

# Northampton County Reporter

(USPS 395-280)

VOL. LX

EASTON, PA April 25, 2019

NO. 69

**Advanced Residential Systems, Inc. and Thomas Kucsan, Plaintiffs v.  
Rustic Exteriors, Inc. and Edward J. Sinko, Jr., Defendants**

## CONTENTS

Bar News .....	3	Legal Assistant Position in	
City of Bethlehem Paralegal/Administrative		Estate Administration .....	26
Asst.; Part-Time .....	24	Limited Liability Company Notice .....	11
Court Calendar .....	27	Looking for a Skilled Bookkeeper .....	24
Corporate Fictitious Name		Notice of Incorporation .....	9
Registration Notice .....	10	Notices of Nonprofit Incorporation .....	9
ESQuisite Marketing, LLC .....	25	Seeking Part-Time or Full-Time Legal	
Estate and Trust Notices .....	4	Secretary/Paralegal .....	23
Fictitious Name Registration Notices .....	10	Sheriff's Sales .....	11

### INSERT: Pink: 1. 2019 Calendar

2. NCBA Charitable Foundation in partnership with the Greater Valley YMCA presents Foundation "Kickoff"
3. Quarterly Association Meeting
4. Save the Dates!

### NOTICE TO THE BAR...

#### **NCBA Foundation Kickoff Event**

May 1, 2019, Artsquest

Register at [www.norcobar.org](http://www.norcobar.org).

\* \* \* \* \*

**Quarterly Association Meeting and Malpractice Avoidance Seminar – May 9, 2019. Registration form inside.**

**NORTHAMPTON COUNTY BAR ASSOCIATION  
2019 BAR ASSOCIATION OFFICERS**

Lisa Spitale . . . . . President  
Robert Eyer . . . . . President-Elect  
Maura Zajac McGuire . . . . . Vice President  
Paul J. Harak . . . . . Treasurer  
Steven B. Molder . . . . . Secretary  
Daniel O'Donnell . . . . . Past President

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Jonathan M. Huerta  
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Joel M. Scheer  
Daniel O'Donnell

*Northampton County Reporter*  
**Attorney Referral & Information Service**  
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**PBA (800) 932-0311—PBI (800) 932-4637**

**BAR ASSOCIATION STAFF**

Mary Beth Leeson . . . . .Executive Director  
Patti A. Gober . . . . .Accounting  
Jelissa Fernandez . . . . .Legal Journal  
Heather Rizzotto-Stefanik . . . . .Attorney Referral  
Deborah J. Flanagan . . . . .Attorney Referral

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

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Ralph J. Bellafatto, Esquire  
Editor

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

#### **Foundation Kickoff – May 1, 2019**

We need your help to make this a successful event! Register now to attend by returning the response card you received in the mail or register online at [www.norcobar.org](http://www.norcobar.org).

#### **Save the Dates**

Annual Summer Outing – Thursday, July 18, 2019

Iron Pigs Game – Wednesday, July 31, 2019

#### **Abraham Lincoln at Gettysburg – A View From Malcolm Gross**

Attorney Malcolm J. Gross, who had conducted many of our programs on American Legal History and prominent legal figures, the most recent of which was John Marshall on April 8, will present a one-hour lecture on “Abraham Lincoln at Gettysburg – Political and Legal Consequences” at the Sigal Museum located at 342 Northampton Street in Easton, Pennsylvania, on Saturday, June 1, 2019 at 12:30 P.M.

#### **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.

There are risks and costs to action. But they are far less than the long range risks of comfortable inaction. ~ John F. Kennedy

**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****ANTOS, RICHARD M.,** dec'd.

Late of Lower Nazareth Township, Northampton County, PA  
Executrix: Carol J. Antos 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

**DOERNER, DEBORAH L.,** dec'd.

Late of the City of Easton, Northampton County, PA  
Administratrix: Jennifer S. Doerner  
Attorney: Richard J. Shiroff, Esquire, 724 Lehigh Street, Easton, PA 18042

**GRAHAM, DEBORAH A.,** dec'd.

Late of the Township of Forks, Northampton County, PA  
Executors: Devon E. Graham, 269 Irwin Street, Phillipsburg, NJ 08865 and Jennifer L.

Knecht, 730 Arndt Road, Easton, PA 18040

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

**GREENE, ELAINE K.,** dec'd.

Late of Nazareth Borough, Northampton County, PA  
Co-Executors: Stephene G. Morgan, 2415 West Elm Street, Allentown, PA 18104 and LaRue G. Suber, 3000 Fountain Circle, Apt. 413, Newark, DE 19713  
Attorneys: J. Benjamin Yeager, Esquire, Yeager & Eberhardt, 350 Lakemont Park Boulevard, Suite One, Altoona, PA 16602

**GRUBE, THOMAS RICHARD,** dec'd.

Late of the Township of Williams, Northampton County, PA  
Administrators: Todd Howard Grube and Ramona J. Grube c/o Brian M. Monahan, Esquire, 701 Washington Street, Easton, PA 18042  
Attorney: Brian M. Monahan, Esquire, 701 Washington Street, Easton, PA 18042

**KENNEDY, WILLIAM R.S.,** dec'd.

Late of Bethlehem, Northampton County, PA  
Co-Executors: Carolyn B. Kennedy and David Barclay Kennedy c/o Lisa A. Pereira, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018  
Attorneys: Lisa A. Pereira, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018

**KOHLER, HELEN a/k/a HELEN M. KOHLER,** dec'd.

Late of Bath, Northampton County, PA

Executrix: Diane Marie Laury  
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

**KRASNAI, VELMA M.,** dec'd.

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

Executor: Gregory F. Krasnai c/o  
Mark P. Albright, Esquire, 403  
Main Street, Hellertown, PA  
18055-1721

Attorney: Mark P. Albright,  
Esquire, 403 Main Street, Hellertown,  
PA 18055-1721

**LaBAR, DOROTHY M.,** dec'd.

Late of the City of Easton,  
Northampton County, PA

Administrator: James R. LaBar,  
Jr. c/o Theresa Hogan, Esquire,  
Attorney-at-law, 340 Spring  
Garden Street, Easton, PA 18042  
Attorney: Theresa Hogan,  
Esquire, Attorney-at-law, 340  
Spring Garden Street, Easton,  
PA 18042

**REAGAN, BETTY S.,** dec'd.

Late of the Township of Plainfield,  
Northampton County, PA  
Executor: Kinsey Sterling  
Reagan, Jr. 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

**RICHARDS, GEORGE A.,** dec'd.

Late of the Township of Palmer,  
Northampton County, PA

Executor: George Anton  
Richards, 704 Mohican Drive,  
Easton, PA 18040

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

**SCHULTZ, WILLIAM A., JR.,** dec'd.

Late of the Borough of Nazareth,  
Northampton County, PA

Executor: William B. Schultz 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

**UMSTEAD, SANDRA Y.,** dec'd.

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

Co-Executors: Traci C. Bayda  
a/k/a Traci C. Sayer, Kelly U.  
Johnston a/k/a Kelly D.  
Umstead and Scott C. Umstead  
c/o Robert V. Littner, Esquire,  
Littner, Deschler & Littner, 512  
North New Street, Bethlehem, PA  
18018

Attorneys: Robert V. Littner,  
Esquire, Littner, Deschler &  
Littner, 512 North New Street,  
Bethlehem, PA 18018

**SECOND PUBLICATION**

**FULLER, ALEXANDRA H.,** dec'd.

Late of Allen Twp., Northampton  
County, PA

Executors: Christopher F. Lloyd  
and Zachary Fuller c/o Justin C.  
Esposito, Esquire, Pepper  
Hamilton, LLP, 3000 Two Logan  
Sq., Eighteenth and Arch Streets,  
Philadelphia, PA 19103-2799

Attorneys: Justin C. Esposito,  
Esquire, Pepper Hamilton, LLP,  
3000 Two Logan Sq., Eighteenth

and Arch Streets, Philadelphia,  
PA 19103-2799

**GERSTEL, GRETCHEN N.,** dec'd.

Late of the Township of Forks,  
Northampton County, PA  
Executor: Joel C. Sweigart, 581  
Broomspun Street, Henderson,  
NV 89015

**LIDESTRI, GIOVANNA A.,** dec'd.

Late of the Borough of Bath,  
Northampton County, PA  
Executors: Ralph P. Lidestri,  
1359 Main Street, Northampton,  
PA 18067 and Angela Heckman,  
2544 Schlegel Road, Bath, PA  
18014  
Attorney: Daniel G. Spengler,  
Esquire, 110 East Main Street,  
Bath, PA 18014

**LIEBERMAN, DEAN RAY,** dec'd.

Late of the Township of Palmer,  
Northampton County, PA  
Executor: Barry Asher Lieberman  
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

**MORMAK, MICHAEL P.,** dec'd.

Late of Hanover Township,  
Northampton County, PA  
Executor: Christopher S.  
Mormak c/o James R. Wishchuk,  
JD, Esquire, 2310 Walbert  
Avenue, Suite 103, Allentown, PA  
18104-1360  
Attorney: James R. Wishchuk,  
JD, Esquire, 2310 Walbert  
Avenue, Suite 103, Allentown, PA  
18104-1360

**O'NEILL, JOSEPH P.,** dec'd.

Late of 104 Main Street, P.O. Box  
23, Portland, Northampton  
County, PA

Executor: James L. Walton, P.O.  
Box 32, Alford, FL 32420

Attorney: William J. Reaser, Jr.,  
Esquire, 111 North Seventh  
Street, Stroudsburg, PA 18360

**PFLUGLER, THERESA F.,** dec'd.

Late of Northampton, Northamp-  
ton County, PA  
Executor: Thomas F. Pflugler c/o  
Vaughn A. Terrinoni, Esquire,  
3976 Township Line Road,  
Bethlehem, PA 18020  
Attorney: Vaughn A. Terrinoni,  
Esquire, 3976 Township Line  
Road, Bethlehem, PA 18020

**RAMEY, KATHLEEN H.,** dec'd.

Late of Palmer Township, North-  
ampton County, PA  
Executor: Michael A. Ramey 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

**ROBINSON, REGINA M.,** dec'd.

Late of the Township of Williams,  
Northampton County, PA  
Executrix: Patricia M. Apgar 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

**SENKOVICH, LILLIAN C.,** dec'd.

Late of Northampton, Northamp-  
ton County, PA  
Executrix: Ann Marie Hoysan,  
5024 Farmview Drive, Schnecks-  
ville, PA 18078

**SMITH, THOMAS E., SR.,** dec'd.

Late of the Township of Moore,  
Northampton County, PA

Executrix: Gloria M. Kornhausl  
c/o Gregory R. Reed, Esquire,  
Attorney-at-Law, 141 South  
Broad Street, P.O. Box 299,  
Nazareth, PA 18064-0299

Attorney: Gregory R. Reed,  
Esquire, Attorney-at-Law, 141  
South Broad Street, P.O. Box  
299, Nazareth, PA 18064-0299

**STOFANAK, ARVILLA R.,** dec'd.

Late of Lower Nazareth, North-  
ampton County, PA

Co-Executors: Kathleen M.  
Wilhelm and Philip J. Stofanak,  
Jr. 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

**THIRD PUBLICATION**

**ALTENBACH, THOMAS FRANCIS,**  
dec'd.

Late of the Borough of Heller-  
town, Northampton County, PA  
Executor: Joseph P. Altenbach  
c/o Bradford D. Wagner, Esquire,  
662 Main Street, Hellertown, PA  
18055-1726

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

**BREIDENBACH, ROBERT J.,**  
dec'd.

Late of the Township of Hanover,  
Northampton County, PA

Executors: Robert J.  
Breidenbach, Jr. and Duane B.  
Breidenbach c/o Timothy J.  
Duckworth, Esquire, Mosebach,  
Funt, Dayton & Duckworth,  
P.C., 2045 Westgate Drive, Suite  
404, Bethlehem, PA 18017

Attorneys: Timothy J.  
Duckworth, Esquire, Mosebach,  
Funt, Dayton & Duckworth,  
P.C., 2045 Westgate Drive, Suite  
404, Bethlehem, PA 18017

**CHIMICH, FERN E. a/k/a FERN  
CHIMICH,** dec'd.

Late of Lehigh Township,  
Walnutport, Northampton  
County, PA

Executor: Shawn C. Chimich c/o  
Stephen A. Strack, Esquire,  
Steckel and Stopp LLC, 125 S.  
Walnut Street, Suite 210, Slat-  
ington, PA 18080

Attorneys: Stephen A. Strack,  
Esquire, Steckel and Stopp LLC,  
125 S. Walnut Street, Suite 210,  
Slatington, PA 18080

**DEGNAN-TEMPLETON, THERESA  
A.,** dec'd.

Late of the Township of Bushkill,  
Northampton County, PA

Executor: Richard M. Degnan, II  
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

**GREGOIRE, ROBERT A.,** dec'd.

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

Administratrix: Janice A. Colpitts  
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

**GRIGG, SHERWOOD R.,** dec'd.

Late of the Borough of East  
Bangor, Northampton County,  
PA



Executrices: Kay Ellen Parsons and Alice Mae Diomedo c/o Gary Neil Asteak, Esquire, 726 Walnut Street, Easton, PA 18042

Attorney: Gary Neil Asteak, Esquire, 726 Walnut Street, Easton, PA 18042

**KOTLIK, JAMES JOHN, JR.,** dec'd.

Late of Bethlehem Township, Northampton County, PA

Executrix: Diana Marie Seeds c/o Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104

Attorneys: Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104

**LLOYD, PAULETTE A.,** dec'd.

Late of Lehigh Township, Northampton County, PA

Executrix: Stacey A. Heefner 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

**OZMAN, KENT MEHMET,** dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Andrea Brock-Ozman  
Attorney: Nicholas R. Sabatine, III, Esquire, 16 S. Broadway, Suite 1, Wind Gap, PA 18091

**PARKS, JOSEPH W., SR.,** dec'd.

Late of the Borough of Bangor, Northampton County, PA

Executor: Matthew J. Goodrich, Esquire, Karasek Law Offices, L.L.C., 641 Market Street, Bangor, PA 18013

Attorneys: Matthew J. Goodrich, Esquire, Karasek Law Offices, L.L.C., 641 Market Street, Bangor, PA 18013

**PETRASOVITS, PATRICIA A.,** dec'd.

Late of East Allen Township, Northampton County, PA

Personal Representative: James F. Costello

Attorneys: Scott R. Steirer, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

**REHRIG, BETTY C. a/k/a BETTY C.E. REHRIG,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Co-Executors: Harry C. Rehrig, Jr. and Randy R. Rehrig c/o Robert A. Nitchkey, Jr., Esquire, Hemstreet, Nitchkey & Freidl, 730 Washington Street, Easton, PA 18042

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

**RUSSOMANO, MARK D.,** dec'd.

Late of 1409 Farragat St., Forks Township, Northampton County, PA

Administrator: Michael H. Russomano, 427 Warren St., Phillipsburg, NJ 08865

**SANDT, GEORGIA J.,** dec'd.

Late of Northampton County, PA  
Henry J. Sandt and Georgia J. Sandt Revocable Living Trust

Settlor: Georgia J. Sandt  
Successor Trustees: Michael J. Tauci c/o Matthew J. Deschler, Esquire, Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018 and Karen



L. Malachowski c/o William H. Dayton, Jr., Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 1620 Pond Road, Suite 75, Allentown, PA 18104

Attorneys: Matthew J. Deschler, Esquire, Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018 and William H. Dayton, Jr., Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 1620 Pond Road, Suite 75, Allentown, PA 18104

**TORRES, NYDIA I.,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: Jose Angel Vazquez, 6062 William Penn Court, Easton, PA 18045

Attorneys: James L. Pfeiffer, Esquire, Pfeiffer & Bruno, PC, 44 N. 2nd Street, P.O. Box 468, Easton, PA 18044-0468

**WIEGNER, THOMAS H.,** dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Allen W. Wiegner c/o Michael A. Santanasto, Esquire, Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018

Attorneys: Michael A. Santanasto, Esquire, Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018

**ZIMPFER, GLEN A.,** dec'd.

Late of the Township of Williams, Northampton County, PA

Executrix: Renee S. Gover 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

---

**NOTICE OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on April 4, 2019 pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 as amended, by the following corporation named:

**UNIVERSAL COMPRESSED AIR  
NORTH AMERICA, INC.**

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

Apr. 25

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**NOTICES OF NONPROFIT  
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on March 23, 2019 pursuant to the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, by the following nonprofit corporation: The name of the nonprofit corporation is:

**HEART FOR CHILDREN**

Roger and Nancy Rinker  
4175 Bunker Hill Lane West  
Walnutport, PA 18088

Apr. 25

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on April 4, 2019 pursuant to the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, by the following nonprofit corporation named:

**LEHIGH VALLEY**

**FLEX CENTER ASSOCIATION**

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

Apr. 25

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been

filed and approved on March 27, 2019 with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, for the purpose of incorporating a nonprofit corporation pursuant to the provisions of the Nonprofit Corporation Law of the Commonwealth, December 21, 1988, P.L. 1444, No. 177, Section 103, as amended.

The name of the corporation is:

**MILLBROOK FARMS**

**HOMEOWNER'S ASSOCIATION**

The purpose for which this corporation has been organized is as follows:

To do any lawful act concerning any and all business for which corporations may be incorporated under the Non-Profit Corporation Law of Pennsylvania including the management and maintenance of common areas within Millbrook Farms Homeowner's Association and the imposition and collection of assessments to further that purpose.

JOSEPH J. PIPERATO, III,  
ESQUIRE

PIPERATO LAW OFFICE, LLC  
3894 Courtney Street  
Suite 105  
Bethlehem, PA 18017  
(610) 625-3878

Apr. 25

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed and approved on March 27, 2019, with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, for the purpose of incorporating a nonprofit corporation pursuant to the provisions of the Nonprofit Corporation Law of the Commonwealth, December 21, 1988, P.L. 1444, No. 177, Section 103, as amended.

The name of the corporation is:

**RIDINGS AT PARKLAND  
HOMEOWNER'S ASSOCIATION**

The purpose for which this corporation has been organized is as follows:

To do any lawful act concerning any and all business for which corporations may be incorporated under the Non-Profit Corporation Law of Pennsylvania including the management and maintenance of common areas within Ridings at Parkland Homeowner's Association and the imposition and collection of assessments to further that purpose.

JOSEPH J. PIPERATO, III,  
ESQUIRE

PIPERATO LAW OFFICE, LLC  
3894 Courtney Street  
Suite 105  
Bethlehem, PA 18017  
(610) 625-3878

Apr. 25

**FICTITIOUS NAME  
REGISTRATION NOTICES  
ACCUVIEW HOME INSPECTIONS**

1728 South Delaware Drive, Mount  
Bethel, PA 18343, (570) 897-5050.

Apr. 25

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 March 6, 2019 for:

**DOGGY LOVE**  
at: 5562 Colony Dr., Bethlehem, PA 18071. The name and address of the individual interested in the business are Maria Lusk at 5562 Colony Dr., Bethlehem, PA 18071. This was filed in accordance with 54 Pa. C.S. 311.

Apr. 25

**CORPORATE FICTITIOUS NAME  
REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Act

of General Assembly, as amended April 29, 1991, P.L. 1309, No. 295, application has been made by Tuam Road Enterprises, Inc. of 126 Beaver Lane, East Stroudsburg, Pennsylvania 18301, to the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on or about November 26, 2018, for a certificate to carry on business in Northampton County, Pennsylvania, under the assumed or fictitious name, style or designation of:

**STONEWOOD TAVERN**

with its principal place of business at: 308 North Broad Street Ext., Nazareth, Pennsylvania 18064.

MARK A. PRIMROSE, ESQUIRE  
17 North Sixth Street  
Stroudsburg, PA 18360

Apr. 25

**LIMITED LIABILITY COMPANY  
NOTICE**

NOTICE IS HEREBY GIVEN that the Certificate of Organization—Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Organization for a Domestic Limited Liability Company to be organized under the provisions of Title 15, Corporation and Unincorporated Associations at 15 Pa. C.S.A. 8901 et al., approved December 7, 1994, P.L. 703, No. 106.

Name of the Limited Liability Company:

**KONKRETE CREAMERY, LLC**

Certificate of Organization filed: March 29, 2019.

WILLIAM W. MATZ, JR., ESQUIRE  
211 W. Broad Street  
Bethlehem, PA 18018-5517

Apr. 25

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on MAY 10, 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-2015-11634**

CITY OF EASTON

vs.

KING ESTATES, LLC

**Property Address:**

104 West Madison Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

L9SE3B/5/2/0310

All that certain lot or piece of ground situated in Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto King Estates, LLC by deed recorded 12/5/2016 in Deed Book 2016-1, page 263575.

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

**No. C-48-CV-2016-00024**

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

vs.

CARL FREDERICK KEMMERER, II

**Property Address:**

3893 Beeline Drive, Bethlehem, PA 18015

**UPI/Tax Parcel Number:**

P8/12/16/0719

All those certain messuages, tenements and lots of land situate in Lower Saucon Township, Northampton County, Pennsylvania.

Title to said premises is vested in Carl F. Kemmerer, II, single, as sole owner, by deed from Carl F. Kemmerer and Shirley L. Kemmerer, h/w, and Carl F. Kemmerer, II, single, said deed recorded 3/13/2003 in Deed Book 2003-1, page 86882.

Thereon being erected two residential dwellings, one being a two-story building with stone/stucco exterior and shingle roof and the other being a 2.5 story building with stone exterior/vinyl siding and slate roof; and a detached one-car garage with brick exterior/vinyl siding and metal roof.

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**No. C-48-CV-2016-02293**

JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION

vs.

NORRIS B. BENNING

***Property Address:***

3796 Stevens Court, Bangor, PA  
18013

***UPI/Tax Parcel Number:***

F10/5/14B-6/0117

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

Being the same premises granted and conveyed unto Norris B. Benning, unmarried, by deed from Fannie Mae a/k/a Federal National Mortgage Association by its Attorney in Fact Phelan Hallinan & Schmieg by Power of Attorney recorded on 4/13/2009 in Book 2009-1, page 80615, said deed recorded 8/30/2012 in Deed Book 2012-1, page 205765.

Thereon being erected a two-story single dwelling with vinyl siding,

shingle roof and an attached two-car garage.

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**No. C-48-CV-2016-03250**

PARAMOUNT RESIDENTIAL  
MORTGAGE GROUP, INC.

vs.

MONICA BORJA,  
ROGER G. BORJA

***Property Address:***

913 Constitution Avenue, Pen  
Argyl, PA 18072

***UPI/Tax Parcel Number:***

E8/1/5B/0626

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

Being the same premises granted and conveyed unto Roger G. Borja and Monica Borja by deed from Howard Gordon and Monika Gordon, said deed recorded 5/19/2015 in Deed Book 2015-1, page 86873.

Thereon being erected a ranch-style single dwelling with stone masonry, shingle roof, an attached one-car garage and an in-ground pool.

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**No. C-48-CV-2016-07175**

FULTON BANK, NA

vs.

ANTHONY M. REDUZZI,  
STEPHANIE A. REDUZZI

***Property Address:***

595 South 6th Street, Bangor, PA  
18013

***UPI/Tax Parcel Number:***

E9/22/13/0102

Tract No. 1: All that certain message and lot of land situated in Bangor Borough, Northampton County, Pennsylvania.

Tract No. 2: All that certain message, tenement, tract, parcel or piece of land lying and being in Bangor Borough, Northampton County, Pennsylvania.

Title to said premises is vested in Anthony M. Reduzzi and Stephanie A. Reduzzi, h/w, by deed from Anthony M. Reduzzi and Stephanie A. Reduzzi f/k/a Stephanie A. Paynter, h/w, said deed recorded 5/3/1996 in Deed Book 1996-1, page 42168.

Theron being erected a colonial-style single dwelling with vinyl siding and shingle roof.

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**No. C-48-CV-2017-01084**

NATIONSTAR MORTGAGE LLC

vs.

JENNETTE NIEVES,  
SAMY MALDONADO

***Property Address:***

50 West Goepp Street, Bethlehem,  
PA 18018

***UPI/Tax Parcel Number:***

P6NE1A/3/21A/0204

All that certain lot, piece or parcel of land situate, lying and being in Bethlehem City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Jennette Nieves, an adult individual, and Samy Maldonado, an adult individual, by deed from John Hanchick, III, a married person and Christopher M. Lloyd, a single person, said deed recorded 6/3/2008 in Deed Book 2008-1, page 163773.

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

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**No. C-48-CV-2017-04752**

CITY OF EASTON

vs.

MICHAEL FLECK,  
ANGELINA MARIE FLECK

***Property Address:***

223 North 8th Street, Easton, PA  
18042

***UPI/Tax Parcel Number:***

L9NE4C/4/6/0310

All that certain messuage, tenement and lot or piece of land situated on the west side of North 8th Street in Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Michael Fleck and Angelina Marie Fleck by deed recorded 4/17/1989 in Deed Book 766, page 647.

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

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**No. C-48-CV-2017-05276**

CASCADE FUNDING MORTGAGE  
TRUST 2017-1

vs.

CAROL A. HOUSER,  
JEFFREY D. HOUSER

***Property Address:***

5355 Monocacy Drive, Bethlehem,  
PA 18017

***UPI/Tax Parcel Number:***

M5NW2/1/12/0508

All that certain lot or piece of ground, hereditaments and appurtenances, situate in East Allen Township, Northampton County, Pennsylvania.

Fee simple title vested in Jeffrey D. Houser and Carol A. Houser, h/w, by deed from Roy S. Ott, Jr. and Barbara A. Ott, h/w, said deed recorded 1/21/2003 in Deed Book 2003-1, page 23976.

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

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**No. C-48-CV-2017-05373**

DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS  
TRUSTEE ET AL.

vs.

PHILLIP T. GIARDINA

***Property Address:***

1008 Greenleaf Street, Easton, PA  
18040

**UPI/Tax Parcel Number:**

K9SW2/30/2/0311

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

Being the same property conveyed to Phillip T. Giardina by deed from Phillip T. Giardina and Brenda C. Giardina, h/w, said deed recorded 11/18/2004 in Deed Book 2004-1, page 451423.

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

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**No. C-48-CV-2017-05422**BETHLEHEM AREA  
SCHOOL DISTRICT

vs.

SCOTT C. VANNORTWICK

**Property Address:**4343 Embur Terrace, Easton, PA  
18045-4951**UPI/Tax Parcel Number:**

M8SE1/12/22/0205

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

Being the same premises granted and conveyed unto Scott C. Vannortwick by deed recorded 8/13/2015 in Deed Book 2015-1, page 156006.

Thereon being erected a cape cod-style single dwelling with vinyl siding/wood shingles, shingle roof and an attached one-car garage.

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**No. C-48-CV-2017-07115**SAUCON VALLEY  
SCHOOL DISTRICT

vs.

GEORGE SHOOLBRAID

**Property Address:**803 Easton Road, Hellertown, PA  
18055-1806**UPI/Tax Parcel Number:**

Q7SW2B/16/4/0715

All that certain messuage or tenement and tract of land situate in Hellertown Borough, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto George Shoolbraid by deed recorded 10/14/2015 in Deed Book 2015-1, page 201875.

Thereon being erected a two-story half-double dwelling with vinyl siding/brick exterior, shingle roof and a detached two-car garage.

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**No. C-48-CV-2017-07550**NORTHAMPTON AREA  
SCHOOL DISTRICT

vs.

EDWARD A. FOGEL,  
ROSALYN A. FOGEL**Property Address:**697 Point Phillips Road, Bath, PA  
18014**UPI/Tax Parcel Number:**

H5/12/10/0520

All that certain messuage or tenement and piece or parcel of land situated in Moore Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Edward A. Fogel and Rosalyn A. Fogel by deed recorded 5/27/1992 in Deed Book 863, page 522.

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

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**No. C-48-CV-2017-07955**DITECH FINANCIAL LLC  
vs.

SHERYL A. PALMER

**Property Address:**517 East Laurel Street, Bethlehem,  
PA 18018**UPI/Tax Parcel Number:**

N6SE3D/6/21/0204

All that certain messuage and lot or piece of land located in the 9th



Ward of Bethlehem City, Northampton County, Pennsylvania.

Being the same premises conveyed to Sheryl A. Palmer by deed from Lindsay N. Palmer, remainderman, and Caitlin L. Palmer, remainderman, said deed recorded 2/19/2008 in Deed Book 2008-1, page 44588.

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

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**No. C-48-CV-2017-08593**

WILSON AREA SCHOOL DISTRICT  
vs.

JOHN A. TAYLOR, JR.

**Property Address:**

500 Industrial Drive, Easton, PA 18042

**UPI/Tax Parcel Number:**

M9/10/13/0836

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

Being the same premises granted and conveyed unto John A. Taylor, Jr. by deed recorded 4/16/2010 in Deed Book 2010-1, page 70492.

Thereon being erected a two-story apartment building with brick exterior, flat roof and an attached two-car garage.

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**No. C-48-CV-2017-08969**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

HEIDI L. EDWARDS

**Property Address:**

220 Chapel Street, North Catasauqua, PA 18032

**UPI/Tax Parcel Number:**

M4SE4D/23/7/0923

All that certain message, tenement and tract of land located at the northeasterly corner of Chapel and Limestone Streets in North Catasauqua Borough, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Heidi L. Edwards by deed from David H. and Karen A. Groff by deed recorded 3/27/1997 in Deed Book 1997-1, page 28208.

Thereon being erected a two-story single dwelling with attic, with shingled exterior and shingle roof.

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**No. C-48-CV-2017-10111**

CITY OF EASTON

vs.

DEBORAH DOERNER

**Property Address:**

327 East Lafayette Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

K10SW4D/6/5/0310

All that certain lot or piece of ground situated on the south side of East Lafayette Street, between Park Street and the North Delaware River Road, in the 3rd Ward of Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Deborah Doerner and Thomas Doerner by deed recorded 6/14/1985 in Deed Book 682, page 586. The said Thomas Doerner died on 9/22/2014 thereby vesting title solely to Deborah Doerner.

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

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**No. C-48-CV-2017-10358**

FEDERAL NATIONAL  
MORTGAGE ASSOCIATION

vs.

LORI ANNE MCGUIRE,

MARK MCGUIRE

**Property Address:**

2716 Auburn Avenue, Easton, PA 18045

**UPI/Tax Parcel Number:**

L8NW2/7/2/0324

All that certain lot or tract of land on the south side of Auburn Avenue



in Palmer Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Mark McGuire and Lori Anne McGuire, h/w, by deed from Michael R. Schultz and Karen M. Schultz, h/w, said deed recorded 10/4/1993 in Deed Book 911, page 398.

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

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**No. C-48-CV-2017-11037**

FREEDOM

MORTGAGE CORPORATION

vs.

MILTON B. HARING, III

**Property Address:**

1714 Monocacy Street, Bethlehem, PA 18018-1914

**UPI/Tax Parcel Number:**

N6SE1D/6/9/0204

All that certain lot or piece of land situate, lying and being in Bethlehem City, Northampton County, Pennsylvania.

Title to said premises is vested in Milton B. Haring, III, unmarried, by deed from Russell D. Keim, married, said deed recorded 10/15/2009 in Deed Book 2009-1, page 264071.

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

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**No. C-48-CV-2017-11469**

MTGLQ INVESTORS, LP

vs.

CARMEN B. JUSTINIANO,  
ADALBERTO JUSTINIANO a/k/a  
ALBERTO JUSTINIANO

**Property Address:**

1234 North Boulevard, Bethlehem, PA 18017

**UPI/Tax Parcel Number:**

N7NW1D/9/1/0204

All that certain tract or parcel of ground situate along the southerly side of North Boulevard in the 14th Ward of Bethlehem City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Alberto Justiniano and Carmen Justiniano, h/w, by deed from Carol Bedics, Executrix of the Estate of Mary H. Smith, said deed recorded 2/23/2007 in Deed Book 2007-1, page 71356.

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

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**No. C-48-CV-2018-00144**

CITY OF EASTON

vs.

LOUIS S. LIPARE,  
ADMINISTRATOR OF THE ESTATE  
OF WILLIAM B. GARRECHT

**Property Address:**

Industrial Drive North a/k/a  
Industrial Drive, Easton, PA 18042

**UPI/Tax Parcel Number:**

M9NE1C/16/16/0310

All that certain tract of land situate in Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Louis S. Lipare, Administrator of the Estate of William B. Garrecht, by deed recorded 7/28/1997 in Deed Book 1997-1, page 79058.

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

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**No. C-48-CV-2018-00275**

HOMEBRIDGE FINANCIAL  
SERVICES, INC. ET AL.

vs.

ODESSA M. DAVIS SYLVESTER

**Property Address:**

742 Pawnee Street, Bethlehem, PA 18015

**UPI/Tax Parcel Number:**

P6SW2D/3/1/0204

All that certain tract of land situate on the northwest side of Pawnee Street in Bethlehem City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Odessa Davis Sylvester by deed from Juan Aviles and America Aviles, h/w, said deed recorded 1/4/2010 in Deed Book 2010-1, page 200.

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

**No. C-48-CV-2018-00991**

NATIONSTAR MORTGAGE LLC

vs.

BARBARA A. DOORLEY

**Property Address:**

2121 Edgewood Avenue, Easton, PA 18045

**UPI/Tax Parcel Number:**

L9NW1D/5/7/0324

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

Being the same premises granted and conveyed unto Thomas F. Doorley and Barbara A. Doorley by deed from Joseph J. D'Angelo, Jr. a/k/a Joseph J. D'Angelo and Angela Garvey D'Angelo, said deed recorded 6/20/1984 in Deed Book 666, page 200. The said Thomas F. Doorley passed away on or about 12/9/2016, thereby vesting title solely unto Barbara A. Doorley.

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

**No. C-48-CV-2018-01612**

WILSON AREA SCHOOL DISTRICT

vs.

JONATHAN J. HUBER

**Property Address:**

124 10th Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

L9SW3A/20/1A/0835

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

Being the same premises granted and conveyed unto Jonathan J. Huber by deed recorded 5/18/2007 in Deed Book 2007-1, page 184154.

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

**No. C-48-CV-2018-02785**

LAFAYETTE AMBASSADOR BANK

vs.

EDWIN M. FELICIANO, KNOWN HEIR, ALL OF THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWIN FELICIANO, JR., DECEASED MORTGAGOR

**Property Address:**

532 Hayes Street, Bethlehem, PA 18015

**UPI/Tax Parcel Number:**

P6SE2D/3/15/0204

All that certain lot or piece of ground situated in Bethlehem City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Edwin Feliciano, Jr. by deed from Housing Opportunity Counsel, Inc., a Pennsylvania non-profit corporation, said deed recorded 9/10/2009 in Deed Book 2009-1, page 235365. The said Edwin Feliciano, Jr. departed this earth on or about 5/28/2016.

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

**No. C-48-CV-2018-03713**SAUCON VALLEY  
SCHOOL DISTRICT

vs.

MARY ELIZABETH SPATZ

**Property Address:**3415 Athens Court, Hellertown,  
PA 18055-3257**UPI/Tax Parcel Number:**

Q8/7/7E/0719

All that certain lot or parcel of land situate on the easterly side of Athens Court in Lower Saucon Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Mary Elizabeth Spatz and Michael J. Spatz by deed recorded 2/2/2004 in Deed Book 2004-1, page 37039. The said Michael J. Spatz died on 11/26/2014 thereby vesting title solely to Mary Elizabeth Spatz.

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

**No. C-48-CV-2018-03877**

SANTANDER BANK, N.A.

vs.

SHARON L. SHELDON

**Property Address:**465 Mulberry Drive, Walnutport,  
PA 18088-9625**UPI/Tax Parcel Number:**

J2/21/10F/0516

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

Title to said premises is vested in Sharon L. Sheldon, single, by deed from Jendy Real Estate, by Richard D. Boucher and David B. Shulman, their attorneys-in-fact, said deed recorded 9/6/1989 in Deed Book 779, page 489.

Thereon being erected a two-story single dwelling with vinyl siding/

stucco exterior, shingle roof and an attached two-car garage.

**No. C-48-CV-2018-06445**NATIONWIDE ADVANTAGE  
MORTGAGE COMPANY

vs.

TONYA M. STORM a/k/a TONYA  
M. PANIER, RONALD PANIER**Property Address:**644 South Lincoln Avenue,  
Walnutport, PA 18088**UPI/Tax Parcel Number:**

J2SW1C/16/10S/1033

All that certain message, tenement, and lot or parcel of land situate in Walnutport Borough, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Tonya M. Storm, unmarried, and Ronald Panier, unmarried, as joint tenants with right of survivorship and not as tenants in common, by deed from Robert P. Wolfgang, Jr. and Gina Wolfgang, h/w, said deed recorded 7/17/2007 in Deed Book 2007-1, page 260251.

Thereon being erected a 3 story townhouse dwelling with brick exterior/vinyl siding, shingle roof and an attached one-car garage.

**No. C-48-CV-2018-07119**

DITECH FINANCIAL LLC

vs.

JAMES JOHNSON, HEIR OF  
HAROLD H. JOHNSON,  
DECEASED, MARLENE LIBBY,  
HEIR OF HAROLD H. JOHNSON,  
DECEASED, MELISSA JOHNSON,  
HEIR OF HAROLD H. JOHNSON,  
DECEASED, REBECCA JOHNSON  
a/k/a REBECCAGOODMAN a/k/a REBECCA  
GARCIA, HEIR OF HAROLD H.  
JOHNSON, DECEASED**Property Address:**761 Washington Street, Easton,  
PA 18042

**UPI/Tax Parcel Number:**

L9SE1C/16/18/0310

All that certain lot of land situated on the north side of Washington Street in Easton City, Northampton County, Pennsylvania.

Being the same premises conveyed to Harold Johnson, married, by deed from James E. Herens, said deed recorded 5/8/2006 in Deed Book 2006-1, page 180672.

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

**No. C-48-CV-2018-07974**

CALIBER HOME LOANS, INC.

vs.

LOUIS J. FREEMAN,

TRACY L. FREEMAN

**Property Address:**

24 Peter Jacob Drive, Bangor, PA 18013

**UPI/Tax Parcel Number:**

D10/14/7/0134

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

Being the same premises granted and conveyed unto Louis J. Freeman and Tracy L. Freeman, h/w, by deed from Mark Wolderich and Naomi Wolderich, h/w, said deed recorded 7/2/2013 in Deed Book 2013-1, page 173254.

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

**No. C-48-CV-2018-08056**

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

vs.

VALERIE J. KOSHAK,

WILLIAM KOSHAK

**Property Address:**

211 Highlands Boulevard, Easton, PA 18042

**UPI/Tax Parcel Number:**

L10SW4D/7/21/0310

All that certain tract or parcel of land situate in Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Valerie J. Koshak and William Koshak, as tenants by the entireties, by deed from Valerie J. Hendrickson n/k/a Valerie J. Koshak and William Koshak, said deed recorded 8/2/2004 in Deed Book 2004-1, page 297710.

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

**No. C-48-CV-2018-08980**

LAKEVIEW LOAN SERVICING, LLC

vs.

DANA HAGAN, JASON HAGAN

**Property Address:**

42 Corriere Road, Easton, PA 18045

**UPI/Tax Parcel Number:**

K9/7/85/0324

All that certain messuage, tenement and lot or parcel of land situate in Palmer Township, Northampton County, Pennsylvania.

Fee Simple title vested in Dana Hagan by deed from Jason Hagan and Dana Hagan, said deed recorded 8/22/2011 in Deed Book 2011-1, page 172069.

Thereon being erected a three story row home dwelling with brick exterior, shingle roof and an attached one-car garage.

**No. C-48-CV-2018-08994**

TIAA, FSB

vs.

LARRY L. SILFIES, JR.

**Property Address:**

751 Point Phillips Road, Bath, PA 18014

**UPI/Tax Parcel Number:**

H5/12/4A/0520

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

Being the same premises granted and conveyed unto Larry L. Silfies, Jr., in fee, by deed from Forrest T. Silfies and Lucy C. Silfies a/k/a Lucy Silfies, h/w, said deed recorded 12/23/1997 in Deed Book 1997-1, page 143101.

Thereon being erected a ranch-style single dwelling with aluminum siding/brick exterior, shingle roof and a detached oversized three-car garage.

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**No. C-48-CV-2018-09203**

PNC BANK  
NATIONAL ASSOCIATION  
vs.

ANN M. DAVIS,  
RICHARD W. SANDS

***Property Address:***

106 Molasses Road, Bangor, PA 18013

***UPI/Tax Parcel Number:***

F9NE1/1/1/0134

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

Being the same premises granted and conveyed unto Richard W. Sands and Ann M. Davis by deed from Patricia A. Biechy, said deed recorded 2/23/2004 in Deed Book 2004-1, page 66315.

Thereon being erected a ranch-style single dwelling with aluminum siding, metal roof and a detached one-car garage.

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**No. C-48-CV-2018-09356**

PINGORA LOAN SERVICING, LLC  
vs.

GARTH MIANO,  
PETER ANDERSON

***Property Address:***

630 Kressman Road, Easton, PA 18042

***UPI/Tax Parcel Number:***

P9/8/2/0836

All that certain messuage, tenement, lot or piece of ground, hereditaments and appurtenances, situate in Williams Township, Northampton County, Pennsylvania.

Title to said premises is vested in Anthony Mei and Garth Miano and Peter Anderson by deed from Donald J. Liedberg and Joanne R. Liedberg, h/w, said deed recorded 1/10/2008 in Deed Book 2008-1, page 7665. Anthony Mei a/k/a Anthony A. Mei was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of Anthony Mei a/k/a Anthony A. Mei's death on or about 1/8/2018, his ownership interest was automatically vested in the surviving joint tenant.

Thereon being erected two-story single dwelling with stone/wood exterior and wood shingled roof.

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**No. C-48-CV-2018-09391**

HSBC BANK USA, N.A.  
vs.

SALVATORE T. RIZZO, JR.

***Property Address:***

900 Butler Street, Easton, PA 18042

***UPI/Tax Parcel Number:***

L9SE4B/1/13/0310

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

Title to said premises is vested in Salvatore T. Rizzo, Jr. by deed from Leona Rizzo, said deed recorded 8/29/2002 in Deed Book 2002-1, page 229061.

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

**No. C-48-CV-2018-09618**

WELLS FARGO BANK, NA

vs.

DEBRA ANN CYPHERS a/k/a

DEBRA A. CHAIKOWSKY,

JOHN S. CHAIKOWSKY

**Property Address:**

1222 New Jersey Avenue, Hellertown, PA 18055-1436

**UPI/Tax Parcel Number:**

Q7NW3C/12/1/0715

All that certain message or tenement and tract of land situate in Hellertown Borough, Northampton County, Pennsylvania.

Title to said premises is vested in John S. Chaikowsky and Debra A. Cyphers, as joint tenants with the right of survivorship, by deed from Sandra L. Bauder, Executrix of the Estate of Geraldine M. Chaikowsky a/k/a Geraldine Chaikowsky, Deceased, said deed recorded 5/9/2013 in Deed Book 2013-1, page 120065.

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

**No. C-48-CV-2018-09623**

1ST ALLIANCE LENDING, LLC

vs.

SERGEY KHANUKAYEV,

AMANDA E. HENDRICKS

**Property Address:**

221 West West Street, Wind Gap, PA 18091

**UPI/Tax Parcel Number:**

E8/18/1A/0638

All that certain tract or piece of ground situate in Wind Gap Borough, Northampton County, Pennsylvania.

Title to said premises is vested in Sergey Khanukayev and Amanda E. Hendricks a/k/a Amanda Hendricks by deed from Barbara A. Kuza, said deed recorded 7/24/2017 in Deed Book 2017-1, page 155247.

Thereon being erected a split-level single dwelling with vinyl siding,

shingle roof and an attached two-car garage.

**No. C-48-CV-2018-09753**

NATIONSTAR MORTGAGE LLC

vs.

LUIS E. LEGUIA

**Property Address:**

1341 Sullivan Trail, Easton, PA 18040

**UPI/Tax Parcel Number:**

K9SE4/15/7/0311

Tract No. 1: All that certain message, tenement, tract or piece of land situated in Forks Township, Northampton County, Pennsylvania.

Tract No. 2: All that certain message, tract, or lot of land situate in Forks Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Luis E. Leguia by deed from Lloyd F. Best, Jr., Executor of the Estate of Virginia E. Hahn, Deceased, said deed recorded 8/7/2009 in Deed Book 2009-1, page 204283.

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

**No. C-48-CV-2018-09858**

U.S. BANK NATIONAL

ASSOCIATION, AS

TRUSTEE ET AL.

vs.

MELISSA DEL CHOE a/k/a

MELISSA D. HUTNIK-CHOE,

CHONG CHOE

**Property Address:**

282 North Liberty Street, Nazareth, PA 18064-1755

**UPI/Tax Parcel Number:**

J7SE2B/11/20/0432

All that certain message or tenement and lot or piece of land situate in Upper Nazareth Township, Northampton County, Pennsylvania.

Title to said premises is vested in Melissa D. Hutnik-Choe and Chong Choe, w/h, by deed from Melissa D. Hutnik-Choe, erroneously referenced as Melissa D. Butnik-Choe and Chong Choe, w/h, said deed recorded 9/19/2006 in Deed Book 2006-1, page 385532.

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

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**No. C-48-CV-2018-10080**

WELLS FARGO BANK, NA

vs.

CHRISTOPHER ZALESKI

**Property Address:**

585 Adams Street, Easton, PA 18040-7948

**UPI/Tax Parcel Number:**

K9/6/9-2/0311

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

Title to said premises is vested in Christopher Zaleski by deed from Roberto M. Caba and Yvette J. Caba, said deed recorded 5/24/2012 in Deed Book 2012-1, page 118992.

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

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**No. C-48-CV-2018-10316**

WELLS FARGO BANK, NA

vs.

THOMAS PATZER,

MONIQUE PATZER

**Property Address:**

380 Devonshire Drive, Bethlehem, PA 18017-1712

**UPI/Tax Parcel Number:**

M6SE4/7/28N/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 Thomas Patzer and Monique Patzer,

his wife, by deed from Thomas Patzer and Monique Patzer, his wife, said deed recorded 9/13/2013 in Deed Book 2013-1, page 244224.

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

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**No. C-48-CV-2018-10576**

FEDERAL NATIONAL  
MORTGAGE ASSOCIATION

vs.

NORMA RODRIGUEZ

**Property Address:**

141 South 13th Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

L9SW2C/19/9/0310

All that certain lot and piece of land situate in Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Norma Rodriguez by deed from Van Properties Corp., said deed recorded 10/4/2005 in Deed Book 2005-1, page 385203.

Theron being erected a two-story row home dwelling with vinyl siding and shingle roof.

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**No. C-48-CV-2018-10589**

IRCO COMMUNITY FEDERAL  
CREDIT UNION ET AL.

vs.

HEATHER L. FINKBEINER,

GREGORY C. ANDERSON

**Property Address:**

92 Creek Road, Bangor, PA 18013

**UPI/Tax Parcel Number:**

D9/6/15/0134

All those two certain contiguous tracts or pieces of land, messuage or tenement, lying and being in Washington Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Heather Lee Finkbeiner and Gregory C. Anderson by deed from Alecia A. Coates and Charmaine Wagner, said deed



recorded 4/19/2006 in Deed Book 2006-1, page 153498.

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

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**No. C-48-CV-2018-12189**

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

vs.

GALE B. SIMONS

**Property Address:**

111 Main Street, Easton, PA  
18042

**UPI/Tax Parcel Number:**

M9NW2C/10/2/0813

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

Being the same premises granted and conveyed unto Richard P.

Simons, Sr. and Gale B. Simons, h/w, by deed from Mary Simmons a/k/a Mary Simons, said deed recorded 10/16/1980 in Deed Book 619, page 1079. The said Richard P. Simons, Sr. departed this life on 4/15/2017, thereby vesting sole ownership in Gale B. Simons.

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

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

RICHARD H. JOHNSTON  
Sheriff

Northampton County,  
Pennsylvania

DAVID J. CERAUL, ESQUIRE  
Solicitor to the Sheriff

Apr. 18, 25; May 2

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Apr. 25; May 2, 9

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Apr. 11, 18, 25

Personal Injury firm Hof & Reid, LLC is looking for a skilled bookkeeper to maintain our financial records. Flexible schedule, 20-25 hours per week. Please send resume and cover letter to [SMH@valleyinjury.com](mailto:SMH@valleyinjury.com).

Apr. 18, 25



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Position involves detail-oriented tasks that require  
multitasking and organization skills.  
Prior Estate Administration experience would be ideal.

Send Resume to: Steven N. Goudsouzian, Esquire  
Mail: 1 S. Main St., Nazareth, PA 18064  
Fax: (610) 759-3892  
E-mail: SGoudsouzian@PZLBlaw.com

Apr. 11, 18, 25

**MAY 2019**

<b>MON</b>	<b>TUE</b>	<b>WED</b>	<b>THU</b>	<b>FRI</b>
1		1 Civil Call Criminal	2 Juvenile Status	3 Misc. Hrngs.
6 Juvenile Non-Jury	7 Non-Jury	8 Asbestos Pretrials Civil Call Non-Jury	9 Juvenile Arraignments	10 Misc. Hrngs.
13 Juvenile Civil	14 Civil	15 Civil	16 Juvenile	17 Misc. Hrngs.
20 Juvenile Law Day	21 DRS	22 DRS	23 Juvenile Arraignments	24 Misc. Hrngs. O.C. Audit
27 Memorial Day (Observed)	28 Juvenile Argument	29 ARD/ Summaries	30 Juvenile	31 Misc. Hrngs.

**ADVANCED RESIDENTIAL SYSTEMS, INC. and  
THOMAS KUCSAN, Plaintiffs v. RUSTIC EXTERIORS, INC.  
and EDWARD J. SINKO, JR., Defendants**

*Preliminary Objections—Breach of Contract—Unjust Enrichment—Unfair  
Trade Practices and Consumer Protection Law—Home Improvement Con-  
sumer Protection Act.*

Plaintiffs brought claims against Defendants sounding in breach of contract, unjust enrichment, and violation of the Unfair Trade Practices and Consumer Protection Law (“UTPCPL”) stemming from Defendants’ alleged failure to complete a home renovation project at Plaintiff Thomas Kusan’s residence. The UTPCPL claim was derived from the Home Improvement Consumer Protection Law (“HICPA”), which went into effect on July 1, 2009. Any violation of HICPA is also a violation of the UTPCPL. Defendants filed preliminary objections seeking the dismissal of Plaintiffs’ unjust enrichment and UTPCPL claims.

Defendants argued that because Plaintiffs could not recover for both breach of contract and unjust enrichment, their unjust enrichment claim should be stricken. However, because Plaintiffs can assert alternative causes of action, the Court overruled Defendants’ objection. Defendants further argued that because the parties’ contract was formed prior to the effective date of HICPA, Plaintiffs could not prevail in their UTPCPL claim, which relied solely on HICPA. Because Defendants were alleged to have “walked off” the renovation project *after* the effective date of HICPA, the Court found that Plaintiffs could properly rely on HICPA in their UTPCPL claim and overruled Defendants’ demurrer.

In the Court of Common Pleas of Northampton County, Pennsylvania,  
Civil Division—No. C-48-CV-2015-1125.

JAMIE MICHAEL MCFADDEN, ESQUIRE, for Plaintiffs.

DOMENIC P. SBROCCHI, ESQUIRE, for Defendants.

Order of the Court entered on August 4, 2016 by BELTRAMI, J.

*ORDER*

AND NOW, this 4th day of August, 2016, “Defendants’ Preliminary Objections to Plaintiffs’ Amended Complaint,” filed on June 24, 2016, are hereby OVERRULED. Defendants shall file an answer to Plaintiffs’ Amended Complaint within twenty (20) days.

*STATEMENT OF REASONS*

This matter was submitted to the Court at Argument Court on July 26, 2016, for disposition on the parties’ briefs. On June 13, 2016, Plaintiffs filed an Amended Complaint in which they allege the following facts. Plaintiff Advanced Residential Systems, Inc. (“Advanced”) is in the business of installing home automation, security, and audio/visual systems in residential homes and in businesses. (Am. Compl. ¶5.) Plaintiff Thomas Kusan (“Kusan”) is a corporate officer and employee of Advanced. (*Id.* ¶2.) Defendant Rustic Exteriors, Inc. (“Rustic”) is in the business of installing exterior wall coverings and finishes on homes and commercial buildings.

(*Id.* ¶6.) Defendant Edward J. Sinko, Jr. (“Sinko”) is a corporate officer and employee of Rustic. (*Id.* ¶4.)

Between 2004 and 2006, the parties orally agreed that Advanced would install home automation, security and audio/visual systems in Sinko’s residential home in exchange for Rustic installing exterior wall coverings and finishes at Kucsan’s residential home (the “Agreement”). (*Id.* ¶7.) Thereafter, Advanced installed the aforementioned systems in Sinko’s home pursuant to the Agreement. (*Id.* ¶8.) The equipment, materials, goods and labor used in the installation at Sinko’s residence had a total value of approximately \$65,000.00. (*Id.* ¶9.)

In 2009, Kucsan showed Defendants the plans for a home renovation project that he was preparing, which included the exterior wall installation that was part of the Agreement. (*Id.* ¶10.) Upon reviewing the plans, Defendants confirmed their Agreement to perform the exterior wall installation set forth in the Agreement in accordance with the plans. (*Id.* ¶11.) In 2013, Rustic began working on the exterior wall installation at Kucsan’s residence. (*Id.* ¶12.) In late 2013, Rustic informed Kucsan that the work had to be suspended due to weather conditions. (*Id.* ¶13.) In the spring of 2014, Kucsan asked Defendants when the work would resume, and Defendants responded that no further work would be performed. (*Id.* ¶14.) Since suspending the work in late 2013, Defendants have performed no further work at Kucsan’s residence. (*Id.* ¶15.) Plaintiffs have paid other contractors \$31,558.98 to complete the work that Defendants have failed to perform. (*Id.* ¶17.)

Based upon these facts, Plaintiffs bring claims for breach of contract (Count I), unjust enrichment (Count II), and violation of the Pennsylvania Unfair Trade Practices and Consumer Protection Law (“UTCPL”), 73 P.S. §§201-1—201-9.3 (Count III), in their Amended Complaint. Plaintiffs’ UTCPL claim is derived from the Home Improvement Consumer Protection Act (“HICPA”), 73 P.S. §§517.1—517.18, specifically that portion thereof which states that “[a] violation of any of the provisions of this act shall be deemed a violation of the” UTCPL. 73 P.S. §517.10. Defendants raise two preliminary objections, which the Court will analyze in turn.

First, Defendants argue that Plaintiffs’ unjust enrichment claim should be stricken because “[u]nder Pennsylvania law, the quasi-contractual [d]octrine of [u]njust [e]nrichment is inapplicable when the relationship between the parties is founded on either a written agreement or an express contract.” (Defs.’ Br. 5.) Although Defendants do not specify the ground upon which this objection is brought, because they argue that the Amended Complaint is incompatible with applicable law, the Court deems the objection to be brought pursuant to Rule 1028(a)(2), which provides for preliminary objections asserting the “failure of a pleading to conform to law.” Pa. R.C.P. No. 1028(a)(2).



Courts in this Commonwealth have continually recognized that a litigant may advance alternative or conflicting theories of recovery, including causes of action for breach of contract and *quantum meruit*/ unjust enrichment. See *Lugo v. Farmers Pride, Inc.*, 967 A.2d 963, 970 n. 5 (Pa.Super.2009) (stating, ‘unjust enrichment may be pleaded in the alternative with breach of contract[ ]’), *appeal denied*, 602 Pa. 668, 980 A.2d 609 (2009); see also *Halstead v. Motorcycle Safety Foundation, Inc.*, 71 F.Supp.2d 455, 459 (E.D.Pa.1999) (stating that while Pennsylvania law precludes recovery on a *quantum meruit* claim when a valid contract exists, plaintiffs are free to pursue alternative theories of recovery); *Atlantic Paper Box Co. v. Whitman’s Chocolates*, 844 F.Supp. 1038, 1043 (E.D.Pa. 1994) (stating that plaintiffs may allege ‘alternative theories of recovery based on both breach of contract and unjust enrichment even when the existence of a valid contract would preclude recovery under unjust enrichment. ... ’). Accordingly, [Plaintiffs are] not foreclosed from pleading alternative causes of action sounding in breach of contract and *quantum meruit*.

*Shafer Electric & Construction v. Mantia*, 67 A.3d 8, 9 n.2 (Pa. Super. 2013). Therefore, Defendants’ first objection is without merit and must be overruled.

Defendants also assert a demurrer to Plaintiffs’ UTPCPL claim, arguing that because the HICPA became effective on July 1, 2009, several years after the parties entered into the Agreement, Plaintiffs’ UTPCPL claim is legally insufficient. Any party may file preliminary objections alleging “legal insufficiency of a pleading (demurrer).” Pa. R.C.P. No. 1028(a)(4). To sustain a demurrer, a court must be certain that the law will not permit recovery. *Commonwealth, Pennsylvania Game Commission v. Seneca Resources Corporation*, 84 A.3d 1098, 1103 (Pa. Commw. 2014). Any doubt as to whether the demurrer should be sustained must be resolved in favor of overruling it. *McCord v. Pennsylvanians for Union Reform*, 100 A.3d 755, 758 (Pa. Commw. 2014). In ruling on a demurrer, a trial court must accept all material factual averments in a complaint as true, as well as all inferences reasonably deducible therefrom. *Weiley v. Albert Einstein Medical Center*, 51 A.3d 202, 208 (Pa. Super. 2012). “Preliminary objections in the nature of a demurrer require the court to resolve the issues solely on the basis of the pleadings; no testimony or other evidence outside of the complaint may be considered to dispose of the legal issues presented by the demurrer.” *Hess v. Fox Rothschild, LLP*, 925 A.2d 798, 805 (Pa. Super. 2007) (quoting *Cardenas v. Schober*, 783 A.2d 317, 321-22 (Pa. Super. 2001)).

Under the HICPA, no person shall “[a]bandon or fail to perform, without justification, any home improvement contract or project engaged

*in or undertaken by a contractor.”* 73 P.S. §517.9(5) (emphasis added). As mentioned above, any violation of the HICPA is also a violation of the UTPCPL. *Id.* §517.10. Thus, as of July 1, 2009, a new ground for asserting a UTPCPL claim was created.<sup>1</sup> Defendants’ alleged violation of the HICPA, and thus their alleged violation of the UTPCPL, occurred in late 2013, well after this new ground for bringing a UTPCPL claim was created. The principle that “[n]o statute shall be construed to be retroactive unless clearly and manifestly so intended by the General Assembly” is not offended here because the alleged conduct giving rise to Plaintiffs’ UTPCPL claim occurred after such conduct was prohibited under the UTPCPL. 1 Pa. C.S.A. §1926. In addition, the alleged conduct fits within the HICPA prohibition set forth at 73 P.S. §517.9(5). For these reasons, it is not clear that Plaintiffs will be unable to prevail on their UTPCPL claim, and Defendants’ second preliminary objection must therefore be overruled.

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<sup>1</sup>In general, the UTPCPL makes “[u]nfair methods of competition and unfair or deceptive acts or practices in the conduct of any trade or commerce” unlawful. 73 P.S. §201-3.



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## **PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, April 29, 2019**