUT HILL ROAD  
SALISBURY TOWNSHIP  
TAX ID PIN #: 640406224620-1  
TAX CLAIMS: OPEN 2012-2013  
TAXES: \$560.78

LIENS OR ENCUMBRANCES:

NO OPEN MORTGAGES

MUNICIPAL LIEN: SALISBURY TOWNSHIP SCHOOL  
DISTRICT

CASE: 2013-ML-2737 R: 9-4-13 ML: \$759.08

SUBJECT TO POSSIBLE PUBLIC UTILITY EASEMENTS NOT  
APPEARING OF RECORD

SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE  
BEDS OF ALL ABUTTING STREETS, ROADS AND ALLEY  
WAYS.

SEARCH FORM: x Full 60  Full 40  Platted  Bringdown Purchase

Order Number: 2014-108 Searched From: 09/15/1953 to Effective Date: 09/17/2014

Present Owners: George Popovich and Jane Popovich

As shown on vesting deed:

Property Address: 2720 S. Pike Ave.

Property City: Allentown Property County: Lehigh

Property State: PA

Tax ID #: 640578254426-1 Assessment: \$598,400.00

Plat/Plan Recorded: Book                      Page                      Map #

Buyers:

Source Deed:

Current Legal? x Yes or  No

Estate Information:

Divorce:

Legal Description:

Use Legal Description: Book/Instrument #                      Page                      to

Use New Legal attached

Legal to be produced

Recital: BEING the same premises conveyed to: George Popovich and Jane Popovich

by deed from Bruce V. Dennis

dated 12/20/2005 and recorded 12/20/2005 in the Office of the Recorder of Deeds of Lehigh

County in Deed/Record Book                      Page                      (or) Instrument # 7312686.

REAL ESTATE TAXES (FOR INFORMATION PURPOSES ONLY – Taxes not certified):

Outstanding taxes due:  Yes or  No

What years?

Amount: \$

**Mortgages: (Total # 1 / See copies attached):**

**Amount: \$450,000.00 Dated: 12/20/2005 Recorded: 12/20/2005**

**Covers Premises and More?  Yes or  No**

**Book/Instrument # 7312687 Page**

**Mortgagor: George E. Popovich and Jane L. Popovich**

**Mortgagee: PNC Bank, N.A.**

**Assignment of Rents to PNC Bank, NA on 12/20/2005 in Instrument # 7312688**

\*\*\*\*\*

**Amount: \$ Dated: Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument # Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

\*\*\*\*\*

**Amount: \$ Dated: Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument # Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

**See attached for additional Mortgages**

**# 9 Judgments (see attached) 2011-N-1374, 2011-SL-1120, 2012-C-2681, 2012-SL-0979, 2012-N-1805, 2013-C-0116, 2013-N-1138, 2011-SL-1121, 2012-SL-0980**

**# Suits (see attached)**

**# Federal Tax Liens (see attached)**

**# 3 Municipal Liens (see attached) 2013-ML-2742, 2014-ML-1707, 2014-ML-1621**

**# Financing Statements (see attached)**

**EXAMINER NOTES:**

**Exceptions: X Yes - see attached or  None**

READ THE EXCEPTIONS. IF THERE ARE ANY PROBLEMS WITH THE TITLE ASIDE FROM LIENS IT WILL BE NOTED THERE.



- 1) EXEMPT TO TITLE PRIOR TO LAST DEED IN SEARCH
- 2) TAXES ARE CHECKED, HOWEVER THEY ARE NOT CERTIFIED. CERTIFICATION CAN BE OBTAINED FROM THE COUNTY TAX OFFICE AND OTHER APPROPRIATE PARTIES.
- 3) EASEMENT OF PARTY WALL, IF ANY
- 4) TITLE TO THAT PART OF THE PREMISES LYING IN THE BED AND RIGHT OF WAY OF ALL ROADS, DRIVEWAYS AND ALLEYS IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN.
- 5) LIABILITY LIMITED TO AMOUNT OF SEARCH
- 6) ACREAGE CONTENT NOT INSURED
- 7) HOMEOWNERS ASSOCIATION DUES, IF ANY
- 8) RESERVATIONS AND RIGHT OF WAY IN DEED BOOK 816 PAGE 281.
- 9) WATER USE AND PIPELINE MAINTENANCE AGREEMENT FOR WATER SPRING IN DEED 816 PAGE 281.
- 10) PIPE LINE EASEMENT IN DEED 1036 PAGE 193.
- 11) SANITARY SEWER EASEMENT TO SALISBURY TWP AUTHORITY IN MISCELLANEOUS BOOK 336 PAGE 1.
- 12) WELL USE AND MAINTENANCE AGREEMENT IN MISCELLANEOUS BOOK 355 PAGE 707.
- 13) SUBJECT TO AGREEMENT OF SALE IN MISCELLANEOUS BOOK 430 PAGE 829.



Client: **County of Lehigh**

Order Date: **9/15/2014**

Ordered By:

Client Ref #: **68-109**

Search: **60-Year Title Search**

Cost Center:

Name Ordered: **Hosni; Hosni**

Address: **700 W Church St**

**555282711729-1**

Municipality: **Slatington**

County: **Lehigh**

State: **PA** Zip:

This title search is based upon the examination of the recorded evidence of the title in the making of appropriate searches from the records. This is not a title insurance policy and does not guarantee title. Upon payment, liability is assumed by Pro-Search, Inc. for any negligence, mistakes or omissions by the abstractor and only for the time period searched.

**COVER DATE: 9/17/2014**

**RECORD OWNER**

Being the same premises which Kistler, Larry A. director of the Tax Claim Bureau granted and conveyed unto Hosni, Hosni by deed dated February 17, 2005 and recorded February 18, 2005 in Lehigh County Instrument # 7246815 for the consideration of \$4,000.00.

**PREMISES**

**700 W Church St**

**Slatington Borough**

**Lehigh County PA**

Parcel #: **B6SE4B 1-1**

Pin # **555282711729-1**

Assess: **\$3,800.00**

Tax: **\$363.07**

Year **2012-13**

**MORTGAGES**

**None Found**

**JUDGMENTS**

**Term # 2004-ML-1189 Northern Lehigh School District filed April 13, 2004 in the amount of \$313.44.**

Defendant: **Safe Home Investment Corp**

Memo: re: **700 W Church St**

**Term # 2014-ML-0788 Northern Lehigh School District filed May 06, 2014 in the amount of \$358.33.**

Defendant: **Hosni Hosni**

Memo: re: **700 W Church St**

**FEDERAL LIENS**

**None Found**

**UCC RECORDER**

**None Found**

**SUITS**

**None Found**

**Restrictions: \*Home Owners / Property Owners Association, if any, has not been searched. Therefore, no liability is assumed hereunder for any liens filed against same.**



\*Subject to any and all restrictions, reservations, conditions, covenants, etc. as recorded throughout the chain of title.

\*Subject to Environmental Protection Liens filed in the United States District Court and not of record in the above referenced county courthouse.

\*Subject to the public and private utility easements not of record.

\*Subject to the terms and conditions of any unrecorded leases and agreements.

**Objections:** \*Pursuant to House Bill 1412, overdue support obligations of this or any other state which are on record at the Domestic Relations Office constitutes a lien against the property. Due to the unavailability of appropriate support records, Pro-Search, Inc. cannot certify as to this matter.

\*This search excepts any defects, liens, encumbrances, adverse claims or other matters, as a result or caused by computer error, program error or limitations, programmer error, or the like, including but not limited to any misspellings or derivations of the surname, except for the following:

Hosni Hosni  
Safe Home Investment Corporation  
Edwin Stephen Jr  
Mary Ann Stephen

**Remarks:** CHECKED THE REGISTER OF WILLS OFFICE IN LEHIGH COUNTY - FOUND NO ESTATE FILED FOR CURRENT OWNER Hosni Hosni.

BANKRUPTCY SEARCH IN THE EASTERN DISTRICT COURT OF PA RESULTED IN NO PENDING BANKRUPTCY FILINGS FOR Hosni Hosni.

Judicial Sale #68-110

Our File: B-36535

Premises: 1933 Harold Avenue, South Whitehall Township

Parcel #: 549705887729-1

Owner: Donald and Maryanne Ronca, h/w & Michael F. and Josephine Ronca, h/w.  
(Michael F. Ronca died 1-19-85 and Donald Ronca aka Donald J. Ronca died 2-21-14)

Deed: 1212/510

Period Searched: 9-19-54 to 9-23-14

Mortgages: None

Federal Tax Liens:

2004-F-0002	Fed Tax Lien	1-5-04	\$348,641.39	United States Treasury Department versus Donald J. Ronca (RD#5, Bethlehem, Pa. 18015)
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2004-F-0228	Fed. Tax Lien	8-3-04	\$29,516.10	United States Treasury Department versus Donald J. Ronca (3212 Mosser St. Allentown, Pa. 18103)
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Subject to anything on Map 2 page 91..

Subject to Delinquent Taxes (see printout)

LISA CHRISTMAN – TITLE SEARCHES

NUMBER: 2014 TAX SALE -#68-111  
PERIOD SEARCHED: 7-20-1905 TO 09-10-2014  
OWNERS OF RECORD: PAXIMADAS: BETH CHRISTEN  
DEED OF RECORD: INSTRUMENT #7398979 (PART OF DEED)  
LOCATION: 1825 W COLUMBIA ST, SOUTH WHITEHALL TOWNSHIP  
PIN # 549715548686-1

**LIENS OR ENCUMBRANCES:**

-NO MORTGAGES

**JUDGMENTS:**

-MUNICIPAL LIEN – 2012-ML-1744 (7-6-2012) \$363.48 – PARKLAND SCHOOL DISTRICT (1210 SPRINGHOUSE RD, ALLENTOWN PA 18104-2119) VS: BETH CHRISTEN PAXIMADAS (1831 CLIFFORD ST, ALLENTOWN PA 18104)

-MUNICIPAL LIEN 2013-ML-3590 (12-17-2013) \$543.25 - PARKLAND SCHOOL DISTRICT (1210 SPRINGHOUSE RD, ALLENTOWN PA 18104-2119) VS: BETH CHRISTEN PAXIMADAS (457 RIVER ST, KINGSTON PA 18704)

-MUNICIPAL LIEN – 2014-ML-0378 (3/17/2014) \$338.39 - PARKLAND SCHOOL DISTRICT (1210 SPRINGHOUSE RD, ALLENTOWN PA 18104-2119) VS: BETH CHRISTEN PAXIMADAS (457 RIVERS ST, FORTY FORT, PA 18704)

-DIVORCE - 2011-FC-0762 -COMPLAINT 6-7-2011 GREGORY E PAXIMADAS (1013 E VILLAGE ROUND, WESCOSVILLE PA 18106) VS: BETH K PAXIMADAS A/K/A BETH C RICE (1839 CLIFFORD ST, ALLENTOWN PA 18103) - //3-26-2013 NOTICE OF ELECTION TO RETAKE NAME OF BETH C RICE // 4-18-2013 DIVORCE FINAL 4-17-2013

**OPEN REAL ESTATE TAXES: \$1,522.99**

SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE BEDS OF ALL ABUTTING STREETS ROADS AND ALLEY WAYS.

RICHARD J. JACOBS  
Attorney-at-Law  
1772 Arden Lane  
Bethlehem, Pa. 18015  
Phone 610 838-6830  
Cell 610 360-4405  
Fax 610 838-0237  
C7451@aol.com

Faxed to: County of Lehigh

No. of Pages: Emailed

From: Richard J. Jacobs

Date: Sept. 18, 2014

Search Cover Date: Sept. 10, 2014

Title Report: 8880 Turkey Ridge Rd., Upper Macungie Twp., Pa.

Sale No. 68-112

Owner: Lori Martin  
No. deed-mobile home

Tax Parcel No.545468533800-622

The following liens and encumbrances are against the property:

1. Delinquent taxes on file with tax claim bureau.
2. Municipal lien No. 2014ML830  
Entered: 5/12/14  
\$370.56  
In favor of Parkland School District

2. Municipal lien No. 2014ML225  
Entered: 2/19/14  
\$821.65  
In favor of Parkland School District

END OF REPORT

**Tax Sale Search**

October 2, 2014

**60 Year Title Report**

113  
Tax Sale #68-13 Lehigh County Dept. of Law

COVER DATE: 9-23-14

PROPERTY: 1221 Trexlertown Road  
Upper Macungie Township, Lehigh County

Tax ID# 546448770659-1

ASSESSED \$184,800.00

TAXES: Delinquent Taxes reported to County Tax Claim Office for 2012 & 2013 for \$8,892.91

OWNERS: PNC Bank National Association

DEED: 2014024323, dated 9-4-14 and recorded 9-12-14, consideration \$1.00

MORTGAGE: None

LIENS: Municipal Lien 2013-ML-1752, filed 6-25-12 in the amount of \$3,061.34: Parkland School District, 1210 Springhouse Rd, Allentown 18104 vs. Morade Mohmede.

Municipal Lien 2014-ML-1617, filed 7-15-14 in the amount of \$2,814.68: Parkland School District, 1210 Springhouse Rd, Allentown 18104 vs. Morade Mohmede.

Civil Action 2009-C-392, filed 1-20-10 in the amount of \$139,929.33: Quality Roofing Supply Company, Inc. 737 Flory Mill Rd. Lancaster, PA 17601 vs. Morade Mohamed, et al. Lis Pendens filed 4-9-09 on subject property.

Transcript 2010-N13, filed 1-7-10 in the amount of \$1,887.41: loch Eisenbaumer Newton & Co. Apt/Ste 100 CPA, 4905 Tilghman St., Allentown, PA 18104 vs. Michael Morade.

Transcript Judgment 2011-N-275, filed 3-10-11 in the amount of \$4,416.33: Capital One Bank, 15000 Capital One Dr. Richmond, VA 23238 vs. Morade M. Mohamed.

EXCEPTIONS: Subject to Sewer Agreement to Upper Macungie Township Authority, recorded 11-9-72 in Misc. Book 363, page 400.

Possible tax increase based on additional assessment not yet due and payable hereto or hereafter made by reason of new construction or for any major improvements to premises pursuant to provisions of Acts of Assembly relating thereto.

See page 2



Page 2  
1221 Trexlertown Rd

EXCEPTIONS: Easements or claims of easements, right of ways, restrictions not shown by the public records.

Except to any variation in location or dimensions, conflicts, discrepancies, and any other objections or easements which may be revealed by a survey.

Subject to public and private rights lying in the beds of all abutting streets, roads, and alleys.

Except to any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Comments:

This abstract of title does not certify to delinquent taxes collected privately or current real estate taxes. Tax information only reflects the status of real estate taxes available from the County Office. Tax certificates to tax collectors suggested.

Domestic Relations Liens and Bankruptcy Liens are not included in the report. Any liens listed may reflect common names which may or may not be applicable to your client.

No responsibility is accepted for items not indexed or improperly indexed contained in the Court House Records. No Liability shall exist for any matters of record that are outside the search period.

END

68-114

10/3/2014

Cover 9-4

6931 Sigmund Rd  
Upper Milford  
548202342262-1 Tile 425817  
2013017850  
39800.00

owner – Elizabeth Soto

1. Mortgage to C Andrew Cook and Carol R Cook in MBV 2398-70,  
dated 5-24-00, recorded 6-8-00 for 6522.60 ( 740 Main St, Bally PA )
2. owe taxes  
county for 2012-2013, school for 2012 and township for 2012 –  
1324.93
3. Outsale of tract 2 on deed for 4.581 acres - #2012004060
4. Right of way to keystone Pipe Line Co in misc 238-289. Assigned in  
misc 502-843.

UPPER MERION  
DEPARTMENT OF TAX

03 03 2014

RECORDED

JANET M. LEMBACH  
4599 PLEASANT VIEW DRIVE  
COOPERSBURG, PA 18036  
610-351-5071  
610-351-5073 (f)  
Email: [janlem@rcn.com](mailto:janlem@rcn.com)

September 29, 2014

Department of Law  
Lehigh County Court House  
17 S. 7<sup>th</sup> Street  
Allentown, PA 18102

RE: **Judicial Tax Sale Number: 68-115**

Owner: Hristos G. Dimou a/k/a Chris G. Dimou  
Premises: 3744 Church View Rd., Upper Milford Township, Lehigh County, PA  
Pln No.: 549370679907-1  
Total Assessment: \$274,600.00

I have caused a search of the records in the Lehigh County Assessment and Judicial Records – Recorder of Deeds, Register of Wills and Civil Divisions Offices from June 6, 1925 to the **cover date of September 23, 2014** on the above-captioned premises. Title is vested in **Hristos G. Dimou a/k/a Chris G. Dimou, an individual**, by virtue of Deed from Joseph S. Seem, Executor of the Estate of Kathryn S. Seem, Deceased, dated May 16, 2005 and recorded May 17, 2005 in the Office of Recorder of Deeds of Lehigh County, Pennsylvania at Doc. Id. 7264381.

Liens:

1. Delinquent Real Estate Taxes reported to the Lehigh County Tax Claim Bureau in the amount of \$12,898.39.
2. Mortgage: Between Chris G. Dimou, Mortgagor, To: Mortgage Electronic Registration Systems, Inc. as nominee for Lafayette Ambassador Bank (P.O. Box 2026, Flint, MI 48501-2026) Mortgagee, dated 8-30-2006, recorded 9-7-2006 at Doc. Id. 7365362, to secure: \$520,000.00. Assigned To: RMAC Trust, Series 2011-2T (60 Livingston Ave., EP-MN-WS3D, St Paul, MN 55107), recorded 4-3-2012 at Instrument Number 2012011358. Assigned To: Lafayette Ambassador Bank (One Penn Square, Lancaster, PA 17602), recorded 6-26-2012 at Instrument Number 2012022553.
3. Mortgage: Between Hristos G. Dimou (a/k/a Chris G. Dimou), Mortgagor, To: Lafayette Ambassador Bank (Chestnut Street Office, 1127 Chestnut Street, Emmaus, PA 18049), Mortgagee, dated 8-30-2006, recorded 9-7-2006 to Doc. Id. 7365363, to secure: \$70,000.00.

(Continue)

4. Mortgage: Between Hristos G. Dimou (a/k/a Chris G. Dimou), Mortgagor, To: Lafayette Ambassador Bank (Chestnut Street Office, 1127 Chestnut Street, Emmaus, PA 18049), Mortgagee, dated 8-30-2006, recorded 9-22-2006 to Doc. Id. 7368955, to secure: \$70,000.00.
5. Pending Mortgage Foreclosure: Case No. 2010-C-4177, Mortgage Electronic Registration Systems, Inc. (Suite 310, 1595 Spring Hill Rd., Vienna, VA 22182), Lafayette Ambassador Bank (Servicing Agent, 360 Northampton Street, Easton, PA), Plaintiffs vs. Hristos G. Dimou also known as Chris G. Dimou, Defendant, commenced by Complaint on 8-23-2010.
6. Pending Mortgage Foreclosure: Case No. 2011-C-2248, Mortgage Electronic Registration Systems, Inc. (Suite 310, 1595 Spring Hill Rd., Vienna, VA 22182), Lafayette Ambassador Bank (Servicing Agent, Suite 310, 1595 Spring Hill Rd., Vienna, VA 22182), Plaintiffs vs. Hristos G. Dimou also known as Chris G. Dimou, Defendant, commenced by Complaint on 6-20-2011; reduced to Judgment on 5-1-2013 in the amount of \$526,816.27.
7. Criminal Lien: Case No. 2014-CL-1060, Lehigh County Bureau of Collections (455 W. Hamilton St., Allentown, PA 18101), Creditor vs. Hristos, Debtor, filed 4/7/2014 in the amount of \$260,850.60.
8. State Lien: Case No. 2014-SL-489, PA Department of Revenue, Bureau of Compliance, Lien Section (P.O. Box 280948, Harrisburg, PA 17128-0948) vs. Chris G. Dimou, filed 7-28-2014 in the amount of \$22,212.17.

Objections:

1. Rights or claims by parties in possession or under the terms of any unrecorded lease or agreement(s) of sale.
2. Any variation in location of lines or dimensions or other matters which an accurate survey would disclose.
3. Easements, or claims of easements, not shown by the Public Records.
4. Possible tax increase based on additional assessment not yet due and payable.
5. Title to that part of the premises lying in the bed and right of way of all roads, driveways and alleyways is subject to public and private rights therein.
6. Subject to covenants, conditions, agreements, easements and restrictions as shown on Lot Line Adjustment Minor Subdivision Plan Property of Joseph T. & Kathryn S. Seem as more fully set forth at MS Map Volume 6, page 291.
7. Subject to a Right of Way to Pennsylvania Power & Light Company as more fully set forth at Misc. Book 317, page 716.

(Continue)

8. Subject to Grant to Reading Company, its successors and/or assigns, right, liberty and privilege of constructing, operating and maintaining a wire line with poles, fixtures and anchor guys, as more fully set forth at Misc. Book 255, page 478.

***Lisa M. Reinhart, Title Abstractor***

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This search has been performed for the purposes and needs of Lehigh County Tax Claim Bureau and is intended for the sole use of the Lehigh County Tax Claim Bureau. This report is based upon the examination of public records. The premises herein are subject to the liens, encumbrances and exceptions hereinafter set forth. This report does not constitute title insurance in any way and should not be relied upon by third parties to determine the condition of title, its insurability and/or marketability. The status of title to the subject premises may be affected by matters disclosed by survey, right of parties in possession and other items not found of record and not certified herein.....

Judicial Sale Property Number 68-116

9/26/2014

**COVER DATE:** 9/23/2014

**TITLE VESTED IN:** Rev Douglas T. Seidel (3674 Bleiler Rd, Emmaus, PA 18049-4850)

**PREMISES:** .198 acre, Bleiler Rd, Upper Milford Township, Lehigh County, Pennsylvania

**PARCEL IDENTIFICATION NO.** 549381974943-1

**ASSESSED VALUE:** Land Only: \$ 5,400

**DEED INFORMATION:** Being a part of the conveyance from Horace Y Seidel & Jean T Seidel, husband and wife to Rev Douglas T. Seidel in deed dated 12/23/1989 and recorded 12/29/1989 in Lehigh County Deed Book 1447, page 113.

**MORTGAGES:**

Rev Douglas T. Seidel (3674 Bleiler Rd, Emmaus, PA 18049-4850) to Beneficial Consumer Discount Company dba Beneficial Mortgage Co of Pennsylvania, (6465 Village Lane, Suite A3, Macungie PA 18062) dated 4/30/2007 and recorded 4/25/2007 in Lehigh County Document No. 7414132 in the amount of \$253,740.76. (Covers both parcels on Deed)

Rev Douglas T. Seidel (3674 Bleiler Rd, Emmaus, PA 18049-4850) to Wachovia Bank, National Association, (301 S College St, VA 0343, Charlotte NC 28288-0343) dated 8/20/2007 and recorded 9/10/2007 in Lehigh County Document No. 7440114 in the amount of \$62,500. (Referenced Deed 1447, page 113 but only parcel for this property.)

**JUDGMENTS / MUNICIPAL LIENS:**

None of Record

**FEDERAL LIENS:** None

**SUITS:** None

LEHIGH COUNTY TAX CLAIM BUREAU  
RECEIVED  
SEP 26 2014  
10:00 AM

**TAX CLAIM BUREAU:** 2012 & 2013 County, Township & School delinquent in the amount of \$631.09.

**DOMESTIC RELATIONS:** N/A

**EXCEPTIONS:**

- 1) EXEMPT TO TITLE PRIOR TO 9/21/1953
- 2) TAXES ARE CHECKED, HOWEVER THEY ARE NOT CERTIFIED. CERTIFICATION CAN BE OBTAINED FROM THE COUNTY TAX OFFICE.
- 3) SUBJECT TO ANY UNRECORDED AGREEMENTS
- 4) Subject to Covenants, conditions, restrictions, easements as set forth in Final Plan for Property of Horace y Seidel & Jean Seidel as set forth in Map Book 6, page 127.
- 5) Subject to a perpetual easement to the Pennsylvania Turnpike Commission as set forth in Deed Book 906, page 589.
- 6) Subject to an easement agreement to the Pennsylvania Turnpike commission as set forth in Misc. Book 294, page 281, filed 9/28/1961.
- 7) Subject to a Right of Way to Pennsylvania Power & Light Company as set forth in Misc. Book 320, page 424, filed 6/9/1964 and Misc. Book 319, page 872, filed 3/23/1965.

Probate — None

Robert Brossman  
2716 Whitewood Road  
Bethlehem, PA.18017  
Telephone: 484-894-8019  
Fax: 610-625-5873

Judicial Sale 68-117

640573368486-1

Search Number: \_\_\_\_\_ Tax Parcel Number: \_\_\_\_\_

5-13-1949 9-25-2014

Search Date from \_\_\_\_\_ to \_\_\_\_\_

2531 Heckman Lane

Property Address: \_\_\_\_\_

Upper Saucon Township

Municipality: \_\_\_\_\_

Peter Farbaniec

Owners Name: \_\_\_\_\_

Eric Malinowski & Anthony Malinowski

15,600

Assessment \$ \_\_\_\_\_

7389379

Deed Book \_\_\_\_\_ page \_\_\_\_\_

**Liens & Objections:**

- 1) Mortgages- none
- 2) Subject to Act 319 PA2-745
- 3) Declaration of Restrictions within the Clear Zone for the Driveway of David D. & Ariene R. Scott to access Vera Cruz Road m669-674



JAMES T. CONBEER - TITLE SEARCHES  
6496 EICHLER CIRCLE  
COOPERSBURG, PA. 18036

TITLE ABSTRACT

NUMBER: 2014 TAX SALE 68-118

PERIOD SEARCHED: 10-1-1950 TO 9-9-2014

OWNERS OF RECORD: GEHMAN: WILLIAM S. &  
MARY JANE Y.

DEED OF RECORD: VOLUME 1307 PAGE 149

LOCATION: 5729 APPLEBUTTER HILL ROAD  
UPPER SAUCON TOWNSHIP  
TAX ID PIN #: 641359599007-1  
TAX CLAIMS: OPEN 2012-2013  
TAXES: \$18740.96

LIENS OR ENCUMBRANCES:

**MORTGAGES (3): SOVEREIGN BANK**

1: DK 7200173 D: 6-22-04 R: 7-21-04 \$140,000.00

ADDRESS: 525 LANCASTER AVE., READING, PA 19611

2: DK 7484409 D: 5-28-08 R: 6-10-08 \$80000.00 (OPEN END)

3: INS 2010023937 D: 7-9-10 R: 7-28-10 \$100000.00 (OPEN  
END)

ADDRESS (2&3): 450 PENN ST., READING, PA 19602

JUDGEMENT: COOPERSBURG CONSTRUCTION CORP T/A  
COOPERSBURG PLUMBING CO

CASE: 2014-C-0736 R: 4-21-14 JDUGEMENT:\$21034.07

CONDITIONS, RESERVATION, EASEMENTS, NOTES AND  
SET BACK LINES IMPOSED MAP 15-85 (SYLVAN ACRES)

JAMES T. CONBEER - TITLE SEARCHES  
6496 EICHLER CIRCLE  
COOPERSBURG, PA. 18036

RIGHTS CONDITIONS LIBERTIES AND RESTRICTIONS

CITED IN:

DEED 1307-149

PRIVATE ROAD MAINTENANCE AGREEMENT CITED IN:

MISC. 954-102

SUBJECT TO POSSIBLE PUBLIC UTILITY EASEMENTS NOT  
APPEARING OF RECORD

SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE  
BEDS OF ALL ABUTTING STREETS, ROADS AND ALLEY  
WAYS.

**NO DEED – MOBILE HOME**

**SEARCH FORM: X Full 60**  **Full 40**  **Platted**  **Bringdown Purchase**

**Order Number: 2014-119 Searched From: 09/17/1954 to Effective Date: 09/17/2014**

**Present Owners: Brian R. Kaplan**

**As shown on vesting deed:**

**Property Address:**

**Property City:            Property County:**

**Property State:**

**Tax ID #:            Assessment: \$**

**Plat/Plan Recorded: Book            Page            Map #**

**Buyers:**

**Source Deed:**

**Current Legal?**  **Yes** or  **No**

**Estate Information:**

**Divorce:**

**Legal Description:**

**Use Legal Description: Book/Instrument #            Page            to**

**Use New Legal attached**

**Legal to be produced**

**Recital: BEING [ a part of] the same premises conveyed to:**

**by deed from**

**dated            and recorded            in the Office of the Recorder of Deeds of**

**County in Deed/Record Book            Page            (or) Instrument #**

**REAL ESTATE TAXES (FOR INFORMATION PURPOSES ONLY – Taxes not certified):**

**Outstanding taxes due:**  **Yes** or  **No**

**What years?**

**Amount: \$**

**Mortgages: (Total # 0 / See copies attached):**

**Amount: \$            Dated:            Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument #            Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

\*\*\*\*\*

**Amount: \$            Dated:            Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument #            Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

\*\*\*\*\*

**Amount: \$            Dated:            Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument #            Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

**See attached for additional Mortgages**

**#            Judgments (see attached)**

**#            Suits (see attached)**

**#            Federal Tax Liens (see attached)**

**#            Municipal Liens (see attached)**

**#            Financing Statements (see attached)**

**EXAMINER NOTES:**

**Exceptions: X Yes - see attached or  None**

READ THE EXCEPTIONS. IF THERE ARE ANY PROBLEMS WITH THE TITLE ASIDE FROM LIENS IT WILL BE NOTED THERE.

- 1) EXEMPT TO TITLE PRIOR TO LAST DEED IN SEARCH
- 2) TAXES ARE CHECKED, HOWEVER THEY ARE NOT CERTIFIED. CERTIFICATION CAN BE OBTAINED FROM THE COUNTY TAX OFFICE AND OTHER APPROPRIATE PARTIES.
- 3) EASEMENT OF PARTY WALL, IF ANY
- 4) TITLE TO THAT PART OF THE PREMISES LYING IN THE BED AND RIGHT OF WAY OF ALL ROADS, DRIVEWAYS AND ALLEYS IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN.
- 5) LIABILITY LIMITED TO AMOUNT OF SEARCH
- 6) ACREAGE CONTENT NOT INSURED
- 7) HOMEOWNERS ASSOCIATION DUES, IF ANY



Client: County of Lehigh

Order Date: 9/15/2014

Ordered By:

Client Ref #: 68-120

Search: 60-Year Title Search

Cost Center:

Name Ordered: Nickum, Janice G & Marcy

Address: 5002 Pa Route 309 1135

641477632291-60

Municipality: Upper Saucon Township

County: Lehigh

State: PA Zip:

This title search is based upon the examination of the recorded evidence of the title in the making of appropriate searches from the records. This is not a title insurance policy and does not guarantee title. Upon payment, liability is assumed by Pro-Search, Inc. for any negligence, mistakes or omissions by the abstractor and only for the time period searched.

COVER DATE: 9/19/2014

**RECORD OWNER**

Being the same premises which granted and conveyed unto Nickum, Janice G & Marcy by deed dated and recorded in Lehigh County Book & Page for the consideration of .

**PREMISES**

5002 Pa Route 309 Lot 1135

Upper Saucon Township

Lehigh County PA

Parcel #: K10NE2 7-3-C-21

Pin # 641477632291-60

Assess: \$24,500.00

Tax: \$1,938.50 Year 2012-13

**MORTGAGES**

None Found

**JUDGMENTS**

None Found

**FEDERAL LIENS**

None Found

**UCC RECORDER**

None Found

**SUITS**

None Found

Restrictions: \*Home Owners / Property Owners Association, if any, has not been searched. Therefore, no liability is assumed hereunder for any liens filed against same.

\*Subject to any and all restrictions, reservations, conditions, covenants, etc. as recorded throughout the chain of title.

\*Subject to Environmental Protection Liens filed in the United States District Court and not of record in the above referenced county courthouse.

\*Subject to the public and private utility easements not of record.

\*Subject to the terms and conditions of any unrecorded leases and agreements.



**Objections:** \*Pursuant to House Bill 1412, overdue support obligations of this or any other state which are on record at the Domestic Relations Office constitutes a lien against the property. Due to the unavailability of appropriate support records, Pro-Search, Inc. cannot certify as to this matter.

\*This search excepts any defects, liens, encumbrances, adverse claims or other matters, as a result or caused by computer error, program error or limitations, programmer error, or the like, including but not limited to any misspellings or derivations of the surname, except for the following:

Janice G Nickum  
Marcy Nickum

**Remarks:** MOBILE HOME ASSESSMENT ONLY

Per assessment office-mobile home is a 2002 Commodore Providence located in Kramer Mobile Home Park. Per Assessment office the mailing address for Janice and Marcy Nickum is 5002 Rt 309 Lot 1135 Center Valley PA 18034-9793.

Per Assessment office it appears Janice G & Marcy Nickum purchased this mobile home around 10/2008. That is when we started searching the Nickum's from.

CHECKED THE REGISTER OF WILLS OFFICE IN LEHIGH COUNTY - FOUND NO ESTATES FILED FOR NAME ORDERED - Janice G Nickum or Marcy Nickum.

BANKRUPTCY SEARCH IN THE EASTERN DISTRICT COURT OF PA RESULTED IN NO PENDING BANKRUPTCY FILINGS FOR Janice G Nickum or Marcy Nickum.



Judicial Sale #68-121

Our File: B-36536

Premises: Mobile Home at 4842 Pa Route 309, Lot 342, Center Valley, Oa. 18034

1980 Hallmark Homes Landmark  
Serial # LP80115AB

Parcel # 64147777876-9

Owner: Center Valley Logistics, LLC t/a Center Valley Mobile Home Park by virtue of  
Summary Judgment 2012-C-1200 dated 10-29-12 versus Tonita Morrison.

Judgment order extinguishes any claims to right, title and interest of Tonita  
Morrison in said 1980 Hallmark Home, VIN # LO80115AB)

Period Searched: 1-1-80 to 9-23-14

Judgments: None

Subject to Delinquent Taxes (see Printout)

*Note: be aware the owner is not the same as  
the name it was ordered under*

LISA CHRISTMAN – TITLE SEARCHES

NUMBER: 2014 TAX SALE #68-122

PERIOD SEARCHED: A-CHAIN 2-21-1949  
B-CHAIN 9-30-1948 : TO -09-10-2014  
C-CHAIN 10-25-1944

OWNERS OF RECORD: THEBODEAU: LONNIE D. & LORI A.

DEED OF RECORD: INSTRUMENT #7307083

LOCATION: 5498 PA ROUTE 378, UPPER SAUCON TOWNSHIP  
PIN# 642428452472-1

**LIENS OR ENCUMBRANCES:**

-MORTGAGE #7307084 MERS FOR MERCHANTS NATIONAL BANK OF BANGOR 11-15-2005  
11-22-2005 \$240,000.00 (25 BROADWAY, P.O. BOX 227, BANGOR PA 18013-0227)

**JUDGMENTS:**

-STATE LIEN -2002-SL-0033 (1-28-02) \$810.39 - COMMONWEALTH OF PA -DEPT OF REVENUE  
(BUREAU OF COMPLIANCE-DEPT 280948, HARRISBURG PA 17128) VS: LORI MOYER (1627 SUMNER  
AVE, ALLENTOWN PA 18102-1241)

-STATE LIEN - 2009-SL-0837 (11-2-2009) \$373.52 - COMMONWEALTH OF PA -DEPT OF  
REVENUE (BUREAU OF COMPLIANCE -DEPT 280948, HARRISBURG, PA 1712B) VS: LORI MOYER (1615 W  
WASHINGTON ST, ALLENTOWN PA 18102-1249)

-STATE LIEN -2008-SL-0484 (6-30-2008) \$1,353.76 -COMMONWEALTH OF PA -DEPT OF  
REVENUE (BUREAU OF COMPLIANCE-DEPT 280948, HARRISBURG, PA 17128) VS: LONNIE & LORI  
THEBODEAU (5498 RTE 378, BETHLEHEM PA 18015)

-STATE LIEN - 2014-SL-0336 (5-19-2014) \$15,444.37 - COMMONWEALTH OF PA -DEPT OF  
REVENUE (BUREAU OF COMPLIANCE -DEPT 280948, HARRISBURG, PA 17128) VS: LONNIE THEBODEAU  
(5498 RTE 378, BETHLEHEM PA 18015)

-UNEMPLOYMENT COMP LIEN - 2009-U-0315 (12-22-09) \$391.35 - COMMONWEALTH OF PA,  
DEPT OF LABOR AND INDUSTRY UNEMPLOYMENT COMP FUND (P.O. BOX 60848, HARRISBURG, PA  
17106-0848) VS: LORI A THEBODEAU T/A NAILS & NECESSITIES (5498 ROUTE 378, BETHLEHEM PA  
18015)

-MORTGAGE FORECLOSURE - 2012-C-5180 COMPLAINT 12-6-2012  
MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS INC BY MERCHANTS BANK OF BANGOR (SUITE 310 -  
1595 SPRING HILL RD, VIENNA, VA 22182) VS: LONNIE D THEBODEAU & LORI A THEBODEAU (5498  
ROUTE 378, BETHLEHEM, PA 18015)

7-2-2014 - ORDER, NOW 6-25-2014, NON-JURY TRIAL VERDICT AGAINST DEFTS, \$283,929.40

7-10-2014 - JUDGMENT \$283,929.40

7-30-2014 - PRAE FOR WRIT EX

PAGE #2 - TAX SALE #68-122

**OPEN REAL ESTATE TAXES: \$12,236.20**

SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS, RIGHTS CITED IN DEED 651/261 (10-25-1944)  
AND DEED 718/541 (2-28-1949)  
SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE BEDS OF ALL ABUTTING STREETS ROADS AND  
ALLEYWAYS.

RICHARD J. JACOBS  
Attorney-at-Law  
1772 Arden Lane  
Bethlehem, Pa. 18015  
Phone 610 838-6830  
Cell 610 360-4405  
Fax 610 838-0237  
C7451@aol.com

Faxed to: County of Lehigh

No. of Pages: Emailed

From: Richard J. Jacobs

Date: Sept. 18, 2014

Search Cover Date: Sept. 10, 2014

Title Report: 4010 Old Bethlehem Pike, Upper Saucon Twp., Pa.

Sale No. 68-123

Owner: Louis and Wilma A. Malles  
Part of Vol. 1053, page 421 recorded 1/18/64

Tax Parcel No. 642539199792-1

The following liens and encumbrances are against the property:

1. Delinquent taxes on file with tax claim bureau.

END OF REPORT

## Tax Sale Search

October 2, 2014

### 60 Year Title Report

Tax Sale #68-124 Lehigh County Dept. of Law

COVER DATE: 9-23-14

PROPERTY: Old Bethlehem Pike  
Upper Saucon Township, Lehigh County

Tax ID# 642620638627-1

ASSESSED \$6,300.00

TAXES: Delinquent Taxes reported to County Tax Claim Office for 2011 thru 2013 for \$764.68

OWNERS: Louis W. Malles and Wilma A. Malles, husband and wife

DEED: 1053, page 421, dated 1-18-64 and recorded 1-18-64, consideration \$8,400.00

MORTGAGE: None

LIENS: Possible Transfer Inheritance Tax due the Commonwealth of Pennsylvania by the Estate of Louis W. Malles.

ESTATE: 2009-1904 Estate of Louis W. Malles, died 11-27-09 testate, will dated 1-12-09 and probated 12-10-09, Letters Granted to Margaret A. Torpy, Executrix Margaret A. Torpy.

EXCEPTIONS: Subject to proof of death of Wilma A. Malles to be produced.

This abstract of title only covers pin # 642620638627-1.

Subject to Right of Ways to Pennsylvania Power & light Company, recorded 1-10-67 in Misc. Book 328, page 290 and recorded 3-15-67 in Misc. Book 329, page 252.

Subject to Eminent Domain proceedings No. 85-C-706, term 19 and Notice of Condemnation 491-73 filed 4-8-85.

Possible tax increase based on additional assessment not yet due and payable hereto or hereafter made by reason of new construction or for any major improvements to premises pursuant to provisions of Acts of Assembly relating thereto.

Easements or claims of easements, right of ways, restrictions not shown by the public records.

Except to any variation in location or dimensions, conflicts, discrepancies, and any other objections or easements which may be revealed by a survey.

Subject to public and private rights lying in the beds of all abutting streets, roads, and alleys.

Except to any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Comments:

This abstract of title does not certify to delinquent taxes collected privately or current real estate taxes. Tax information only reflects the status of real estate taxes available from the County Office. Tax certificates to tax collectors suggested.

Domestic Relations Liens and Bankruptcy Liens are not included in the report. Any liens listed may reflect common names which may or may not be applicable to your client.

No responsibility is accepted for items not indexed or improperly indexed contained in the Court House Records. No Liability shall exist for any matters of record that are outside the search period.

END

68-125

10-3-2014

Cover 9-4

8217 Morgan St  
Washington  
554281855184-1 Tile 525416  
7462981  
6200.00

8218 Williams St  
Washington  
554281956688-1 Tile 525416  
7462981  
107600.00

owner – Sara Weaver and Betty Quier JTRS

1. Mortgage to CitiMortgage Inc # 7462982, dated 1-31-08, recorded 1-31-08 for 105000.00. Assigned to CitiMortgage Inc # 2010028841 filed 9-8-10  
( 1000 Technology Dr, O'Fallon MO 63368 - for both mtg + assgn )
2. 2011-147 Estate - Betty C Quier for inheritance tax only  
Date of death 5-28-10  
~~Joint owners – Candy Hartwig, Dawn E House and Michael Quier~~  
Stated taxes are paid but does not give any property address
3. 8218 Williams St

Washington Township vs Betty Quier and Sara Weaver  
2009-ml-2477 filed 6-25-09 for 321.13  
2010-ml-399 filed 3-11-10 for 350.38

CLERK OF COURT  
JUDICIAL DISTRICT NO. 1  
ST. LOUIS, MISSOURI

OCT 13 2014

WASHINGTON TOWNSHIP  
VS  
BETTY QUIER AND SARA WEAVER

**Lehigh County Authority vs Betty Quier and Sara Weaver**

2010-ml-497 filed 4-16-10 for 1487.43

2011-ml-2954 filed 9-9-11 for 1447.06

2013-ml-164 filed 2-20-13 for 1772.14

**4. 8217 Morgan St**

**Northern Lehigh School District vs Betty Quier and Sara Weaver**

2010-ml-2774 filed 7-6-10 for 606.69

2011-ml-2693 filed 8-3-11 for 609.61

2012-ml-1712 filed 7-2-12 for 609.82

2013-ml-2030 filed 7-12-13 for 610.73

2014-ml-1191 filed 5-29-14 for 571.57

5. 2012-c-1121 CitiMortgage Inc vs Sara Weaver, 3-16-12 complaint filed in foreclosure, 11-16-12 judgement for 137301.40, 3-18-14 amended to 162427.30. Complaint states Betty Quier is deceased ( 1000 Technology Dr, O'Fallon Mo 63368 )

**6. Taxes for 8217 Morgan St**

owe county for 2012-2013 and township for 2012-2013 – 235.19

owe school for 2009 to 2013 – 3199.17

Taxes paid for 8218 Williams St

**7. Restriction in deed 7462981**

---



**JANET M. LEMBACH**  
**4599 PLEASANT VIEW DRIVE**  
**COOPERSBURG, PA 18036**  
**610-351-5071**  
**610-351-5073 (f)**  
**Email: [janlem@rcn.com](mailto:janlem@rcn.com)**

October 2, 2014

Department of Law  
Lehigh County Court House  
17 S. 7<sup>th</sup> Street  
Allentown, PA 18102

**RE: Judicial Tax Sale Number: 68-126**

Owner: Castle Holdings, Inc.  
Premises: .43 acre, Pin Oak Lane a/k/a Lot 15 of Woodside Acres Subdivision,  
Washington Township, Lehigh County, PA  
Pin No.: 555391242118-1  
Total Assessment: \$1,900 (Land Only)

I have caused a search of the records in the Lehigh County Assessment and Judicial Records – Recorder of Deeds, Register of Wills and Civil Divisions Offices from August 29, 1945 to the **cover date of September 25, 2014** on the above-captioned premises. Title is vested in **Castle Holdings, Inc.**, by virtue of Deed from Penn Quaker Site Contractors, Inc., a Pennsylvania Corporation, dated November 19, 2004 and recorded November 24, 2004 in the Office of Recorder of Deeds of Lehigh County, Pennsylvania at Doc. Id. 7230330. LESS AND EXCEPTING THEREFROM Doc Id. 7252087, 7252088, 7252089, 7273386, 7298037, 7298038, 7298039, 7317718, 7317945, 7335116, 734204, 7377114, 7389506, 7399848, 7401409 and Instrument Number 2013013586.

Liens:

1. Delinquent Real Estate Taxes reported to the Lehigh County Tax Claim Bureau in the amount of \$368.62.
2. Possible corporate taxes due the Commonwealth of Pennsylvania, Department of Revenue by Castle Holdings Inc., Penn Quaker Site Contractors, Inc., a Pennsylvania corporation.
3. UCC Financing Statement: Harleysville Savings Bank (271 Main Street, Harleysville, PA 19438) Creditor vs. Lehigh Valley Fun Factory, LLC (6616 Ruppssville Road, Allentown, PA 18106) Debtor and Castle Holdings, Inc., Record Owner, filed 12/10/2007 at Doc. Id. 7455010.
4. Judgment Note: Case No. 2009-N-0593, T D Bank, N A, Successor by Merger to Commerce Bank N A (One Royal Road, Flemington, NJ 08822), Creditor vs. Castle Holding Limited Liability Company dba Global Reliance Holdings, Debtor, filed 5-14-2009 in the amount of \$1,045,555.44. (Judgment has not been revived or satisfied of record.)

5. Pending Civil Action, Case No. 2014-C-2350, Liberty Mutual Insurance Company, as subrogee of Robert J. Boyer (DTB 8, 112 E. Washington St., Bloomington, IL 61701), Plaintiff vs. Lehigh Valley Fun Factory LLC trading as Rascals Food and Fun (2616 Rupperville Rd., Allentown, PA 18106) and Castle Holdings Inc., Defendants, commenced by Complaint on 7-18-2014.

Objections:

1. Rights or claims by parties in possession or under the terms of any unrecorded lease or agreement(s) of sale.
2. Any variation in location of lines or dimensions or other matters which an accurate survey would disclose.
3. Easements, or claims of easements, not shown by the Public Records.
4. Possible tax increase based on additional assessment not yet due and payable.
5. Title to that part of the premises lying in the bed and right of way of all roads, driveways and alleyways is subject to public and private rights therein.
6. Subject to covenants, conditions, agreements, easements and restrictions as shown on Plan of Woodside Acres Subdivision as more fully set forth at Doc. Id. 7247467-7247468; and as shown on Minor Subdivision of property of Louis Lovas and Stephan Farkas as more fully set forth in M.S. Vol. 10, Page 299..
7. Subject to Declaration of Covenants as more fully set forth at Doc. Id. 7252085.
8. Subject to Sanitary Sewer Easement Deed of Dedication as more fully set forth as Doc. Id. 7252086.
9. Subject to Storm Water Drainage System – Deed of Dedication as more fully set forth at Doc. Id. 7252089.
10. Subject to Right of Way Agreement to PPL Electric Utilities Corporation and Verizon Pennsylvania Inc. as more fully set forth at Doc. Id. 7263743.

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11. Subject to Right of Way granted to the Pennsylvania Power & Light Company as more fully set forth at Misc. Book Volume 288, page 159 and Misc. Book 204, page 635.
12. Subject to Right of Way granted to Bell Telephone Company of PA as more fully set forth at Misc. Book Volume 327, page 550.
13. Abstractor does not certify to the accuracy of the acreage or dimensions of subject premises. There is no metes and bounds legal description of record. New legal description to be produced and examined.

## ***Lisa M. Reinhart, Title Abstractor***

---

This search has been performed for the purposes and needs of Lehigh County Tax Claim Bureau and is intended for the sole use of the Lehigh County Tax Claim Bureau. This report is based upon the examination of public records. The premises herein are subject to the liens, encumbrances and exceptions hereinafter set forth. This report does not constitute title insurance in any way and should not be relied upon by third parties to determine the condition of title, its insurability and/or marketability. The status of title to the subject premises may be affected by matters disclosed by survey, right of parties in possession and other items not found of record and not certified herein.....

Judicial Sale Property Number 68-127

9/30/2014

**COVER DATE:** 9/25/2014

**TITLE VESTED IN:** 8281 Ventures LLC (17122 Ridge Rd, Upperco, MD 21155-9454)

**PREMISES:** 8143 PA Route 873, Slatington, Washington Township, Lehigh County, Pennsylvania

**PARCEL IDENTIFICATION NO.** 556218987351-1

**ASSESSED VALUE:** Land Only: \$ 16,900

**DEED INFORMATION:** Being Parcel "3B" of Conveyance from Sheriff of the County of Lehigh to 8281 Ventures, LLC, in Deed dated 10/6/2009 and recorded 10/12/2009 in Lehigh County Document No. 2009040664.

### **MORTGAGES:**

8281 Ventures LLC to Joseph Hirsch and Mary Hirsch, (603 Dundalk Ave, Baltimore MD 21224), dated 7/10/2013 and recorded 7/11/2013 in Lehigh County Document No. 2013026189 in the amount of \$703,000. (Covers 6 parcel in Deed 2009040664)

### **JUDGMENTS / MUNICIPAL LIENS:**

Obligation to Connect & Pay Costs and Fees for Washington Township Sanitary Sewer System., filed 8/10/1012 to Lehigh County Document No. 2012028797( **Lehigh County Authority, 1053 Spruce St, Allentown, PA 18106-0308**)

Commonwealth of Pennsylvania (PO Box 60848, Harrisburg, PA 17106-0848) vs. Walker Private Coach Inc.; Unemployment Lien filed 1/13/2006 in Lehigh County Case No. 2006-U-0013 in the amount of \$4633.64.

Northern Lehigh School District (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. 8281 Ventures LLC; Municipal Lien filed 5/17/2006 to Lehigh County Case No. 2006-ML-0799 in the amount of \$912.41. Judgment filed 7/23/2010 in the amount of \$1567.19.

Northern Lehigh School District (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. 8281 Ventures LLC; Municipal Lien filed 6/28/2007 to Lehigh County Case No. 2007-ML-1250 in the amount of \$942.58.

Northern Lehigh School District (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. 8281 Ventures LLC; Municipal Lien filed 8/21/2008 to Lehigh County Case No. 2008-ML-2650 in the amount of \$768.12.

Northern Lehigh School District (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. 8281 Ventures LLC; Municipal Lien filed 4/14/2009 to Lehigh County Case No. 2009-ML-0538 in the amount of \$626.23.

Northern Lehigh School District (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. 8281 Ventures LLC; Municipal Lien filed 4/14/2010 to Lehigh County Case No. 2010-ML-0494 in the amount of \$57,210.01. Judgment filed 7/23/2010 in the amount of \$59,045.10. Order filed 3/8/2001 to consolidate 2006-ML-800, 2006-ML-799, 2010-ML-0494, 2009-ML-0537, 2009-ML-536, 2006-ML-801 in the amount of \$71,073.53 Amended 6/13/2011 to \$77,804.50.

Northern Lehigh School District (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. 8281 Ventures LLC; Municipal Lien filed 5/25/2010 to Lehigh County Case No. 2010-ML-1770 in the amount of \$980.16.

Northern Lehigh School District (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. 8281 Ventures LLC; Municipal Lien filed 7/2/2012 to Lehigh County Case No. 2012-ML-1718 in the amount of \$992.21.

Northern Lehigh School District (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. 8281 Ventures LLC; Municipal Lien filed 7/18/2013 to Lehigh County Case No. 2013-ML-2132 in the amount of \$833.12.

Lehigh County Authority (PO Box 3348, Allentown, PA 18106-0348) vs. 8281 Ventures LLC; Municipal Lien filed 3/6/2014 to Lehigh County Case No. 2014-ML-0337 in the amount of \$1,37.64.

Northern Lehigh School District (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. 8281 Ventures LLC; Municipal Lien filed 5/29/2014 to Lehigh County Case No. 2014-ML-1184 in the amount of \$21,797.83.

Northern Lehigh School District (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. 8281 Ventures LLC; Municipal Lien filed 5/29/2014 to Lehigh County Case No. 2014-ML-1185 in the amount of \$3,124.79.

Northern Lehigh School District (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. 8281 Ventures LLC; Municipal Lien filed 5/29/2014 to Lehigh County Case No. 2014-ML-1186 in the amount of \$591.27.

Northern Lehigh School District (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. 8281 Ventures LLC; Municipal Lien filed 5/29/2014 to Lehigh County Case No. 2014-ML-1187 in the amount of \$2059.91.

Northern Lehigh School District (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. 8281 Ventures LLC; Municipal Lien filed 5/29/2014 to Lehigh County Case No. 2014-ML-1188 in the amount of \$1520.83.

Northern Lehigh School District (c/o Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404) vs. 8281 Ventures LLC; Municipal Lien filed 5/29/2014 to Lehigh County Case No. 2014-ML-1189 in the amount of \$648.95.

**FEDERAL LIENS:** None

**SUITS:** None

**TAX CLAIM BUREAU:** 2012 & 2013 Township and County delinquent in the amount of \$561.63. 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013 School delinquent in the amount of \$9,135.66.

**DOMESTIC RELATIONS:** N/A

**EXCEPTIONS:**

- 1) EXEMPT TO TITLE PRIOR TO 9/16/1942
- 2) TAXES ARE CHECKED, HOWEVER THEY ARE NOT CERTIFIED. CERTIFICATION CAN BE OBTAINED FROM THE COUNTY TAX OFFICE.
- 3) SUBJECT TO ANY UNRECORDED AGREEMENTS

**Probate – None**



9) M1031-517 Memorandum Regarding Certain Contract Rights

JAMES T. CONBEER - TITLE SEARCHES  
6496 EICHLER CIRCLE  
COOPERSBURG, PA. 18036

TITLE ABSTRACT

NUMBER: 2014 TAX SALE 68-129

PERIOD SEARCHED: 7-1-1948 TO 9-11-2014

OWNERS OF RECORD: 8281 VENTURES,LLC

DEED OF RECORD: INS 2009040664

LOCATION: 8167 PA ROUTE 873  
WASHINGTON TOWNSHIP  
TAX ID PIN #: 556229012058-1  
TAX CLAIMS: OPEN 2012-2013  
TAXES: \$1203.24

LIENS OR ENCUMBRANCES:

MORTGAGE: JOSEPH HIRSCH AND MARY HIRSCH  
INS 2013026189 D: 7-10-13 R: 7-11-13 \$703500.00  
ADDRESS: 603 DUNDALK AVE., BALTIMORE, MD. 21224

SEE PAGE 2 FOR OPEN LIENS

PROVISIONS AND RESTRICTIONS AS SET FORTH IN:  
DEED 1703 PAGES 1161 AND 1162.

SUBJECT TO POSSIBLE PUBLIC UTILITY EASEMENTS NOT  
APPEARING OF RECORD.

SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE  
BEDS OF ALL ABUTTING STREETS, ROADS AND ALLEYS.



OPEN LIENS:

MUNICIPAL LIENS (7): NORTHERN LEHIGH SCHOOL DISTRICT

1: CASE 2009-ML-0536 R: 4-14-09	\$2057.88
JUDGEMENT R: 8-12-10	\$2734.33
2: CASE 2010-ML-0494 R: 4-14-10	\$57210 01
JUDGEMENT R: 5-28-14	\$101207.43 (CONSOLIDATED CASE)
3: CASE 2010-ML-1768 R: 5-25-10	\$2425.60
4: CASE 2011-ML-1675 R: 5-19-11	\$2471.92
5: CASE 2012-ML-1714 R: 7-2-12	\$2472.13
6: CASE 2013-ML-2124 R: 7-18-13	\$2313.04
7: CASE 2014-ML-1187 R: 5-29-14	\$2059.91

SEARCH FORM: X Full 60  Full 40  Platted  Bringdown Purchase

Order Number: 2014-130 Searched From: 01/12/1945 to Effective Date: 09/17/2014

Present Owners: 8281 Ventures, LLC

As shown on vesting deed:

Property Address: \* High Point Lane

Property City: Slatington Property County: Lehigh

Property State: PA

Tax ID #: 556310515692-1 Assessment: \$14,300.00

Plat/Plan Recorded: Book Page Map #

Buyers:

Source Deed:

Current Legal?  Yes or  No

Estate Information:

Divorce:

Legal Description:

Use Legal Description: Book/Instrument # Page to

Use New Legal attached

Legal to be produced

Recital: BEING Parcel 1 the same premises conveyed to: 8281 Ventures, LLC

by deed from Ronald W. Sheriff

dated 10/06/2009 and recorded 10/12/2009 in the Office of the Recorder of Deeds of Lehigh

County in Deed/Record Book Page (or) Instrument # 2009040664.

REAL ESTATE TAXES (FOR INFORMATION PURPOSES ONLY – Taxes not certified):

Outstanding taxes due:  Yes or  No

What years?

Amount: \$

**Mortgages: (Total # 1 / See copies attached):**

**Amount: \$703,500.00 Dated: 07/10/2003 Recorded: 07/11/2003**

**Covers Premises and More?  Yes or  No**

**Book/Instrument # 2013026189 Page**

**Mortgagor: 8281 Ventures, LLC**

**Mortgagee: Joseph Hirsch and Mary Hirsch**

**Assigned to:**

\*\*\*\*\*

**Amount: \$ Dated: Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument # Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

\*\*\*\*\*

**Amount: \$ Dated: Recorded:**

**Covers Premises and More?  Yes or  No**

**Book/Instrument # Page**

**Mortgagor:**

**Mortgagee:**

**Assigned to:**

**See attached for additional Mortgages**

**# Judgments (see attached)**

**# Suits (see attached)**

**# Federal Tax Liens (see attached)**

**# 46 Municipal Liens (see attached) SEE ATTACHED LIST**

**# Financing Statements (see attached)**

**EXAMINER NOTES:**

**Exceptions:  Yes - see attached or  None**

**MUNICIPAL LIENS**

2006-ML-0799  
2006-ML-0800  
2006-ML-0801  
2007-ML-1250  
2007-ML-1253  
2007-ML-2425  
2008-ML-1432  
2008-ML-1446  
2008-ML-2650  
2009-ML-0533  
2009-ML-0534  
2009-ML-0535  
2009-ML-0536  
2009-ML-0537  
2009-ML-0538  
2009-ML-1478  
2009-ML-3730  
2010-ML-0494  
2010-ML-1726  
2010-ML-1767  
2010-ML-1768  
2010-ML-1769  
2010-ML-1770  
2011-ML-0679  
2011-ML-1675  
2011-ML-2956  
2012-ML-1657  
2012-ML-1711  
2012-ML-1713  
2012-ML-1714  
2012-ML-1716  
2012-ML-1718  
2013-ML-0330  
2013-ML-2112  
2013-ML-2116  
2013-ML-2121  
2013-ML-2124  
2013-ML-2127  
2013-ML-2132  
2014-ML-0337  
2014-ML-1184  
2014-ML-1185  
2014-ML-1186  
2014-ML-1187  
2014-ML-1188  
2014-ML-1189

READ THE EXCEPTIONS. IF THERE ARE ANY PROBLEMS WITH THE TITLE ASIDE FROM LIENS IT WILL BE NOTED THERE.

- 1) EXEMPT TO TITLE PRIOR TO LAST DEED IN SEARCH
- 2) TAXES ARE CHECKED, HOWEVER THEY ARE NOT CERTIFIED. CERTIFICATION CAN BE OBTAINED FROM THE COUNTY TAX OFFICE AND OTHER APPROPRIATE PARTIES.
- 3) EASEMENT OF PARTY WALL, IF ANY
- 4) TITLE TO THAT PART OF THE PREMISES LYING IN THE BED AND RIGHT OF WAY OF ALL ROADS, DRIVEWAYS AND ALLEYWAYS IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN.
- 5) LIABILITY LIMITED TO AMOUNT OF SEARCH
- 6) ACREAGE CONTENT NOT INSURED
- 7) HOMEOWNERS ASSOCIATION DUES, IF ANY
- 8) RIGHT OF WAY TO PP&L IN MISCELLANEOUS BOOK 204 PAGE 635, 288 PAGE 159, 360 PAGE 134, 361 PAGE 290
- 9) RIGHT OF WAY TO BELL TELEPHONE IN MISCELLANEOUS BOOK 327 PAGE 550
- 10) RIGHTS, USE LIMITATIONS AND RESTRICTIONS IN DEED 1703 PAGE 1161
- 11) COAL CLAUSE AND SUBSIDENCE CLAUSE IN DEED BOOK 1566 PAGE 231



Client: County of Lehigh

Order Date: 9/15/2014

Ordered By:

Client Ref #: 68-131

Search: 60-Year Title Search

Cost Center:

Name Ordered: 8281 Ventures LLC

Address: 8262 PA Route 873  
556310702583-1

Municipality: Washington Township

County: Lehigh

State: PA Zip:

This title search is based upon the examination of the recorded evidence of the title in the making of appropriate searches from the records. This is not a title insurance policy and does not guarantee title. Upon payment, liability is assumed by Pro-Search, Inc. for any negligence, mistakes or omissions by the abstractor and only for the time period searched.

**COVER DATE: 9/23/2014**

**RECORD OWNER**

Being the same premises which Port Royal Investments, Inc. d/b/a Walker Coach, Inc. by sheriff granted and conveyed unto 8281 Ventures, LLC by deed dated October 06, 2009 and recorded October 12, 2009 in Lehigh County Instrument # 2009040664 for the consideration of \$1.00.

**PREMISES**

**8262 PA Route 873**

**Washington Township**

**Lehigh County PA**

Parcel #: B6NE2 1-20

Pin # 556310702583-1

Assess: \$128,500.00 Tax: \$38,973.4 Year 2013  
0

**MORTGAGES**

Instrument # 2013026189 Joseph Hirsch and Mary Hirsch @ 603 Dundalk Ave Baltimore MD 21224 dated July 10, 2013 recorded July 11, 2013 in the amount of \$703,500.00.

Mortgagor: 8281 Ventures, LLC

**JUDGMENTS**

Term # 2007-ML-2425 Northern Lehigh School District filed August 24, 2007 in the amount of \$3,612.01.

Defendant: Port Royal Investments Inc & Walker Coach Inc

Docket Entry: 11/27/2007 - amend lien to correctly read Port Royal Investment Inc d/b/a Walker Coach

Docket Entry: 1/28/2010 - amend lien to withdraw Port Royal Investment Inc d/b/a Walker Coach as deft

Docket Entry: 1/28/2010 - amend lien to add 8281 Ventures LLC in amt \$3,612.01

Memo: re: 8262 Pa Route 873

Term # 2008-ML-1432 Northern Lehigh School District filed July 15, 2008 in the amount of \$3,612.42.

Defendant: Port Royal Investment Inc d/b/a Walker Coach

Docket Entry: 1/28/2010 - amend lien to withdraw Port Royal Investment Inc d/b/a Walker Coach

Docket Entry: 1/28/2010 - amend lien to add 8281 Ventures LLC as deft in amt \$3,612.42



Memo: re: 8262 Pa Route 873

**Term # 2009-ML-0533 Northern Lehigh School District filed April 14, 2009 in the amount of \$56,477.95.**

Defendant: Port Royal Investments Inc v/a Walker Coach Inc

Docket Entry: 11/19/2009 - amend lien to w/d Port Royal Investments d/b/a Walker Coach Inc as deft

Docket Entry: 11/19/2009 - amend lien to add 8281 Vantures LLC as deft in amt \$56,477.95

Docket Entry: 3/16/2010 - prae for writ of scira facias

Docket Entry: 6/18/2010 - prae to reissue writ

Docket Entry: 8/11/2010 - judgt entered \$64,281.40

Memo: re 8281 Pa Route 873

**Term # 2009-ML-0534 Northern Lehigh School District filed April 14, 2009 in the amount of \$3,383.35.**

Defendant: Port Royal Investments Inc v/a Walker Coach Inc

Docket Entry: 1/28/2010 - amend lien to w/d Port Royal Invesments Inc dba Walker Coach Inc

Docket Entry: 1/28/2010 - amend lien to add 8281 Vantures LLC as deft in amt \$3,383.35

Memo: re: 8262 Pa Route 873

**Term # 2010-ML-0494 Northern Lehigh School District filed April 14, 2010 in the amount of \$57,210.01.**

Defendant: 8281 Ventures LLC; Port Royal Investments d/b/a Walker Coach Inc

Docket Entry: 5/18/2010 - writ of scire facias

Docket Entry: 7/23/2010 - judgt \$59,045.10

Docket Entry: 12/28/2010 - add Port Royal Investments dba Walker Coach Inc \$66,383.03

Docket Entry: 3/8/2011 - \$71,073.53

Docket Entry: 6/13/2011 - reassessment \$77,804.50

Docket Entry: 5/28/2014 - reassessment \$101,207.43

Memo: consolidated cases: 2006-ML-0799, 2006-ML-800, 2006-ML-0801, 2009-ML-0536 and 2009-ML-0537

**Term # 2010-ML-1726 Northern Lehigh School District filed May 25, 2010 in the amount of \$3,763.85.**

Defendant: 8281 Ventures LLC

Memo: re: 8262 PA Route 873

**Term # 2012-ML-1711 Northern Lehigh School District filed July 02, 2012 in the amount of \$2,617.30.**

Defendant: 8281 Ventures LLC

Memo: re: 8262 Pa Route 873

**Term # 2013-ML-2116 Northern Lehigh School District filed July 18, 2013 in the amount of \$2,458.21.**

Defendant: 8281 Ventures LLC





Memo: re: 8262 Pa Route 873

Term # 2014-ML-1185 Northern Lehigh School District filed May 29, 2014 in the amount of \$3,124.79.

Defendant: 8281 Ventures LLC

Memo: re: 8262 PA Route 873

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**FEDERAL LIENS**

None Found

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**UCC RECORDER**

None Found

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**SUITS**

None Found

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**Restrictions:** \*Home Owners / Property Owners Association, if any, has not been searched. Therefore, no liability is assumed hereunder for any liens filed against same.

\*Subject to any and all restrictions, reservations, conditions, covenants, etc. as recorded throughout the chain of title.

\*Subject to Environmental Protection Liens filed in the United States District Court and not of record in the above referenced county courthouse.

\*Subject to the public and private utility easements not of record.

\*Subject to the terms and conditions of any unrecorded leases and agreements.

Subject to Covenant in deed 967 page 194

Subject to Coal Rights in deed 1566 page 231

Subject to Memo regarding Certain Contract Rights as set forth in Misc 1031 page 517.

**Objections:** \*Pursuant to House Bill 1412, overdue support obligations of this or any other state which are on record at the Domestic Relations Office constitutes a lien against the property. Due to the unavailability of appropriate support records, Pro-Search, Inc. cannot certify as to this matter.

\*This search excepts any defects, liens, encumbrances, adverse claims or other matters, as a result or caused by computer error, program error or limitations, programmer error, or the like, including but not limited to any misspellings or derivations of the surname, except for the following:

8281 Ventures, LLC  
Port Royal Investments, Inc. d/b/a Walker Coach, Inc.  
Slatington, LLC  
Lemean Property Holdings Corporation  
Millennium Holdings, Inc.  
HM Holdings, Inc.  
Keystone Lamp Mfg. Corp.

**Remarks:** NOTE: THIS SEARCH IS SPECIFIC TO 556310702583-1 ONLY BEING PARCEL 2B OF THE ABOVE DEED.

BANKRUPTCY SEARCH IN THE EASTERN DISTRICT OF PA RESULTED IN NO PENDING BANKRUPTCY FILINGS FOR 8281 Ventures, LLC.

Judicial Sale #68-132

Our File: B-36537

Premises: 11.345 acres, comprising Tracts 1,3,4 and part of Tract 2 of 309 Realty Corporation and tracts 5 and 6 of Keystone Lamp Mfg. Corp. on plan dated November 20, 1964

Parcel #:556310912984-1

Owner: 8281 Ventures, LLC

Deed: Parcel 2A of Deed 2009040664

Period Searched:	9-1-59	to	9-23-14	(A Chain)
	7-1-48	to	9-23-14	(B Chain)
	4-2-51	to	9-23-14	(C Chain)
	11-7-51	to	9-23-14	(D chain))
	9-1-54	to	9-23-14	(E & F Chains)

Mortgages:

20130266189      Joseph Hirsch and Mary Hirsch (603 Dundalk Avenue,  
 Baltimore, MD, 21224)  
 recorded 7-11-13      \$703,500- open-end

Municipal Liens - specifically against the Title Premises

2009-ML-0553	Mun. Lien	4-14-09	\$56,477.95	Northern
Lehigh School District versus 8281 Ventures, LLC				
2009-ML-1478	Mun. Lien	5-13-09	\$813.18	Lehigh County
Authority versus 8281 Ventures, LLC				
2009-ML-3730	Mun. Lien	10-16-09	\$331.41	Lehigh County
Authority versus 8281 Ventures, LLC				
2010-ML-0494	Mun. Lien	4-14-10	\$59,045.10	Northern
Lehigh School District versus 8281 Ventures, LLC				
Damages amended 6-13-11 to \$77,804.50				
-2006-ML-0799, 2007-ML-0800, 2006-ML-0801 2009-ML-0536 and -				
ML-2009-ML-0537 were consolidated into 2010-ML-0494				
2011-ML-0679	Mun. Lien	4-15-11	\$18,679.73	Northern
Lehigh School District versus 8281 Ventures, LLC				
2011-ML-2956	Mun. Lien	9-9-11	\$461.21	Lehigh County
Authority versus 8281 Ventures, LLC				

2012-ML-1657	Mun. Lien	7-2-12	\$18,839.94	Northern Lehigh School District versus 8281 Ventures, LLC
2013-ML-0330	Mun. Lien	3-21-13	\$1644.46	Lehigh County Authority versus 8281 Ventures, LLC
2013-ML-2112	Mun. Lien	7-18-13	\$18,680.85	Northern Lehigh School District versus 8281 Ventures, LLC
2014-ML-0337	Mun. Lien	3-6-14	\$1137.64	Lehigh County Authority versus 8281 Ventures, LLC
2014-ML-1184	Mun. Lien	5-29-14	\$71,797.83	Northern Lehigh School District versus 8281 Ventures, LLC
Municipal Liens against other Properties:				
2006-ML-0799	Mun. Lien	5-17-06	\$912.41	Northern Lehigh School District versus 8281 Ventures, LLC consolidated into 2010-ML-0494
2006-ML-0800	Mun. Lien	5-17-06	\$1059.29	Northern Lehigh School District versus 8281 Ventures, LLC consolidated into 2010-ML-0494
2006-ML-0801	Mun. Lien	5-17-06	\$3995.43	Northern Lehigh School District versus 8281 Ventures, LLC consolidated into 2010-ML-0494
2007-ML-1250	Mun. Lien	6-28-07	\$947.58	Northern Lehigh School District versus 8281 Ventures, LLC
2007-ML-1253	Mun. Lien	6-28-07	\$1098.43	Northern Lehigh School District versus 8281 Ventures, LLC
2007-ML-2425	Mun. Lien	8-24-07	\$3612.01	Northern Lehigh School District versus 8281 Ventures, LLC
2008-ML-1432	Mun. Lien	7-15-08	\$3612.42	Northern Lehigh School District versus 8281 Ventures, LLC
2008-ML-1446	Mun. Lien	7-15-08	\$1098.97	Northern Lehigh School District versus 8281 Ventures, LLC
2008-ML-2650	Mun. Lien	8-21-08	\$768.12	Northern Lehigh School District versus 8281 Ventures, LLC

2009-ML-0534	Mun. Lien	4-14-09	\$3387.35	Northern Lehigh
School District versus 8281 Ventures, LLC				
2009-ML-0535	Mun. Lien	4-14-09	\$787.20	Northern Lehigh
School District versus 8281 Ventures, LLC				
2009-ML-0536	Mun. Lien	4-14-09	\$2057.88	Northern Lehigh
School District versus 8281 Ventures, LLC -consolidated into 2010-ML-0494				
2009ML-0537	Mun. Lien	4-14-09	\$1369.45	Northern Lehigh
School District versus 8281 Ventures, LLC -consolidated into 2010-ML-0494				
2009-ML-0538	Mun. Lien	4-14-09	\$626.23	Northern Lehigh
School District versus 8281 Ventures, LLC				
2010-ML-1726	Mun. Lien	5-25-10	\$3763.85	Northern Lehigh
School District versus 8281 Ventures, LLC				
2010-ML-1767	Mun. Lien	5-25-10	\$1142.69	Northern Lehigh
School District versus 8281 Ventures, LLC				
2010-ML-1768	Mun. Lien	5-25-10	\$2425.60	Northern Lehigh
School District versus 8281 Ventures, LLC				
2010-ML-1769	Mun. Lien	5-25-10	\$1730.55	Northern Lehigh
School District versus 8281 Ventures, LLC				
2010-ML-1770	Mun. Lien	5-25-10	\$980.16	Northern Lehigh
School District versus 8281 Ventures, LLC				
2011-ML-1675	Mun. Lien	5-19-11	\$2,471.92	Northern Lehigh
School District versus 8281 Ventures, LLC				
2012-ML-1711	Mun. Lien	7-2-12	\$2617.30	Northern Lehigh
School District versus 8281 Ventures, LLC				
2012-ML-1713	Mun. Lien	7-2-12	\$577.96	Northern Lehigh
School District versus 8281 Ventures, LLC				
2012-ML-1714	Mun. Lien	7-2-12	\$2573.13	Northern Lehigh
School District versus 8281 Ventures, LLC				
2012-ML-1716	Mun. Lien	7-2-12	\$1760.49	Northern Lehigh
School District versus 8281 Ventures, LLC				

2012-ML-1718	Mun. Lien	7-2-12	\$992.21	Northern Lehigh
School District versus 8281 Ventures, LLC				
2013-ML-2116	Mun. Lien	7-18-13	\$2458.21	Northern Lehigh
School District versus 8281 Ventures, LLC				
2013-ML-2121	Mun. Lien	7-18-13	\$418.87	Northern Lehigh
School District versus 8281 Ventures, LLC				
2013-ML-2124	Mun. Lien	7-18-13	\$2313.04	Northern Lehigh
School District versus 8281 Ventures, LLC				
2013-ML-2127	Mun. Lien	7-18-13	\$1601.40	Northern Lehigh
School District versus 8281 Ventures, LLC				
2013-ML-2132	Mun. Lien	7-18-13	\$833.12	Northern Lehigh
School District versus 8281 Ventures, LLC				
2014-ML-1185	Mun. Lien	5-29-14	\$3124.79	Northern Lehigh
School District versus 8281 Ventures, LLC				
2014-ML-1186	Mun. Lien	5-29-14	\$591.27	Northern Lehigh
School District versus 8281 Ventures, LLC				
2014-ML-1187	Mun. Lien	5-29-14	\$2059.91	Northern Lehigh
School District versus 8281 Ventures, LLC				
2014-ML-1188	Mun. Lien	5-29-14	\$1529.83	Northern Lehigh
School District versus 8281 Ventures, LLC				
2014-ML-1189	Mun. Lien	5-29-14	\$648.95	Northern Lehigh
School District versus 8281 Ventures, LLC				

Subject to a vehicular right of way on Deed 896/128

Subject to road rights and rights to The Bell Telephone Company of Pennsylvania on Deed 862/168

Subject to easements on Deed 528/191 as cited on Deed 1068/1104

Subject to Coal Reservations on Deed 1566/231.

Subject to a Memorandum concerning contract rights and notification of storage of hazardous materials, areas of environmental concern, etc.

Misc 1031/517

entered 1-29-02

Subject to Maps of Core and Chip Locations within plating and treatment rooms,  
groundwater monitoring wells, historical solvent USTS-Groundwater sampling location  
and results *on deed 1651/169*

Subject to Delinquent Taxes (see printout)

LISA CHRISTMAN – TITLE SEARCHES

NUMBER: 2014 TAX SALE - #68-133  
PERIOD SEARCHED: 01-01-1996- TO - 09 10 2014  
OWNERS OF RECORD: KENNETH B PICKENS & ELIZABETH C PICKENS  
DEED OF RECORD: NO DEED – MOBILE HOME (ON OWNERS LOT)

LOCATION: 2643 BLEILER HILL RD, WEISENBERG TOWNSHIP  
PIN # 543665823941-2  
(OWNERS LOT)

**LIENS OR ENCUMBRANCES:**

MORTGAGE #7242931 PNC BANK NATIONAL ASSOCIATION 1/13/2005 1/28/2005 \$155,000.00  
(CONSUMER LOAN CENTER-2730 LIBERTY AVE PITTSBURGH, PA 15222)  
(SIGNED: KENNETH B AND ELIZABETH C PICKENS) ( MORTGAGE COVERS PROPERTY AT 2639  
BLEILER HILL RD, (ID#543665823941-1)

MORTGAGE #7454194 PNC BANK NATIONAL ASSOCIATION 11/19/2007 12/04/2007 \$40,000.00  
(O-E) (CONSUMER LOAN CENTER -2730 LIBERTY AVE, PITTSBURGH, PA 15222)  
SIGNED: KENNETH B AND ELIZABETH C PICKENS) (MORTGAGE COVERS PROPERTY AT 2639  
BLEILER HILL RD, (ID#543665823941-1)

**JUDGMENTS:**

MUNICIPAL LIEN – 2012-ML-3193 10/19/2012 \$1,542.21 –NORTHWESTERN LEHIGH SCHOOL  
DISTRICT (6493 ROUTE 309 , NEW TRIPOLI PA 18066-9409) VS: ELIZABETH C PICKENS(APT C -  
358 MAIN ST., EMMAUS PA 18049) AND KENNETH B PICKENS (APT N10 2111 HAMPDEN BLVD,  
READING PA 19604)  
4-3-2013 PRAE FOR WRIT OF SCIRE FACIAS // JUDGMENT 12/10/2013 \$2,239.45

MUNICIPAL LIEN - 2013-ML-1763 6/25/2013 \$1,543.23 -NORTHWESTERN LEHIGH SCHOOL  
DISTRICT (6493 ROUTE 309, NEW TRIPOLI , PA 18066-9409) VS: ELIZABETH C AND KENNETH B  
PICKENS (1616 VINE ST, LAURELDALE, PA 19605)

MUNICIPAL LIEN - 2012-ML-3191 10/19/2012 \$3,538.15 - NORTHWESTERN LEHIGH SCHOOL  
DISTRICT (6493 ROUTE 309, NEW TRIPOLI, PA 18066 -9409) VS: ELIZABETH C PICKENS (APT C -  
358 MAIN ST, EMMAUS, PA 18049) AND KENNETH B PICKENS (APT N10 -2111 HAMPDEN BLVD,  
READING, PA 19604) 8-19-2013 PRAE TO REISSUE WRIT // 12-10-2013 JUDGMENT \$4,460.57  
// 6-25-2014 PRAE FOR EXECUTION (COVERS: 2639 BLEILER HILL RD, WEISENBERG TWP)

**PAGE #2 - TAX SALE #68-133**

DIVORCE - 2010-FC-1306 9/22/2010 COMPLAINT  
ELIZABETH C PICKENS N/K/A ELIZABETH C FOX  
(APT C - 358 MAIN ST, EMMAUS PA 18049)  
VS: KENNETH B PICKENS  
(APT N10-2111 HAMPDEN BLVD, READING PA 19604)  
12/31/2013 - DIVORCE GRANTED - FINAL  
5/13/2014 NOTICE OF ELECTION TO RETAKE MAIDEN NAME OF ELIZABETH C FOX

**OPEN REAL ESTATE TAXES: \$5,494.73**

SUBJECT TO RIGHTS OF WAYS TO METROPOLITAN EDISON COMPANY IN MISC. 726/584 (9-3-1993) AND  
IN MISC. 742/395 (1-13-1994)

SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE BEDS OF ALL ABUTTING STREETS ROADS AND  
ALLEY WAYS.



RICHARD J. JACOBS  
Attorney-at-Law  
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Bethlehem, Pa. 18015  
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C7451@aol.com

Faxed to: County of Lehigh

No. of Pages: Emailed

From: Richard J. Jacobs

Date: Sept. 18, 2014

Search Cover Date: Sept. 10, 2014

Title Report: 9813 Davies Dr., Weisenberg Twp., Pa.

Sale No. 68-134

Owner: Anita Troyer  
No deed-mobile home

Tax Parcel No.

The following liens and encumbrances are against the property:

1. Municipal lien No. 2013ML3314  
Entered: 11/13/13  
\$573.60  
In favor of Northwestern Lehigh School District
2. Municipal lien No. 2012ML2128  
Entered: 8/6/12  
\$572.58  
In favor of Northwestern Lehigh School District

3. Municipal lien No. 2008ML2168  
Entered: 8/6/08  
\$373.11  
· In favor of Northwestern Lehigh School District
  
4. Municipal lien No. 2007ML2588  
Entered: 10/1/07  
\$536.96  
In favor of Northwestern Lehigh School District
  
5. Municipal lien No. 2006ML1455  
Entered: 6/13/06  
\$525.46  
In favor of Northwestern Lehigh School District
  
6. Delinquent taxes with tax claim bureau.

END OF REPORT

**Tax Sale Search**

October 3, 2014

**60 Year Title Report**

Tax Sale #68-135 - Lehigh County Dept. of Law

COVER DATE: 9-25-14

PROPERTY: **Carpet Road**  
Weisenberg Township, Lehigh County

Tax ID# 544705127768-1

ASSESSED \$8,000.00 and .414 acre

TAXES: Delinquent Taxes reported to County Tax Claim Office for 2007 thru 2013 \$929.64

OWNERS: John F. Folck and Linda J. Folck, husband and wife

DEED: 1430, page 583, dated 1-20-89 and recorded 1-27-89, consideration \$1.00

MORTGAGE: None

LIENS: None

Opinion of Title: John F. Folck and Linda J. Folck own this small triangular parcel of land that was originally part of Deed Book 1430, page 583 and parcel G5-8-9, according to a 2001 Tax Map and was created as a result of the outsale of 51.15 acres in Deed Document 7366509.

EXCEPTIONS: Subject to subject property being land locked.

Subject to Right of Ways to Metropolitan Edison Company, recorded 7-6-45 in Misc. Book 170, page 624 and recorded 12-3-47 in Misc. Book 195, page 24.

Subject to current Deed Less and Excepting the following outsales: Deed Book 1438, page 968, Deed Book 1447, page 260 and Deed Document 7366509.

Possible tax increase based on additional assessment not yet due and payable hereto or hereafter made by reason of new construction or for any major improvements to premises pursuant to provisions of Acts of Assembly relating thereto.

Easements or claims of easements, right of ways, restrictions not shown by the public records.

See page 2

Page 2  
Carpet Road

EXCEPTIONS: Except to any variation in location or dimensions, conflicts, discrepancies, and any other objections or easements which may be revealed by a survey.

Subject to public and private rights lying in the beds of all abutting streets, roads, and alleys.

Except to any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Comments:

This abstract of title does not certify to delinquent taxes collected privately or current real estate taxes. Tax information only reflects the status of real estate taxes available from the County Office. Tax certificates to tax collectors suggested.

Domestic Relations Liens and Bankruptcy Liens are not included in the report. Any liens listed may reflect common names which may or may not be applicable to your client.

No responsibility is accepted for items not indexed or improperly indexed contained in the Court House Records. No Liability shall exist for any matters of record that are outside the search period.

END

68-136

10/3/2014  
Cover 9-4

Old Country Rd  
Whitehall

548886392211 – 1 Tile 485808 168.21 x 70 Ir.  
7031707  
1900.00

Old Country Rd  
Whitehall

548886175554-1 Tile 485808 1 acre  
7031707  
30700.00

owner – Louis Holler and Laurie Holler h/w

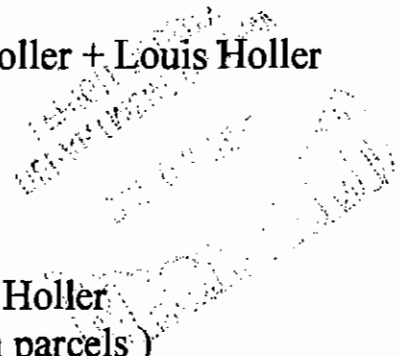
1. No mortgage found.

Parcel 548886392211

2. Whitehall Coplay School District vs Laurie Holler + Louis Holler  
2009-ml-1787 filed 5-29-09 for 455.18  
2012-ml-2597 filed 9-10-12 for 299.17

Parcel 548886175554

3. Whitehall Coplay School District vs Laurie Holler + Louis Holler  
2009-ml-1788 filed 5-29-09 for 486.98  
2012-ml-2596 filed 9-10-12 for 334.81  
2013-ml-1414 filed 6-12-13 for 354.84
4. Whitehall Township vs Laurie Holler + Louis Holler  
2009-ml-3454 filed 9-9-09 for 944.75 ( both parcels )



5. Nova Bank vs Louis Holler  
2010-n-784 filed 8-3-10 for 40098.44  
2010-n-787 filed 8-3 10 for 41076.31  
( Suite 619, 1605 N Cedar Crest Blvd, Allentown PA 18104 )
6. 2013-n-935 Cavalry SPV 1 LLC vs Louis Holler filed 6-18-13 for  
2057.51 ( 500 Summit Lake Dr, Valholla NY 10595 )
7. Taxes  
548886392211  
owe county for 2012-2013 – 160.49  
owe school for 2008, 2009, 2011 to 2013 and township for 2012-2013 –  
936.87  
  
54886175554  
owe county for 2013 – 170.67  
owe school for 2008 and 2011 to 2013 and township for 2013 + 2013 –  
2593.01
8. 2014-FC-491 Laurie E Holler vs Loius F Holler, 4-14-14 complaint  
filed in divorce, not final
9. Right of way to PP+L, Bell Telephone and Ironton Telephone Co in  
misc 505-1028
10. Highway occupancy Permit in misc 570-43
11. Right of way to Bell Telephone Co in misc 181-662 and 189-620
12. Right of way to PP+L in misc 334-378 and 341-143
13. Right of way to Twin County Trans Video Inc in misc 503-974
14. Easements, restrictions, conditions, right of ways on plan of  
Parker Est. property, map MS 4-371, Country Glen map 25-56 and Lot

line adjustment for 3946 Mechanicsville Rd # 7453286.

15. Plan 7453286 shows our property to be lot 3 + 4 which is to be consolidated with lot 1 which is 3946 Mechanicsville Rd. There is a strip of land in deed 7401914 which was conveyed to the owners and is also show on the plan. I do not know how it is assessed so I have attached the deed and copy of the map.

I DID NOT SEARCH 3946 MECHANICSVILLE RD AS IT IS HAS A SEPARATE ASSESSMENT.

**JANET M. LEMBACH**  
**4599 PLEASANT VIEW DRIVE**  
**COOPERSBURG, PA 18036**  
**610-351-5071**  
**610-351-5073 (f)**  
Email: [janlem@rcn.com](mailto:janlem@rcn.com)

September 26, 2014

Department of Law  
Lehigh County Court House  
17 S. 7<sup>th</sup> Street  
Allentown, PA 18102

RE: **Judicial Tax Sale Number: 68-137**

Owner: Raymond A. Ferioli  
Premises: 5132 Stone Terrace Dr., Whitehall Township, Lehigh County, PA  
Pin No.: 549928404145-33  
No Acreage – Mobil Home Rented Lot - Stone Terrace Mobil Home Park  
Total Assessment: \$17,100.00 (Building only)  
1989 66' x 14' Cream/Brown Schult Homestead, Serial Number E241022

I have caused a search of the records in the Lehigh County Assessment and Judicial Records – Recorder of Deeds, Register of Wills and Civil Divisions Offices from February 1989 to the **cover date of September 19, 2014** on the above-captioned premises. Title to the 1989 Schult Manufactured Home, bearing Vehicle Identification Number E241022 is vested in **MCK, Inc., (address not given)** by virtue of Order dated 8/18/2014 and filed to Case No. 2014-C-2218.

Liens:

1. **Delinquent Real Estate Taxes** reported to the Lehigh County Tax Claim Bureau in the amount of \$1,293.43.
2. Municipal Lien: Case No. 2009-ML-2173, Whitehall Township (address not given) vs. Raymond A. Ferioli, Jr., filed 6/15/2009 in the amount of \$542.39.
3. Municipal Lien: Case No. 2010-ML-3903, Whitehall-Coplay School District (address not given) vs. Raymond A. Ferioli, Jr., filed 12/17/2010 in the amount of \$1,023.04.
4. Municipal Lien: Case No. 2011-ML-1566, Whitehall Township (address not given) vs. Raymond A. Ferioli, Jr., filed 5/11/2011; Writ of Scire Facias filed on 4/17/2013 in the amount of \$554.91.
5. Municipal Lien: Case No. 2011-ML-1569, Whitehall-Coplay School District (address not given) vs. Raymond A. Ferioli, Jr., filed 5/11/2011; reduced to Judgment on 4/4/2014 in the amount of \$2,016.63.



6. Petition – Title/Motor Vehicle: Case No. 2014-C-2218, Michael HobeI (c/o Stone Terrace Manufactured Home Community, 5100 Stone Terrace Dr., Whitehall, PA 18052), Petitioner, Don Wetherhold (6700 Sandy Shores Dr., Loveland, OH 45140) Interest Party vs. Raymond A. Ferioli (3232 East Blvd., Bethlehem, PA 18017); 8/18/2014, the Court awarded ownership of Vehicle to MCK, Inc. and the right and interest of any other person to said vehicle is hereby extinguished. A copy of the docket print out and order is hereby attached.

***Lisa M. Reinhart, Title Abstractor***

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This search has been performed for the purposes and needs of Lehigh County Tax Claim Bureau and is intended for the sole use of the Lehigh County Tax Claim Bureau. This report is based upon the examination of public records. The premises herein are subject to the liens, encumbrances and exceptions hereinafter set forth. This report does not constitute title insurance in any way and should not be relied upon by third parties to determine the condition of title, its insurability and/or marketability. The status of title to the subject premises may be affected by matters disclosed by survey, right of parties in possession and other items not found of record and not certified herein.....

**Judicial Sale Property Number:** 68-138

9/22/2014

**COVER DATE:** 9/17/2014

**ASSESSED OWNER:** Morris Stritzinger & Betty J Reale (5178 Stone Terrace Dr, Whitehall PA 18052-2213)

**PREMISES:** 5178 Stone Terrace Drive, Whitehall Township, Lehigh County, Pennsylvania  
**PARCEL IDENTIFICATION NO.:** 549928404145 79

Stone Terrace Mobile Home Park

**ASSESSED VALUE:** Building Only: \$30,300

**DEED INFORMATION:** Mobile Home – No Deed of Record

1988 Pine Grove Homes 48' x 24' Serial Number GP33828

**MORTGAGES:** None on Mobile Home Owner

**JUDGMENTS:**

Whitehall-Coplay School District (c/o Portnoff Law Associates, LTD PO Box 391, Norristown, PA 19404) vs. Betty J Reale (5178 Stone Terrace Dr, Whitehall PA 18052-2213); Municipal Lien filed 5/31/2012 to Lehigh County Case No. 2012-ML-1313 in the amount of \$1,173.44.

Whitehall-Coplay School District (c/o Portnoff Law Associates, LTD PO Box 391, Norristown, PA 19404) vs. Morris Stritzinger & Betty J Reale (5178 Stone Terrace Dr, Whitehall PA 18052-2213); Municipal Lien filed 7/18/2013 to Lehigh County Case No. 2013-ML-2239 in the amount of \$1,220.51.

Whitehall Township (c/o Portnoff Law Associates, LTD PO Box 391, Norristown, PA 19404) vs. Morris Stritzinger & Betty J Reale (5178 Stone Terrace Dr, Whitehall PA 18052-2213); Municipal Lien filed 8/29/2013 to Lehigh County Case No. 2013-ML-2680 in the amount of \$611.91.

**FEDERAL LIENS:** None

**SUITS:** None

**TAX CLAIM BUREAU:** 2012 / 2013 County delinquent in the amount of \$786.45. 2011 / 2012 / 2013 Township and School delinquent in the amount of \$4253.40.

**DOMESTIC RELATIONS:** N/A

**EXCEPTIONS:**

Real Estate Not Searched.

**Robert Brossman**  
2716 Whitewood Road  
Bethlehem, PA.18017  
Telephone: 484-894-8019  
Fax: 610-625-5873

Judicial Sale 68-139

640806429999-1

Search Number: \_\_\_\_\_ Tax Parcel Number: \_\_\_\_\_  
3-4-1953 9-25-2014  
Search Date from \_\_\_\_\_ to \_\_\_\_\_  
2109 Fairview Street  
Property Address: \_\_\_\_\_  
Whitehall Township  
Municipality: \_\_\_\_\_  
David Gajdos  
Owners Name: \_\_\_\_\_

85,100

Assessment \$ \_\_\_\_\_

7229153

Deed Book \_\_\_\_\_ page \_\_\_\_\_

**Liens & Objections:**

- 1) Mortgage 7438231 \$170,169.50 PNC Bank NA  
Dated 8-17-07 Entered 8-30-07  
Consumer Loan Center  
2730 Liberty Avenue  
Pittsburgh, PA. 15222
- 2) Judgment 2009-C-2364 \$6413.67 Chase Bank NA vs. David Gajdos  
Filed 7-14-09 3700 Wiseman Boulevard  
San Antonio, TX 78251
- 3) Municipal Lien 2013-ML-1415 \$1755.44 Whitehall- Coplay School  
District vs. David Gajdos Filed 6-12-13  
Default Judgment \$2310.96 Filed 5-20-14
- 4) Municipal Lien 2013-ML-1557 \$710.36 Whitehall Township vs. David  
Gajdos Filed 6-19-13  
Default Judgment \$1173.94 Filed 5-20-14
- 5) Restrictions in DBV 783-79

JAMES T. CONBEER - TITLE SEARCHES  
6496 EICHLER CIRCLE  
COOPERSBURG, PA. 18036

TITLE ABSTRACT

NUMBER: 2014 TAX SALE 68-140

PERIOD SEARCHED: 10-20-1928 TO 9-9-2014

OWNERS OF RECORD: MADDEN: MICHAEL P. & CARLA

DEED OF RECORD: VOLUME 1686 PAGE 160

LOCATION: 750 PARK STREET  
WHITEHALL TOWNSHIP  
TAX ID PIN #: 640811033708-1  
TAX CLAIMS: OPEN 2012-2013  
TAXES: \$1357.81

LIENS OR ENCUMBRANCES:  
MORTGAGE: PNC BANK NATIONAL ASSOCIATION  
DK 7051816 D: 11-20-02 R: 12-26-02 \$45159.50  
ADDRESS: CONSUMER LOAN CENTER, 2730 LIBERTY AVENUE  
PITTSBURGH, PA 15222

MORTGAGE: WACHOVIA BANK, NATIONAL ASSOCIATION  
DK 7299619 D: 10-6-05 R: 10-20-05 \$86000.00 (OPEN END)  
ADDRESS: 301 S. COLLEGE ST., VS 0343, CHARLOTTE,  
NORTH CAROLINA 28288-033443

FORECLOSURE ACTION: WELLS FARGO BANK, N.A.  
CASE: 2011-C-3544 R: 10-6-11  
JUDGEMENT R: 7-5-13 \$95099.56

FORECLOSURE ACTION: PNC BANK NATIONAL ASSOCIATION  
CASE: 2012-C-412 R: 2-2-12 JUDGEMENT R7-29-14 \$37020.61

JAMES T. CONBEER - TITLE SEARCHES  
6496 EICHLER CIRCLE  
COOPERSBURG, PA. 18036

MUNICIPAL LIEN: WHITEHALL COPLAY SCHOOL DISTRICT  
CASE: 2012-ML-1587 R: 6-29-12 \$2266.52  
JUDGEMENT: R: 2-6-13 \$2650.63

MUNICIPAL LIEN: WHITEHALL TOWNSHIP  
CASE: 2013-ML-2951 R: 9-26-13 \$1122.40

MUNICIPAL LIEN: CATASAUQUA AREA SCHOOL DISTRICT  
CASE: 2013-ML-0524 R: 4-23-13 \$1002.95  
DEFAULT JUDGEMENT: R: 4-4-14 \$1552.49

SUBJECT TO POSSIBLE PUBLIC UTILITY EASEMENTS NOT  
APPEARING OF RECORD.

SUBJECT TO PUBLIC AND PRIVATE RIGHTS LYING IN THE BEDS OF  
ALL ABUTTING STREETS, ROADS AND ALLEY WAYS.