

Northampton County Reporter

(USPS 395-280)

VOL. LX

EASTON, PA July 4, 2019

NO. 79

Maria Padula-Larson, Plaintiff v. Joseph Padula, Defendant

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3. Municipal Law Colloquium

NOTICE TO THE BAR...

**Announcement from Court Administration
Settlement Conference Procedures**

See page 25.

* * * * *

Summer Outing – July 18, 2019

Registration form inside.

* * * * *

Iron Pigs Game – July 31, 2019

Registration form inside.

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

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Ralph J. Bellafatto, Esquire
Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

YLD Family Movie Night at SteelStacks – Levitt Pavilion

Wednesday, July 10, 2019 beginning at 7:30 p.m.

“Charlie and the Chocolate Factory”

All members and guests are welcome!

Annual Summer Outing – Thursday, July 18, 2019

Registration form inside.

Deadline to register July 11, 2019.

Courthouse Library Copy Machine Cards

Copy machine cards are still available at the NCBA Office. If you make any copies on the copy machine in the Law Library you may want to consider purchasing copy cards. The cards sell for \$10.00. If you use the cards, copies are 15 cents rather than the usual 25 cents.

When legislature is corrupted, the people are undone. ~ John Adams

ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

FIRST PUBLICATION**BOSAK, WILLIAM P.,** dec'd.

Late of 1476 Madison Avenue, Bethlehem, Northampton County, PA

Executor: Jeffrey J. Bosak c/o Amy J. Miller, Esquire, O'Keefe, Miller & Thielen, P.C., 22 E. Main Street, Fleetwood, PA 19522

Attorneys: Amy J. Miller, Esquire, O'Keefe, Miller & Thielen, P.C., 22 E. Main Street, Fleetwood, PA 19522

MARINA, SANTO, dec'd.

Late of Easton, Northampton County, PA

Executor: Jude A. Marina c/o Douglas J. Tkacik, Esquire, 18 East Market Street, Bethlehem, PA 18018

Attorney: Douglas J. Tkacik, Esquire, 18 East Market Street, Bethlehem, PA 18018

MILLER, BRUCE A., JR., dec'd.

Late of Mount Bethel, Northampton County, PA

Personal Representative: Irene K. S. Miller c/o Ryan K. Fields, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

Attorneys: Ryan K. Fields, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

PICHEL, RAMON, dec'd.

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

Co-Executors: Kathy Pichel McGovern, Jay Scott Pichel and Thomas L. Walters c/o Lewis and Walters, 46 S. 4th Street, Easton, PA 18042

Attorneys: Thomas L. Walters, Esquire, Lewis and Walters, 46 South Fourth Street, Easton, PA 18042

REMALEY, BERTHA M., dec'd.

Late of the Township of Moore, Northampton County, PA

Executors: Cori Lynn Turner and Keith Gerard Turner, Jr., 495 Twin Lane, Bath, PA 18014

Attorney: Daniel G. Spengler, Esquire, 110 East Main Street, Bath, PA 18014

ROCCOSANTO, JUDITH S., dec'd.

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

Executrix: Graceann Freeman c/o Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064

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

SCHLITTLER, ELIZABETH A.,
dec'd.

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

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

TIMER, RICHARD F., dec'd.

Late of Hellertown Borough,
Northampton County, PA
Co-Executors: Richard F. Timer,
Jr. and Robert Alan Timer c/o
Aman M. Barber, III, Esquire,
Fiore & Barber, LLC, 418 Main
St., Suite 100, Harleysville, PA
19438

Attorneys: Aman M. Barber, III,
Esquire, Fiore & Barber, LLC,
418 Main St., Suite 100,
Harleysville, PA 19438

TOMINO, ANTOINETTE, dec'd.

Late of Easton, Northampton
County, PA

Executor: Peter Tomino c/o
Steven B. Molder, Esquire, 904
Lehigh St., Easton, PA 18042
Attorney: Steven B. Molder,
Esquire, 904 Lehigh St., Easton,
PA 18042

SECOND PUBLICATION**BETTS, GEORGE A.,** dec'd.

Late of Forks Township, Northampton County, PA
Executor: Scott A. Betts
Attorneys: Gladys E. Wiles,
Esquire, Snyder & Wiles, P.C.,
7731 Main Street, Fogelsville, PA
18051

DODSON, DONALD LYNN, M.D.,
dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Maryellen P. Ahern
c/o Fitzpatrick Lentz & Bubba,
P.C., 4001 Schoolhouse Lane,
P.O. Box 219, Center Valley, PA
18034-0219

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

GILDS, RUTH M., dec'd.

Late of the Township of Palmer,
Northampton County, PA

Executrix: Donna Brown c/o
Goudsouzian & Associates, 2940
William Penn Highway, Easton,
PA 18045-5227

Attorneys: Goudsouzian & Associates, 2940 William Penn
Highway, Easton, PA 18045-5227

LOPEZ, FRANCISCO ARIAS a/k/a
FRANCISCO LOPEZ, dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Administratrix: Minerva I. Rivera
Perez c/o Joshua D. Shulman,
Esquire, Shulman Law Office PC,
1935 Center Street, Northampton, PA 18067

Attorneys: Joshua D. Shulman,
Esquire, Shulman Law Office PC,
1935 Center Street, Northampton, PA 18067

McMANN, TERRELL C., dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Sandra J. Magill c/o
Charles W. Stopp, Esquire,
Steckel and Stopp LLC, 125 S.
Walnut Street, Suite 210, Slatington, PA 18080

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

REESER, LLEWELLYN C., dec'd.

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

Executor: Steven Michael Reeser c/o Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064

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

RICE, LINDA A., dec'd.

Late of Palmer Township, Northampton County, PA

Executrix: Jennifer Lynne Tarpey c/o Constantine M. Vasiliadis, Esquire, Kolb, Vasiliadis and Florenz, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721

Attorneys: Constantine M. Vasiliadis, Esquire, Kolb, Vasiliadis and Florenz, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721

RILEY, BARBARA S., dec'd.

Late of the Township of Plainfield, Northampton County, PA

Executor: Dennis Charles Riley c/o George M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

Attorneys: George M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

STEM, JANET A., dec'd.

Late of Nazareth, Northampton County, PA

Executor: Leander K. Stem, III c/o Ralph J. Bellafatto, Esquire, 4480 William Penn Highway, Easton, PA 18045

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

WAGNER, BETTYLOU F., dec'd.

Late of the Borough of Catasauqua, Northampton County, PA
Executrix: Luann Dorothy Peters c/o Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064

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

THIRD PUBLICATION**CASSIDY, HELEN R.,** dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Robert J. Cassidy, Jr. c/o William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

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

FOSSEL, MARTHA L., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Douglas Herman Fossel c/o Stanley M. Vasiliadis, Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

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

FOWLKES, CONSTANCE WOLF, dec'd.

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

Executor: Dudley Vaughan Fowlkes c/o David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019
Attorney: David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019

FRANUSISZIN, FRANCES A., dec'd.

Late of Nazareth, Northampton County, PA

Personal Representative: Michael E. Kroboth c/o Kirby G. Upright, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

Attorneys: Kirby G. Upright, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

HARTZELL, JOYCE IDA, dec'd.

Late of the Borough of Portland, Northampton County, PA

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

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

JANI, LAWRENCE J., dec'd.

Late of Nazareth, Northampton County, PA

Executrix: Georgine M. Fontaine-Sago c/o Lori Gardiner Kreglow, Esquire, 18 East Market Street, P.O. Box 1961, Bethlehem, PA 18016-1961

Attorney: Lori Gardiner Kreglow, Esquire, 18 East Market Street, P.O. Box 1961, Bethlehem, PA 18016-1961

KEMMERER, SHIRLEY LANE, dec'd.

Late of Township of Lower Saucon, Northampton County, PA

Co-Executors: Henry C. Kemmerer and Kandy Lane Ruggiero c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

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

LAHR, ROY H., JR., dec'd.

Late of Bethlehem Twp., Northampton County, PA

Roy H. Lahr, Jr. Trust dtd. 05/08/2000.

Settlor: Ray H. Lahr, Jr.

Trustee: Gerald Lahr c/o Michelle L. Sanginiti, Esquire, 166 Allendale Road, King of Prussia, PA 19406

Attorney: Michelle L. Sanginiti, Esquire, 166 Allendale Road, King of Prussia, PA 19406

LUTHER, PATRICIA MARION, dec'd.

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

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

MILLER, DALE J., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Lynn Diane Rogers c/o Richard P. Kovacs, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

Attorneys: Richard P. Kovacs, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

MITTAL, JACQUELIN R., dec'd.

Late of Northampton, Northampton County, PA

Administrator: Constantine M. Vasiliadis c/o Kolb, Vasiliadis and Florenz, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721

Attorneys: Kolb, Vasiliadis and Florenz, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721

POLO, ANDREW A., dec'd.

Late of Bangor, Northampton County, PA

Co-Executrices: Rose Marie Stevens and Elizabeth Catino c/o Deborah Jean DeNardo, Esquire, 1809 Washington Blvd., Easton, PA 18042-4634

Attorney: Deborah Jean DeNardo, Esquire, 1809 Washington Blvd., Easton, PA 18042-4634

ROBINSON, ORVAL M., dec'd.

Late of the Township of Forks, Northampton County, PA

Executor: Matthew Orval Robinson c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

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

SNYDER, PATRICIA ANN, dec'd.

Late of Bath, Northampton County, PA

Executor: Gary C. Snyder c/o Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219

Attorneys: Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse

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

TOBIN, JOSEPH E., SR., dec'd.

Late of Hellertown, Northampton County, PA

Executrix: Deirdre Italiani c/o Christopher T. Spadoni, Esquire, 1413 Easton Ave., P.O. Box 522, Bethlehem, PA 18018

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

TONN, AARON JAMES, dec'd.

Late of the Borough of Hellertown, Northampton County, PA

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

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

TRITTENBACH, ETHEL M., dec'd.

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

Co-Executors: Barry L. Trittenbach and Gary M. Trittenbach c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

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

**NOTICES OF INCORPORATION
BETTINA RICCIO
CONSULTING, INC.**

has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

July 4

ECKHART & ASSOCIATES, INC.

has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

July 4

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

The name of the Corporation is:

NEXT LEVEL LOGISTICS, INC.

The Articles of Incorporation were filed on June 17, 2019.

JAMES G. MURPHY, ESQUIRE

MURPHY & MURPHY, P.C.

106 N. Franklin St.

Suite #2

P.O. Box 97

Pen Argyl, PA 18072

July 4

**FICTITIOUS NAME
REGISTRATION NOTICES**

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 12, 2019 for:

HEAL FROM INSIDE

at: 3201 Highfield Drive, Bethlehem, PA 18020. The name and address of the individual interested in the business are Angela Kay Bartholomew at 3201 Highfield Drive, Bethlehem, PA 18020. This was filed in accordance with 54 Pa. C.S. 311.

July 4

NOTICE IS HEREBY GIVEN that an application for registration of the fictitious name:

ONE MORE MOTORSPORTS

1531 Dewey Ave., Northampton, PA 18067 has been filed in the Depart-

ment of State at Harrisburg, PA, file date March 4, 2019 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration are Jennifer Hill, 1531 Dewey Ave., Northampton, PA 18067.

July 4

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 12, 2019 for:

STEADFAST FLORALS

at: 1328 N. Cottonwood Road, Danielsville, PA 18038. The name and address of the individual interested in the business are Amanda Ingram at 1328 N. Cottonwood Road, Danielsville, PA 18038. This was filed in accordance with 54 Pa. C.S. 311.

July 4

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

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

ESTATE; Accountant

JULIE F. STEWARD; Sylvia L. Hand, Administratrix

AUDIT NOTICE

All parties interested are notified that an audit list will be made up of all Accounts and the said list will be called for audit at the Northampton County Government Center, Easton, PA on: FRIDAY, JULY 19, 2019 AT 9:00 A.M. IN COURTROOM #1.

Gina X. Gibbs

Clerk of the Orphans' Court

July 4, 11

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on June 27, 2019, the Petition of

Samantha Michel Hrichak was filed in Northampton County Court of Common Pleas at No. C-48-CV-2019-5759, seeking to change the name of Petitioner from Samantha Hrichak to Samantha Michel Werner. The Court has fixed Friday, August 16 at 9:00 a.m. in courtroom #4 at the Northampton County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

July 4

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on June 6, 2019, the Petition of Bryant Shane Potts was filed in Northampton County Court of Common Pleas at No. C-48CV2019 005025, seeking to change the name of Petitioner from Bryant Shane Potts to Bryant Shane Howard. The Court has fixed Tuesday, August 13, 2019 at 9:00 a.m., in courtroom #4 at the Northampton County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

July 4

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on June 27, 2019, the petition of Asheem Ntawugheza was filed in Northampton County Court of Common Pleas at No. C-48CV2019-4278, seeking to change the names of minor children from Yamuremye Salum to Salum Yamuremye Asheem and from Itangiteka Halidi to Halidi Itangiteka Asheem. The Court has

fixed Wednesday, August 7, 2019 at 9:00 a.m. in Courtroom #4 at Northampton County Courthouse as the date for hearing of the petition. All persons interested in the proposed change of names may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

July 4

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
INVOLUNTARY TERMINATION
OF PARENTAL RIGHTS**

In Re: T.A.J.H., a Minor Child
NO. 2018-0097

To: Malcolm Hearn, III a/k/a B.G.,
putative father

NOTICE

A Petition has been filed asking the Court to put an end to all rights you have to your child listed above. The Court has set a hearing concerning your parental rights to your child. That hearing will be held in Courtroom No. 4, Northampton County Government Center, 669 Washington Street, Easton, Pennsylvania, on July 16, 2019 at 9:00 a.m. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child will be ended by the Court without your being present. You have the right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. You may also have rights under ACT 101, and a notice explaining your rights under this act is included with all your legal papers.

If you cannot afford a lawyer, go to or telephone the office set forth below to find out where you can get legal help.

Lehigh Valley Legal Services:
North Penn Legal Services
559 Main Street
Suite 200
Bethlehem, PA 18018
(610) 317-8757

If you can afford to hire a lawyer but do not have a lawyer, go to or telephone the office set forth below to find out where you can get legal help.

Lawyer Referral Service
P.O. Box 4733
Easton, PA 18043-4733
(610) 258-6333

July 4

**COURT OF COMMON PLEAS
CIVIL DIVISION
NORTHAMPTON COUNTY**

Bank of New York Mellon Trust
Company, N.A. as Trustee for
Mortgage Assets Management
Series I Trust

PLAINTIFF

vs.

Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right,
Title or Interest from or under
Barbara Ann Beers, deceased;
Debra A. Martin, known Heir of
Barbara Ann Beers, deceased;
Karen Werner, known Heir of
Barbara Ann Beers, deceased;
and Wayne Beers,
known Heir of Barbara
Ann Beers, deceased

DEFENDANTS

NO.: C-48-CV-2019-03839

To: the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Barbara Ann Beers, deceased; Debra A. Martin, known Heir of Barbara Ann Beers, deceased; Karen Werner, known Heir of Barbara Ann Beers, deceased; and Wayne Beers,

known Heir of Barbara Ann Beers, deceased

TAKE NOTICE THAT THE Plaintiff, Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

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

Northampton Lawyer
Referral Center
P.O. Box 4733
Easton, PA 18043-4733

CHRISTOPHER A. DeNARDO,
ESQUIRE

PA I.D. NO. 78447

KRISTEN D. LITTLE, ESQUIRE
PA I.D. NO. 79992

KEVIN S. FRANKEL, ESQUIRE
 PA I.D. NO. 318323
 MICHELLE L. McGOWAN,
 ESQUIRE
 PA I.D. NO. 62414
 LESLIE J. RASE, ESQUIRE
 PA I.D. NO. 58365
 MORRIS A. SCOTT, ESQUIRE
 PA I.D. NO. 83587
 ALISON H. TULIO, ESQUIRE
 PA I.D. NO. 87075
 KATHERINE M. WOLF, ESQUIRE
 PA I.D. NO. 314307
 SHAPIRO & DeNARDO, LLC
 3600 Horizon Drive
 Suite 150
 King of Prussia, PA 19406
 Telephone: (610) 278-6800

July 4

**IN THE COURT OF COMMON
 PLEAS OF NORTHAMPTON
 COUNTY, PENNSYLVANIA
 CIVIL DIVISION
 LEGACY MORTGAGE
 ASSET TRUST**

Plaintiff

vs.

UNKNOWN SURVIVING HEIRS OF
 BARRY A. WERNER, DECEASED
 AND ANNA MAE WERNER, AS
 SURVIVING HEIR OF BARRY A.
 WERNER, DECEASED AND
 GREGORY WERNER, AS
 SURVIVING HEIR OF BARRY A.
 WERNER, DECEASED AND
 WILLIAM WERNER, SR., AS
 SURVIVING HEIR OF BARRY A.
 WERNER, DECEASED

Defendants

NO.: C-48-CV-2019-452

NOTICE

TO: DEFENDANTS

You are hereby notified Legacy Mortgage Asset Trust, has filed a Complaint in Mortgage Foreclosure with regard to 3784 Old Philadelphia Pike, Bethlehem, PA 18015, endorsed with a Notice to Defend, against you

at No. C-48-CV-2019-452 in the Civil Division of the Court of Common Pleas of Northampton County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Northampton County Sheriff.

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

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

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

LAWYER REFERRAL SERVICE
 (ARIS) (NORTHAMPTON)

P.O. Box 4733

Easton, PA 18043-4733

(610) 258-6333

STEPHEN M. HLADIK, ESQUIRE

Plaintiff's Attorney

298 Wissahickon Avenue

North Wales, PA 19454

(215) 855-9521

July 4

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

The following real estate will be sold by the Sheriff of Northamp-

ton County, Pennsylvania, on JULY 12, 2019, at ten o'clock a.m. in the COUNCIL CHAMBERS, THIRD FLOOR, of the Northampton County Government Center, within the City of Easton, County of Northampton and State of Pennsylvania.

PLEASE TAKE NOTICE that the sale price will include only the outstanding taxes certified to the Sheriff's Office. Any taxes not reported to the Sheriff are the responsibility of the purchaser.

No. C-48-CV-2016-10624

CITY OF EASTON

vs.

KAY KEMMERER MILISITS

Property Address:

675 Sassafras Street, Easton, PA 18042

UPI/Tax Parcel Number:

L9NE4C/18/7/0310

All that certain message, tenement, and tract of land located on the north side of Sassafras Street, between Locust and 7th Streets, in Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Kay Kemmerer Milisits by deed recorded 11/29/2000 in Deed Book 2000-1, page 159144.

Thereon being erected a two-story row home dwelling with brick exterior and a shingle roof.

No. C-48-CV-2017-00946

FIRST NORTHERN
BANK & TRUST CO.

vs.

SUNNI M. RUSYN

Property Address:

107 Main Street, Northampton, PA 18067

UPI/Tax Parcel Number:

M4SE1A/5/8/0522

All those certain pieces or parcels of land situate on the east side of Main Street in the 3rd ward of Northampton Borough, Northampton County, Pennsylvania.

Being the same premises conveyed to Sunni M. Rusyn by deed from Stephen Rusyn, Jr. and Marguerite M. Rusyn, said deed recorded 8/25/2014 in Deed Book 2014-1, page 145176.

Thereon being erected a two-story single dwelling with brick exterior and shingle roof.

No. C-48-CV-2017-02889

HSBC BANK USA,
NATIONAL ASSOCIATION, AS
TRUSTEE ET AL.

vs.

KAREN UQDAH

Property Address:

382 Sheridan Circle, Bethlehem, PA 18017-1734

UPI/Tax Parcel Number:

M6SE4/7/28-6/0204

All that certain tract, piece or parcel of land situate, lying and being in the 14th Ward of Bethlehem City, Northampton County, Pennsylvania.

Title to said premises is vested in Karen Uqdah by deed from Jimmie Kelly, Jr. and Terry Shackleford, said deed recorded 11/9/2005 in Deed Book 2005-1, page 448566.

Thereon being erected a two-story single dwelling with vinyl siding/brick exterior, shingle roof and an attached two-car garage.

No. C-48-CV-2017-06180

WELLS FARGO BANK, N.A. ET AL.

vs.

DANIEL DOBBIN, AS BELIEVED
HEIR AND/OR ADMINISTRATOR
TO THE ESTATE OF RICHARD P.
DOBBIN a/k/a RICHARD DOBBIN
a/k/a RICHARD PATRICK
DOBBIN, RHONDA L. DOBBIN,

THE UNITED STATES OF
AMERICA, DEPARTMENT OF
TREASURY, INTERNAL REVENUE
SERVICE, JOSEPHINE GRASSO,
AS BELIEVED HEIR AND/OR
ADMINISTRATOR TO THE ESTATE
OF RICHARD P. DOBBIN a/k/a
RICHARD DOBBIN a/k/a
RICHARD PATRICK DOBBIN,
UNKNOWN HEIRS AND/OR
ADMINISTRATORS OF THE
ESTATE OF RICHARD P.
DOBBIN, VINCENT DOBBIN, AS
BELIEVED HEIR AND/OR
ADMINISTRATOR TO THE ESTATE
OF RICHARD P. DOBBIN a/k/a
RICHARD DOBBIN a/k/a
RICHARD PATRICK DOBBIN

Property Address:

1428 Northampton Street, Easton,
PA 18042-4051

UPI/Tax Parcel Number:

L9SW2B/18/5/0310

All that certain lot or piece of land
situate on the southwest corner of
Northampton Street and Raspberry
Street, in Easton City, Northampton
County, Pennsylvania.

Being the same property conveyed
to Richard Dobbin and Rhonda
Dobbin, h/w, by deed from John H.
Fieser and Mina S. Fieser, his wife,
said deed recorded 3/4/1998 in Deed
Book 1998-1, page 23464. The said
Richard Dobbin died on 12/19/2016
thereby vesting title solely to Rhonda
Dobbin.

Thereon being erected a two-story
half-double dwelling with aluminum
siding, shingle roof and a detached
one-car garage.

No. C-48-CV-2017-08968

DOROTHY JANE CAMPANARO

vs.

JOHN FEDON,
CHARMAINE HARTZELL

Property Address:

16-20 South Robinson Avenue,
Pen Argyl, PA 18072

UPI/Tax Parcel Number:

E8NE2D/13/3/0625

All that certain messuage, tract,
lot or piece of land situate in Pen Argyl
Borough, Northampton County,
Pennsylvania.

Thereon being erected three
two-story commercial buildings with
brick exterior/vinyl siding and slate
shingle roofs.

Being the same premises granted
and conveyed unto John M. Fedon
and Charmaine Hartzell by deed from
John Fedon a/k/a John Fedon, Jr.
a/k/a John E. Fedon, Jr., said deed
recorded 7/17/2002 in Deed Book
2002-1, page 185114.

No. C-48-CV-2017-09014

DOROTHY JANE CAMPANARO

vs.

JMF GROUP, LLC

Property Address:

6-12 East Pennsylvania Avenue
a/k/a 12 East Pennsylvania Avenue,
Pen Argyl, PA 18072

UPI/Tax Parcel Number:

E8NE2D/13/3/0625

All those certain two pieces or
parcels of land situate in Pen Argyl
Borough, Northampton County,
Pennsylvania.

Thereon being erected two
commercial buildings with brick/
cement shingle exteriors and slate/
rubber roofs.

Being the same premises granted
and conveyed unto JMF Group, LLC
by Sheriff's Deed from John Fedon,
Jr., said deed recorded 11/15/2010
in Deed Book 2010-1, page 239239.

No. C-48-CV-2017-10275

OCWEN LOAN SERVICING, LLC

vs.

STEPHEN P. NEELY

Property Address:

30 South 5th Street, Bangor, PA
18013-2402

UPI/Tax Parcel Number:

E9NE1C/3/7/0102

All that certain messuage and tenement, tract, piece or parcel of land situated in the 3rd Ward of Bangor Borough, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Stephen P. Neely by deed from David T. Doll, Sr., Executor under the Last Will and Testament of Gladys Doll a/k/a Gladys J. Doll a/k/a Gladys Joyce Doll, Deceased, and, Joyce A. Doll and David T. Doll, Sr., individually, said deed recorded 10/21/2010 in Deed Book 2010-1, page 217763.

Thereon being erected a two-story single dwelling with aluminum siding and shingle roof.

No. C-48-CV-2017-11036

PINGORA LOAN SERVICING, LLC

vs.

RUSSELL TRAUGHER, III. a/k/a
RUSSELL TRAUGER, III.

Property Address:

727 South Delaware Drive, Mount Bethel, PA 18343-5805

UPI/Tax Parcel Number:

E11NW2/3/15/0131

All that certain lot or piece of land situated in Upper Mount Bethel Township, Northampton County, Pennsylvania.

Title to said premises is vested in Russell Traugher, III. by deed from Debra L. Haver, Executrix of the Estate of Charles F. Vandyke, Jr. a/k/a Charles F. Vandyke, late, said deed recorded 8/5/2015 in Deed Book 2015-1, page 149429.

Thereon being erected a colonial-style single dwelling with vinyl siding, shingle roof, attached one-car garage, barn and an in-ground pool.

No. C-48-CV-2018-02248

BRANCH BANKING AND
TRUST COMPANY ET AL.

vs.

DARREN S. COBB

Property Address:

4865 Country Top Court,
Bethlehem, PA 18020

UPI/Tax Parcel Number:

N8NW1/7/1/0205

All that certain piece, parcel or tract of land situate in Bethlehem Township, Northampton County, Pennsylvania.

Title to said premises is vested in Darren S. Cobb by deed from Darren S. Cobb and Cheryl L. Cobb, said deed recorded 9/10/2007 in Deed Book 2007-1, page 331816.

Thereon being erected a two-story single dwelling with vinyl siding/brick exterior, shingle roof and an attached two-car garage.

No. C-48-CV-2018-04495

BETHLEHEM AREA
SCHOOL DISTRICT

vs.

STEPHEN T. FAHRINGER,
REBECCA E. FAHRINGER

Property Address:

208 West Fairview Street,
Bethlehem, PA 18018

UPI/Tax Parcel Number:

N6SW3C/16/3/0204

All that certain lot, messuage tenement and tract or piece of land situate on the north side of Fairview Street in Bethlehem City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Stephen T. Fahringer and Rebecca E. Fahringer by deed recorded 03/07/1995 in Book 1995-1, page 19284.

Thereon being erected a two-story single dwelling with vinyl siding and shingle roof.

No. C-48-CV-2018-04513

QUICKEN LOANS INC.

vs.

THE UNKNOWN HEIRS OF
MILDRED Y. KING, DECEASED,
CHRISTOPHER KING, HEIR OF
MILDRED Y. KING, DECEASED,
COURTNEY KING, HEIR OF
MILDRED Y. KING, DECEASED

Property Address:

721 Line Street, Easton, PA 18042

UPI/Tax Parcel Number:

M9NE1C/1/8/0310

All that certain lot or piece of ground situate on the north side of Line Street in Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Mildred Y. King by deed from William L. Jackson and Mildred Y. King, h/w, said deed recorded 5/31/2007 in Deed Book 2007-1, page 198641. The said Mildred Y. King departed this life on 12/23/2017 vesting title solely in The Unknown Heirs of Mildred Y. King, deceased; Christopher King, solely in his capacity as Heir of Mildred Y. King, deceased and Courtney King, solely in her capacity as Heir of Mildred Y. King.

Thereon being erected a ranch-style single dwelling with brick exterior and shingle roof.

No. C-48-CV-2018-04790

COBA, INC. ET AL.

vs.

RYAN B. LIPSKY, HEIR OF THE ESTATE OF DENISE F. LIPSKY, DECEASED, JASON D. LIPSKY, HEIR OF THE ESTATE OF DENISE F. LIPSKY, DECEASED, ERIC LIPSKY, HEIR OF THE ESTATE OF DENISE F. LIPSKY, DECEASED, STEPHANIE BELL, KNOWN HEIR OF THE ESTATE OF DENISE F. LIPSKY, DECEASED

Property Address:

400 Hemlock Lane, Nazareth, PA 18064

UPI/Tax Parcel Number:

L7/5/24/0418

All that certain lot or parcel of land situate in Lower Nazareth Township, Northampton County, Pennsylvania.

Being part of the same premises granted and conveyed unto Jerome H. Lipsky and Denise F. Lipsky by deed from Jerome H. Lipsky and Denise F. Wasser n/k/a Denise F. Lipsky, h/w, said deed recorded 9/26/1996 in Deed Book 1996-1, page 101089. The said Jerome H. Lipsky has since departed this life on 1/7/2002 whereby title was vested in Denise F. Lipsky as surviving tenant by the entirety. The said Denise F. Lipsky died on January 3, 2015 and upon information and belief, her surviving heirs are Ryan B. Lipsky, Eric Lipsky, Jason D. Lipsky and Stephanie Bell.

Thereon being erected a two-story single dwelling with brick exterior, shingle roof, attached two-car garage, detached two-car garage and an indoor in-ground pool.

No. C-48-CV-2018-06863

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

THE UNKNOWN HEIRS
OF JENNIFER E.
COLLINS, DECEASED

Property Address:

1348 Deer Path Drive, Walnutport, PA 18088

UPI/Tax Parcel Number:

H3NW1/3/18/0516

All that certain piece, parcel or tract of land on the east side of Deer Path Drive situate in Lehigh Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Jennifer E. Collins by deed from WM Specialty Mortgage LLC, et al, said deed recorded

6/20/2008 in Deed Book 2008-1, page 183074. The said Jennifer E. Collins died on 1/7/2018 and any heirs are unknown.

Thereon being erected a ranch-style single dwelling with vinyl siding and shingle roof.

No. C-48-CV-2018-07250

CRYSTAL MURPHY

vs.

DEIDRE S. PATTERSON a/k/a

DEIDRE L. SHAFFER

Property Address:

925 Vernon Street, Bethlehem, PA 18015

UPI/Tax Parcel Number:

P6SW3B/22/2/0204

All that certain message, tenement and lot or piece of ground situate in Bethlehem City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Deidre S. Patterson a/k/a Deidre L. Shaffer by deed from Deidre S. Patterson, Executrix under the Last Will and Testament of Wilmer S. Shaffer a/k/a Wilmer Shaffer, Deceased, said deed recorded 11/18/2016 in Deed Book 2016-1, page 251610.

Thereon being erected a detached two-car garage.

Property Address:

930 Vernon Street, Bethlehem, PA 18015

UPI/Tax Parcel Number:

P6SW3B/21/3C/0204

All that certain lot or tract of land situate in Bethlehem City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Deidre S. Patterson a/k/a Deidre L. Shaffer by deed from Deidre S. Patterson, Executrix under the Last Will and Testament of Wilmer S. Shaffer a/k/a Wilmer Shaffer, Deceased, said deed

recorded 11/18/2016 in Deed Book 2016-1, page 251618.

Thereon being erected a two-story single dwelling with vinyl siding, shingle roof and a detached two-car garage.

No. C-48-CV-2018-08206

PHH MORTGAGE CORPORATION

vs.

KIM N. BELTON

Property Address:

799 American General Drive, Easton, PA 18040

UPI/Tax Parcel Number:

J9/13/33/0311

All that certain piece or parcel of land situate in Forks Township, Northampton County, Pennsylvania.

Title to said premises is vested in Kim N. Belton by deed from Doreen A. Burgess, said deed recorded 10/29/2004 in Deed Book 2004-1, page 420161.

Thereon being erected a two-story single dwelling with brick exterior/vinyl siding, shingle roof and an attached two-car garage.

No. C-48-CV-2018-08451

BANK OF AMERICA, N.A.

vs.

SANDRA MARIE OSTILE a/k/a

SANTA MARIE OSTILE

Property Address:

556 O.W. Road, Bangor, PA 18013-9398

UPI/Tax Parcel Number:

E9/20/8C/0134

All that certain piece, parcel or tract of land situate and being in Washington Township, Northampton County, Pennsylvania.

Title to said premises is vested in Santa Marie Ostile a/k/a Sandra Marie Ostile, single, by deed from John L. Murling, Sr. and Marie A. Murling, his wife, said deed recorded

5/27/1993 in Deed Book 897, page 239.

Thereon being erected a colonial-style single dwelling with vinyl siding, shingle roof, attached two-car garage and a detached 4-car garage.

No. C-48-CV-2018-08779

U.S. BANK
NATIONAL ASSOCIATION, AS
TRUSTEE ET AL.

vs.

JUSTIN J. LABAR

Property Address:

745 Jennings Street, Bethlehem,
PA 18017

UPI/Tax Parcel Number:

P6NE2B/18/1/0204

All those two certain pieces of land situated on the west side of Jennings Street in Bethlehem City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Justin J. Labar by deed from Elizabeth A. Johnson, said deed recorded 9/13/2007 in Deed Book 2007-1, page 337762.

Thereon being erected a two-story single dwelling with wood exterior and shingle roof.

No. C-48-CV-2018-08781

WILMINGTON SAVINGS FUND
SOCIETY, FSB ET AL.

vs.

CARL J. SCHWAR,
REBECCA S. SCHWAR

Property Address:

315 Division Street, Bangor, PA
18013

UPI/Tax Parcel Number:

D9SE4C/13/10/0102

All that certain lot or piece of ground situate on the east side of Division Street in Bangor Borough, Northampton County, Pennsylvania.

Fee simple title vested in Carl J. Schwar and Rebecca S. Schwar by deed from Wells Fargo Home Mortgage, Inc., said deed recorded

5/29/2001 in Deed Book 2001-1, page 92353.

Thereon being erected a colonial-style single dwelling with vinyl siding, shingle roof and a detached one-car garage.

No. C-48-CV-2018-09127

WELLS FARGO BANK, N.A. ET AL.
vs.

JOSEPH TERLESKI, HEIR OF
JANE TERLESKI a/k/a JANE C.

TERLESKI, DECEASED,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
JANE TERLESKI a/k/a JANE C.
TERLESKI, DECEASED

Property Address:

212 9th Street, Easton, PA 18042-
5416

UPI/Tax Parcel Number:

L9SW3D/6/4/0835

All that certain lot situate in West Easton Borough, Northampton County, Pennsylvania.

Title to said premises is vested in George Terleski and Jane C. Terleski, h/w, by deed from George Terleski and Jane C. Terleski, h/w, said deed recorded 3/8/1991 in Deed Book 824, page 307. George Terleski was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of George Terleski's death on or about 11/24/1997, his ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor Jane Terleski a/k/a Jane C. Terleski died on 8/31/2017 and upon information and belief, her surviving heir is Joseph Terleski.

Thereon being erected a two-story single dwelling with aluminum siding and shingle roof.

No. C-48-CV-2018-09287

WELLS FARGO BANK, N.A. ET AL.
vs.

XAVIER GIOVANI DROUET

Property Address:

17 Monroe Street, Freemansburg,
PA 18017

UPI/Tax Parcel Number:

N7SW3C/29/1A/0212

All that certain lot or parcel of land
in Freemansburg Borough, North-
ampton County, Pennsylvania.

Being the same property conveyed
unto Xavier Drouet, unmarried, by
deed from Sharon Lieberman n/b/m
Sharon M. Ruppert, married, said
deed recorded 7/10/2008 in Deed
Book 2008-1, page 202419.

Thereon being erected a two-story
half-double dwelling with vinyl siding
and shingle roof.

No. C-48-CV-2018-09566

PENNYMAC LOAN SERVICES, LLC
vs.

STEPHEN F. LONCARIC

Property Address:

836 Kossuth Street, Freemans-
burg, PA 18017

UPI/Tax Parcel Number:

N7SW4C/13/6/0212

All that certain message or
tenement and tract of land situate in
Freemansburg Borough, Northamp-
ton County, Pennsylvania.

Being the same premises granted
and conveyed unto Stephen Loncaric
by deed from Patricia Orellana, said
deed recorded 2/16/2010 in Deed
Book 2010-1, page 29786.

Thereon being erected a two-story
single dwelling with vinyl siding and
shingle roof.

No. C-48-CV-2018-09567

PENNYMAC LOAN SERVICES, LLC
vs.

TIMOTHY R. FEILLER

Property Address:

363 Monocacy Drive, Bath, PA
18014

UPI/Tax Parcel Number:

J5/12/5/0507

All that certain message, tract or
piece of land situate in Chapman
Borough, Northampton County,
Pennsylvania.

Being the same premises granted
and conveyed unto Timothy R. Feiller
by deed from Judith A. Parrey, said
deed recorded 7/28/2017 in Deed
Book 2017-1, page 160408.

Thereon being erected a two-story
half-double dwelling with aluminum
siding and shingle roof.

No. C-48-CV-2018-09617

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION

vs.

ELIZABETH KALNAS

Property Address:

2409 Hay Street, Easton, PA
18042

UPI/Tax Parcel Number:

L9SW4C/12/5/0837

All that certain lot or piece of land
situate on the north side of Hay Street
in Wilson Borough, Northampton
County, Pennsylvania.

Being the same premises granted
and conveyed unto Howard P. Kalnas
and Elizabeth Kalnas, h/w, by deed
from Christine K. Poff, said deed
recorded 11/15/2005 in Deed Book
2005-1, page 455895. The said
Howard P. Kalnas passed away on or
about 3/31/2018, thereby vesting
title solely to Elizabeth Kalnas, by
operation of law.

Thereon being erected a two-story
half-double dwelling with vinyl siding,
slate roof and a detached one-car
garage.

No. C-48-CV-2018-10236

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
vs.

JAMES POWELL,
AMANDA POWELL

Property Address:

122 South 18th Street, Easton, PA
18042

UPI/Tax Parcel Number:

L9SW2D/10/3/0837

All that certain lot or piece of
ground situated in Wilson Borough,
Northampton County, Pennsylvania.

Being the same premises granted
and conveyed unto James Powell and
Amanda Powell, as tenants by the
entirety, by deed from Barry D.
Pospisil and Jennifer A. Pospisil, said
deed recorded 7/16/2008 in Deed
Book 2008-1, page 207301.

Thereon being erected a two-story
half-double dwelling with aluminum
siding and shingle roof.

No. C-48-CV-2018-10637

SPECIALIZED LOAN
SERVICING, LLC
vs.

DAVID EUBANKS,
ADMINISTRATOR OF THE ESTATE
OF LEE E. EUBANKS, CHRISTINE

F. EUBANKS, HEIR OF THE
ESTATE OF LEE E. EUBANKS,
LEROY EUBANKS, HEIR OF THE
ESTATE OF LEE E. EUBANKS,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER LEE
E. EUBANKS, DECEASED

Property Address:

1841 Lincoln Avenue, Northamp-
ton, PA 18067-1504

UPI/Tax Parcel Number:

L4SW4B/14/24/0522

All that certain lot or piece of
ground situate in Northampton
Borough, Northampton County,
Pennsylvania.

Title to said premises is vested in
Lee E. Eubanks by deed from Equitis
Group, L.P., said deed recorded
12/14/2005 in Deed Book 2005-1,
page 503312. Mortgagor Lee E.
Eubanks died on 5/24/2017 and
David Eubanks was appointed
Administrator of his estate. Letters of
Administration were granted to him
on 2/28/2018 by the Register of Wills
of Northampton County, No. 4818-
0276. Decedent's surviving heirs at
law and next-of-kin are Leroy
Eubanks and Christine F. Eubanks.

Thereon being erected a two-story
row home dwelling with brick exterior
and shingle roof.

No. C-48-CV-2018-11289

WELLS FARGO BANK, N.A. ET AL.
vs.

MATTHEW DRUKER

Property Address:

4863 Lehigh Drive, Walnutport,
PA 18088-9464

UPI/Tax Parcel Number:

H2/9/8A/0516

All that certain tract or parcel of
land located in Lehigh Township,
Northampton County, Pennsylvania.

Title to said premises is vested in
Matthew Druker by deed from Mary
E. Lacko, said deed recorded
7/8/2003 in Deed Book 2003-1, page
257805.

Thereon being erected a ranch-
style single dwelling with aluminum
siding/brick exterior, shingle roof and
an attached two-car garage.

No. C-48-CV-2018-11454

CITIZENS BANK OF
PENNSYLVANIA
vs.

LOIS G. STOFKO

Property Address:

3751 Mangrove Drive, Northampton, PA 18067

UPI/Tax Parcel Number:

J4SW1/5/2/0516

All that certain messuage, tenement and lot of land located in Lehigh Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto George F. Stofko and Lois G. Stofko by deed from Francis E. Shiner and Mary Jane Shiner, said deed recorded 11/26/1969 in Deed Book 360, page 369. George F. Stofko departed this life on 7/29/2011 thereby vesting title solely to Lois G. Stofko.

Thereon being erected a cape cod-style single dwelling with vinyl siding and shingle roof.

No. C-48-CV-2018-11506

WELLS FARGO BANK, N.A. ET AL.
vs.

ANNA M. KHUSIAL

Property Address:

1531 Washington Street, Easton, PA 18042-4734

UPI/Tax Parcel Number:

L9SW2C/20/30/0837

All that certain messuage or tenement and lot or piece of land situated on the north side of Washington Street, between 15th and 16th Streets, in Wilson Borough, Northampton County, Pennsylvania.

Title to said premises is vested in Anna M. Khusial by deed from Barney Kopsco, widower, said deed recorded 11/23/2005 in Deed Book 2005-1, page 470434.

Thereon being erected a two-story single dwelling with aluminum siding, shingle roof and a detached one-car garage.

No. C-48-CV-2018-11692

PACIFIC UNION FINANCIAL, LLC
vs.

DEBORAH MOWREY,
HENRY MOWREY, SR.

Property Address:

3070 Agnes Street, Easton, PA 18045

UPI/Tax Parcel Number:

L8SE1/5/4/0324

All that certain lot or parcel of land situated in Palmer Township, Northampton County, Pennsylvania.

Being the same property conveyed to Henry Mowrey, Sr. and Deborah Mowrey, h/w, as tenants by the entirety, by deed from James C. Butler and E. Antoinette Butler, h/w, said deed recorded 3/25/2014 in Deed Book 2014-1, page 46554.

Thereon being erected a two-story single dwelling with vinyl siding, shingle roof and an attached one-car garage.

No. C-48-CV-2019-00063

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION

vs.

BRENDAN P. McMAHON

Property Address:

1111 Pleasant Drive, Pen Argyl, PA 18072

UPI/Tax Parcel Number:

D8SE3/8/1B/0626

All that certain tract, piece or parcel of land situated in Plainfield Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Brendan McMahon by deed from David S. Fusacchia and Deborah A. Fusacchia, h/w, said deed recorded 10/23/2012 in Deed Book 2012-1, page 256909.

Thereon being erected a colonial-style single dwelling with vinyl siding/stucco façade, shingle roof and an attached two-car garage.

No. C-48-CV-2019-00135

PNC BANK, NATIONAL
ASSOCIATION ET AL.

vs.

REBECCA S. MARICONDA,
JOSEPH W. MARICONDA

Property Address:

1840 Ferry Street, Easton, PA
18042

UPI/Tax Parcel Number:

L9SW2D/9/8/0837

All that certain lot, piece or tract
of land situate in Wilson Borough,
Northampton County, Pennsylvania.

Being the same premises conveyed
to Joseph W. Mariconda and Rebecca
S. Mariconda, h/w, by deed from
Pearl I. Kinney, widow, said deed
recorded 7/31/2001 in Deed Book
2001-1, page 148262.

Thereon being erected a two-story
half-double dwelling with brick
exterior and slate roof.

No. C-48-CV-2019-00405

WELLS FARGO BANK, N.A. ET AL.
vs.

YORIKO RENNINGER,
HARRY D. RENNINGER

Property Address:

1431 Sullivan Trail, Easton, PA
18040-1145

UPI/Tax Parcel Number:

K9SE4/4/21/0311

All that certain lot, tract or parcel
of land situated in Forks Township,
Northampton County, Pennsylvania.

Title to said premises is vested in
Harry D. Renninger and Yoriko
Renninger, his wife, by deed from
Leslie H. Buck and Esther L. Buck,
his wife, said deed recorded
6/30/1978 in Deed Book 584, page

184. The said Harry D. Renninger
died on 2/14/2019 whereby title was
vested solely to Yoriko Renninger.

Thereon being erected a ranch-
style single dwelling with vinyl siding/
brick exterior, shingle roof and an
attached one-car garage.

No. C-48-CV-2019-00622

BRANCH BANKING AND TRUST
COMPANY ET AL.

vs.

GLEN LOEBSACK

Property Address:

150 South Union Street, Easton,
PA 18042-4444

UPI/Tax Parcel Number:

L9SE2D/2/24/0310

All that certain lot or piece of
ground situate on the east side of
Union Street in Easton City, North-
ampton County, Pennsylvania.

Title to said premises is vested in
Glen Loesack by deed from Alice
Mae Loesack, said deed recorded
6/3/2008 in Deed Book 2008-1, page
164680.

Thereon being erected a two-story
half-double dwelling with aluminum
siding and shingle roof.

A Schedule of Distribution will be
filed by the Sheriff thirty days from
the date of the sale and distribution
will be made in accordance with the
schedule unless exceptions are filed
thereto within ten days from the date
of filing the Schedule of Distribution.

RICHARD H. JOHNSTON
Sheriff

Northampton County,
Pennsylvania

DAVID J. CERAUL, ESQUIRE
Solicitor to the Sheriff

June 20, 27; July 4

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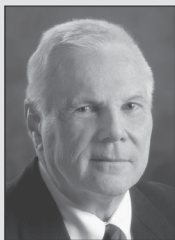
Hon. Tom Wallitsch
(Ret.)



Hon. Bill Ford
(Ret.)



Phil Hof, Esquire



Hon. Joe Van Jura
(Ret.)



Hon. Leonard Zito
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Jill Snyder, Esquire



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TO: NCBA
SUBJECT: ANNOUNCEMENT FROM COURT
ADMINISTRATION, SETTLEMENT
CONFERENCE PROCEDURES
DATE: JUNE 27, 2019

The Court has implemented a new procedure for scheduling settlement conferences. Court Administration has provided the following information:

All cases scheduled for a civil jury trial will be scheduled for a settlement conference. Three settlement masters have been appointed by the Court: Honorable Robert A. Freedberg,¹ Honorable Emil A. Giordano,² and Honorable Leonard N. Zito.³

Settlement conferences will proceed as follows:

1. Judge Koury will assign a settlement master.
2. The settlement master's assistant will contact counsel to schedule the date and time of the settlement conference. An Order will be filed and e-mailed to counsel by Court Administration confirming the settlement conference.
3. The Order scheduling the settlement conference will set deadlines and procedures for submission of the settlement conference memorandum and supporting exhibits.
4. Counsel are not permitted to request a specific settlement master.
5. Only the President Judge has the authority to excuse attendance of the adjuster or trial counsel from the settlement conference. If a request is being made by the adjuster to be excused from attending the settlement conference, trial counsel must prepare and submit to the President Judge a Motion for Excusal of Attendance. This can be submitted to Court Administration by e-mail and does not need to be presented in person.

6. Initial requests for a continuance of a settlement conference should be made to the assigned settlement master. An Application for Continuance is not necessary. Once the conference has been rescheduled, a new scheduling Order will not be entered.

¹ Retired Judge from the Pennsylvania Superior Court and the Northampton County Court of Common Pleas.

² Retired Judge from the Northampton County Court of Common Pleas.

³ Retired Judge from the Northampton County Court of Common Pleas.

July 4, 11

SEEKING ATTORNEY

Established firm seeking attorney to share space, expenses, handle overflow work, especially in area of domestic relations. Excellent opportunity for growth and practice expansion.

Contact Steve Bergstein, sbergstein@ewblaw.net or (610) 439-8430.

July 4, 11

**LEGAL AID ATTORNEYS NEEDED—
BETHLEHEM OFFICE**

North Penn Legal Services is recruiting two attorneys and a paralegal to join the current attorney and paralegal who represent victims of domestic violence. These are full-time positions with very competitive benefits.

For information on the positions and how to apply, visit www.northpennlegal.org/about/careers.

July 4, 11

**EASTON OFFICE SPACE AND
ASSOCIATE OPPORTUNITY**

Office space available for lawyer(s) in well-maintained office building. Shared use of all facilities, library, copier, fax, WiFi, etc. Currently staffed with an experienced Paralegal in various areas of law, criminal and civil law. Parking provided. Associate opportunity.

Contact: Henry R. Newton, Jr., Esquire and William K. Murphy, Esquire.

E-mail: pkeiper@ptd.net.

June 20, 27; July 4, 11

LEHIGH COUNTY AUTHORITY Solicitor, Independent Contractor

Lehigh County Authority (“the Authority”) is a municipal authority providing public water and wastewater service. The Authority is seeking written proposals from experienced and qualified lawyers and legal firms to fulfill duties of Solicitor. This will be an independent contractor position to replace the services provided by the Authority’s existing Solicitor who will be retiring. The Authority is conducting a parallel search for an in-house Solicitor, to consider both options within the same selection process.

Proposals are due to the Authority by July 31, 2019. Proposals will not be accepted from individuals/firms without prior indication of interest. To indicate your interest in proposing and to receive a full copy of the Request for Proposals, please contact Patricia Walck, Purchasing Manager: patriciawalck@lehighcountyauthority.org.

June 27; July 4, 11

LEHIGH COUNTY AUTHORITY

Solicitor, In-House

Lehigh County Authority (“the Authority”) is a municipal authority providing public water and wastewater service. We provide high quality, affordable and reliable water and sewer service to more than 55,000 customers primarily in Lehigh County, Pennsylvania. The Authority is seeking applications from experienced and qualified lawyers to fulfill duties of Solicitor. This will be an in-house Solicitor position to replace the services provided by the Authority’s existing Solicitor who will be retiring.

However, the Authority is conducting a parallel search for an independent contractor to provide legal services so that both options may be considered within the same selection process. A Request for Proposals (RFP) has been prepared to assist with the search for an independent contractor, and includes the scope of work that is expected to be covered by either an independent contractor or in-house Solicitor, depending on the outcome of the search process. When applying for the in-house Solicitor position, please follow the timeline and schedule indicated in the RFP.

Applications will be due to the Authority by July 31, 2019 and shall include qualifications, salary requirements and statement of applicable experience to address the scope of work as outlined in the RFP. Applications will not be accepted from individuals without prior indication of interest. To indicate your interest in applying and to receive a full copy of the RFP, please contact Patricia Walck, Purchasing Manager: patriciawalck@lehighcountyauthority.org.

June 27; July 4, 11

**MARIA PADULA-LARSON, Plaintiff v.
JOSEPH PADULA, Defendant**

Partition—Resulting Trust.

Plaintiff filed a complaint seeking partition of multiple parcels of real estate. Plaintiff and Defendant are siblings and co-beneficiaries of a trust established by their mother. The Court granted partition of the properties that were indisputably owned by Plaintiff and Defendant as tenants in common. However, Defendant disputed that Plaintiff maintained an ownership interest in one of the properties that she sought to partition. Plaintiff claimed an equitable interest in the property in the form of a purchase-money resulting trust.

The Court denied partition of the property in dispute, finding that Plaintiff did not establish the required elements of a purchase-money resulting trust with clear and convincing evidence. The Court determined that Plaintiff did not contribute to the purchase price of the property because, although the funds used to purchase the property were taken from the parties' trust, Plaintiff did not maintain an interest in the money once Defendant withdrew it for his personal use. The Court also determined that even if Plaintiff did maintain an interest in the funds, a resulting trust did not arise because Plaintiff did not intend for the money to be used by Defendant to purchase the property for Plaintiff and Defendant as tenants in common.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Action—No. C-48-CV-2015-4383.

Maria Padula-Larson, Pro Se.

Joseph Padula, Pro Se.

Order of the Court entered on March 20, 2018 by BELTRAMI, J.

DECISION

This matter is before the Court on Plaintiff's "Second Amended Complaint in Partition," filed on August 6, 2015, and Defendant's Counterclaim, filed on October 30, 2015.¹ In the Second Amended Complaint, Plaintiff seeks the partition of multiple parcels of real estate. A trial without a jury was held before the undersigned on March 12, 2018.

FINDINGS OF FACT

1. Plaintiff and Defendant are siblings. (N.T., 03/12/2018, at 23:16-18.)
2. Plaintiff and Defendant are co-beneficiaries of a trust (the "Trust") established several years ago by their mother, Mary Padula. (*Id.* at 24:11-16, 25:7-9.)
3. Plaintiff is the trustee of the Trust, which contained a principal of 1.3 million dollars when it was created. (*Id.* at 25:2-6, 25:17-26:5.)

¹ At the trial held on March 12, 2018, the parties advised the Court that, with the exception of Plaintiff's claims for partition of Parcels A, C, and E, as described *infra*, all other claims raised in the Second Amended Complaint and Counterclaim had been resolved and/or were withdrawn. (*See* N.T., 03/12/2018, at 35:6-36:7.)

4. Plaintiff withdrew funds from the Trust to purchase real property located at 103 West Madison Street, Easton, Northampton County, which Plaintiff and Defendant own as tenants in common (“Parcel A”). (*Id.* at 27:17-20; Second Am. Compl. ¶3, Ex. A.)

5. Plaintiff also withdrew funds from the Trust to purchase real property located at 116 Bangor Street, Bangor, Northampton County, which Plaintiff and Defendant also own as tenants in common (“Parcel C”). (N.T., 03/12/2018, at 28:13-25; Second Am. Compl. ¶3, Ex. C.)

6. Plaintiff and Defendant agree that they wish to dissolve their partnership in relation to the benefits received from their joint ownership interests in Parcels A and C. (N.T., 03/12/2018, at 8:16-21.)

7. Defendant owns real estate located at 6555 Sullivan Trail, Pen Argyl, Northampton County (“Parcel E”).² (Second Am. Compl. ¶5, Ex. D.)

8. The deed to Parcel E indicates that Defendant is the sole owner, and Plaintiff’s name does not appear on the deed. (*Id.* Ex. D.)

9. Plaintiff claims equitable title to Parcel E in the form of a resulting trust and asks the Court to partition Parcel E. (Second Am. Compl. ¶¶6-8.)

10. Prior to Defendant’s purchase of Parcel E, Plaintiff withdrew \$200,000.00 from the Trust and distributed it to Defendant. (N.T., 03/12/2018, at 41:22-42:4, 45:22-46:11.)

11. Plaintiff did not distribute the \$200,000.00 to Defendant with the intent that the pair would then use it to purchase Parcel E as tenants in common. (*Id.* at 42:5-9.)

12. Rather, Plaintiff’s purpose in providing Defendant with the \$200,000.00 was to balance out her own previous \$150,000.00 withdrawal from the Trust to pay for an addition to her home. (*Id.* at 30:20-22, 46:1-19.)

13. Defendant used the \$200,000.00 distribution from the Trust to purchase Parcel E. (*Id.* at 29:1-13.)

14. Plaintiff was not involved in the purchase of Parcel E, and she was not aware of the purchase until after the fact. (*Id.* at 43:16-44:8.)

CONCLUSIONS OF LAW

1. “Partition is a possessory action,” and its purpose and effect is to give each joint owner of real estate possession of the share he or she is entitled to. *Lombardo v. DeMarco*, 350 Pa. Super. 490, 499, 504 A.2d 1256, 1260 (1985).

2. A tenant in common has an absolute right to partition of property owned by tenants in common. *Id.*

²At the trial and in Plaintiff’s Second Amended Complaint, this parcel was identified as Parcel E. (N.T., 03/12/2018, at 11:22; Second Am. Compl. ¶5.) However, the deed to that parcel is attached to Plaintiff’s Second Amended Complaint as Exhibit D.

3. Partition can be refused “where the rules of civil procedure are not followed, where the parties are not all before the court, where the legal title to the land is unclear, where the interests of each party cannot be determined, where there was a waiver of, or an agreement concerning the right to partition, or where a decree in partition would violate public policy.” *Id.* at 500, 504 A.2d at 1261.

4. “If the court determines that there shall be partition ... after a ... trial, the court shall enter an order directing partition which shall set forth the names of all the co-tenants and the nature and extent of their interests in the property.” Pa. R.C.P. No. 1557.

5. Plaintiff and Defendant own Parcels A and C as tenants in common, and there are no reasons present that would warrant a refusal of Plaintiff’s request to partition those parcels.

6. With regard to Parcel E, “[a] resulting trust arises when a person makes a disposition of property under circumstances which raise an inference that he does not intend that the person taking or holding the property should have a beneficial interest in the property.” *Fenderson v. Fenderson*, 454 Pa. Super. 412, 422, 685 A.2d 600, 604 (1996).

7. “A purchase-money resulting trust arises in favor of the person who paid the purchase price, when the transfer of property is made to one person and the purchase price is paid by another.” *Id.*

8. “In order for a purchase-money resulting trust to arise, the following is required: (1) the transfer is made to one person and the purchase price is paid by another; (2) the payor does not have the intention that no resulting trust shall arise; (3) the transferee is not the natural object of the transferor’s bounty.” *Id.* at 422, 685 A.2d at 604-605.

9. If more than one person contributes to the purchase price, “a resulting trust [can] arise[] in favor of the person who paid the purchase price in the proportion that the amount paid bears to the total purchase price.” *Id.* at 422, 685 A.2d at 605.

10. “The law requires clear, direct, precise and convincing evidence of a resulting trust before it will convert absolute ownership in an estate of lesser quality.” *Id.* at 423, 685 A.2d at 605.

11. “A prima facie case established by the party seeking a resulting trust can be rebutted by evidence showing that the payor did not intend to receive a resulting trust or any beneficial interest in the land.” *Id.* at 424, 685 A.2d at 605.

12. With regard to Parcel E, Plaintiff has not proven the required elements of a resulting trust by clear and convincing evidence.

13. Plaintiff did not pay any of the purchase price for Parcel E because Plaintiff relinquished her beneficiary interest in the \$200,000.00 once it was withdrawn from the Trust and distributed to Defendant, for his personal use, to offset Plaintiff’s previous withdrawal from the Trust in a similar amount.

14. Even if Plaintiff maintained an interest in the \$200,000.00, a resulting trust did not arise because Plaintiff did not intend that the money would be used by Defendant to purchase Parcel E for Plaintiff and Defendant as tenants in common.

15. Therefore, Plaintiff has no ownership interest in Parcel E and, as a result, is not entitled to a partition of Parcel E.

WHEREFORE, the Court enters the following:

ORDER

AND NOW, this 20th day of March, 2018, the court hereby orders partition of the real property located at 103 West Madison Street, Easton, Northampton County, which Plaintiff Maria Padula-Larson and Defendant Joseph Padula each own one-half of as tenants in common.

The court hereby orders partition of the real property located at 116 Bangor Street, Bangor, Northampton County, which Plaintiff Maria Padula-Larson and Defendant Joseph Padula each own one-half of as tenants in common.

Plaintiff's claim for partition of the real property located at 6555 Sullivan Trail, Pen Argyl, Northampton County, is hereby DENIED, as Plaintiff has no ownership interest in that property.

The Court Administrator shall place this case on the April 20, 2018, miscellaneous hearing list for a preliminary partition conference, pursuant to Pennsylvania Rule of Civil Procedure 1558(a). The parties shall appear at the call of the miscellaneous hearing list on that day, in Courtroom Number One at 9:00 a.m.



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, July 8, 2019**