

Northampton County Reporter

(USPS 395-280)

VOL. LX

EASTON, PA March 29, 2018

NO. 13

**Joseph Stachnik Building & Construction, Plaintiff/Claimant v. Joseph A. Manos and
Patricia A. Manos, Defendants/Owners**

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INSERT: Pink: 1. 2018 Calendar

2. "The Impeachment of Andrew Johnson"

3. "Effective Drug and Alcohol Testing in Family Law Cases"

4. Quarterly Association Meeting

NOTICE TO THE BAR...

Save the Date

**Quarterly Association Meeting and Malpractice Avoidance Seminar
– May 17, 2018**

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Northampton County Reporter
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Easton, PA 18042
Phone (610) 258-6333 Fax (610) 258-8715
E-mail: ncba@norcobar.org
PBA (800) 932-0311—PBI (800) 932-4637
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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

NCBA Quarterly Association Meeting and Malpractice Avoidance Seminar
Thursday, May 17, 2018, at 12:00 p.m., Best Western, Bethlehem.
Registration form inside.

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.

Save the Dates

Summer Outing – Thursday, July 19, 2018
Bench Bar Conference – October 4-6, 2018

“We must accept finite disappointment, but never lose infinite hope.”
~ Martin Luther King, Jr.

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**BIDGOOD, MARGARETHA a/k/a MARGARET BIDGOOD, dec'd.**

Late of the City of Bethlehem, Northampton County, PA
Executrix: Colleen M. Maloney c/o Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 W. Lafayette Street, Suite 100, Easton, PA 18042-1412
Attorneys: Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 W. Lafayette Street, Suite 100, Easton, PA 18042-1412

BOPF, LEONARD C., dec'd.

Late of Bethlehem, Northampton County, PA
Executrix: Lauren Bopf Creamer a/k/a Lauren J. Bopf c/o Robert H. Jacobs, Esquire, 400 Northampton Street, Suite 408, Easton, PA 18042
Attorney: Robert H. Jacobs, Esquire, 400 Northampton Street, Suite 408, Easton, PA 18042

CROCKET, DAVID S., III, dec'd.

Late of the City of Easton, Northampton County, PA
Executrix: Sarah E. Crocket-Tone a/k/a Sarah C. Tone c/o Ellen S. Kingsley, Esquire, 162 South Union Street, Easton, PA 18042
Attorney: Ellen S. Kingsley, Esquire, 162 South Union Street, Easton, PA 18042

DeWALT, GERALDINE F., dec'd.

Late of Bethlehem Township, Northampton County, PA
Co-Executors: Richard L. DeWalt, M. Dianne DeWalt and Walter R. Speck, Jr. c/o Thomas L. Walters, Esquire, Lewis and Walters, 46 S. 4th Street, P.O. Box A, Easton, PA 18044-2099
Attorneys: Thomas L. Walters, Esquire, Lewis and Walters, 46 South Fourth Street, P.O. Box A, Easton, PA 18044-2099

KIANI, IRAJ, dec'd.

Late of the Township of Palmer, Northampton County, PA
Administrator: Steven N. Goudsouzian, Goudsouzian & Associates, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283
Attorneys: Steven N. Goudsouzian, Esquire, Goudsouzian & Associates, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

LARGE, SUE PLEMMONS, dec'd.

Late of Bethlehem, Northampton County, PA
Executor: H. Stuart Large 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

McALLISTER, MARIALUISA N., dec'd.

Late of Hanover Twp., Northampton County, PA

Executor: Kevin G. McAllister, 7288 Clubhouse Ct., West Chester, OH 45069

Attorneys: Dorothy K. Weik-Hange, Esquire, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964

McNEELY, JAMES A., dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Douglas J. Tkacik, Esquire, 18 East Market Street, P.O. Box 30, Bethlehem, PA 18016-0030

Attorney: Douglas J. Tkacik, Esquire, 18 East Market Street, P.O. Box 30, Bethlehem, PA 18016-0030

MEUSER, PRUDENCIA Y., dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Jessica C. Blaisdell 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

MORRISON, REBA I., dec'd.

Late of Williams Township, Northampton County, PA

Executrix: Ann M. Morrison, P.O. Box 1105, Rancho Mirage, CA 92270-1105

NELSON, BEULAH J., dec'd.

Late of Lower Nazareth Township, Northampton County, PA

Administratrix: Constance K. Nelson c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

Attorney: Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

RUPPERT, MARGARET, dec'd.

Late of Upper Mount Bethel (Bangor), Northampton County, PA

Executrix: Christine Zimmermann, 86 Grove St., Oakland, NJ 07436

SCHOR, LEWIS, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Steven Soffer c/o Steven Bergstein, Esquire, Engel, Wiener and Bergstein, 825 North 12th Street, Allentown, PA 18102
Attorneys: Steven Bergstein, Esquire, Engel, Wiener and Bergstein, 825 North 12th Street, Allentown, PA 18102

SECOND PUBLICATION

BAIER, HOWARD J., dec'd.

Late of Hellertown Borough, Northampton County, PA

Executors: Howard James Baier and William John Baier, 35 River Stone Trail, Asheville, NC 28805
Attorneys: Mark R. Semisch, Esquire, Semisch and Semisch, 408 N. Easton Rd., P.O. Box 306, Willow Grove, PA 19090-0306

CAMPANARO, MARY C., dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Kathleen A. Smith 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

CHESNEY, JOAN S., dec'd.

Late of Bangor, Northampton
County, PA

Executrix: Karen Chesney, 415
Pleasant Valley Road, Morgan-
ville, NJ 07751

Attorneys: Lori J. Cerato, Esquire
and Kelly L. Lombardo, Esquire,
729 Sarah Street, Stroudsburg,
PA 18360

COOMBS, GLENNIE, dec'd.

Late of Bath, Northampton
County, PA

Executor: Minott L. Coombs c/o
Dennis P. Ortwein, Esquire,
5201 William Penn Highway,
Easton, PA 18045

Attorney: Dennis P. Ortwein,
Esquire, 5201 William Penn
Highway, Easton, PA 18045

**DeRAYMOND, IRENE MARKLEY
a/k/a IRENE MARKLEY
DODGE a/k/a IRENE
MARKLEY ADAMS,** dec'd.

Late of Easton, Northampton
County, PA

Executor: Raymond J.
DeRaymond

Attorneys: Raymond J.
DeRaymond, Esquire, Gross
McGinley, LLP, 33 South 7th
Street, P.O. Box 4060, Allentown,
PA 18105-4060

GOODMAN, THOMAS A., dec'd.

Late of Palmer Township, North-
ampton County, PA

Executor: Damian T. Goodman,
2630 Kirk Street, Slatington, PA
18080

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

IVANCIU, NICOLAE, dec'd.

Late of the Township of Palmer,
Northampton County, PA

Administrator: Steven N.
Goudsouzian, Goudsouzian &
Associates, 2925 William Penn
Highway, Suite 301, Easton, PA
18045-5283

Attorneys: Steven N.
Goudsouzian, Esquire,
Goudsouzian & Associates, 2925
William Penn Highway, Suite
301, Easton, PA 18045-5283

KLEIN, MARY ELSIE, dec'd.

Late of 8 Aberdeen Drive, Easton,
Northampton County, PA

Personal Representative: Gail
Marie Harter c/o Constance K.
Nelson, Esquire, Gross McGinley,
LLP, 33 South 7th Street, P.O.
Box 4060, Allentown, PA 18105-
4060

Attorneys: Constance K. Nelson,
Esquire, Gross McGinley, LLP,
33 South 7th Street, P.O. Box
4060, Allentown, PA 18105-
4060

MATTHEWS, GUY ROBERT, dec'd.

Late of the Borough of Glendon,
Northampton County, PA

Executor: Jamie Joseph
Matthews c/o Goudsouzian &
Associates, 2925 William Penn
Highway, Suite 301, Easton, PA
18045-5283

Attorneys: Goudsouzian & Asso-
ciates, 2925 William Penn
Highway, Suite 301, Easton, PA
18045-5283

SHEA, MARTIN P., dec'd.

Late of the Borough of Heller-
town, Northampton County, PA

Executor: Michael A. Shea 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

VanKEUREN, LORRAINE C.,
dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Co-Executors: Harry James
VanKeuren, Jr. and Elaine Mary
VanKeuren 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

VARNERIN, MARIE E., dec'd.

Late of Bethlehem, Northampton
County, PA

Trustees: Bruce R. Varnerin,
Carol A. Levandowski and
Sharon M. Cenci c/o Noonan
Law Office, 526 Walnut Street,
Allentown, PA 18101-2394

Attorneys: Noonan Law Office,
526 Walnut Street, Allentown,
PA 18101-2394

WELCH, ELIZABETH E., dec'd.

Late of Easton, Northampton
County, PA

Executor: Robert Welch c/o
Holly V. Calantoni, Esquire, 345
Gaffney Hill Road, Easton, PA
18042

Attorney: Holly V. Calantoni,
Esquire, 345 Gaffney Hill Road,
Easton, PA 18042

THIRD PUBLICATION

BOTHUR, BONNIE C., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: Reid H. Bothur, 653
Leah Ct., Bridgewater, NJ 08807

BOTTGE, MARTHA A., dec'd.

Late of the Borough of Bath,
Northampton County, PA

Executor: Eric P. Bottge

Attorneys: Joseph J. Piperato, III,
Esquire, Piperato Law Office,
LLC, 3894 Courtney Street, Suite
105, Bethlehem, PA 18017

BREDBENNER, BRUCE Y., dec'd.

Late of 3528 Lord Byron Drive,
Bethlehem, Northampton
County, PA

Executrix: Wendy J. Ashby,
Esquire, Ashby Law Offices, LLC,
314 West Broad Street, Suite
118, Quakertown, PA 18951

Attorneys: Wendy J. Ashby,
Esquire, Ashby Law Offices, LLC,
314 West Broad Street, Suite
118, Quakertown, PA 18951

DeMARTINO, CATHERINE M.,
dec'd.

Late of the Township of Palmer,
Northampton County, PA

Administratrix: Joanne E.
Marroni c/o Goudsouzian &
Associates, 2925 William Penn
Highway, Suite 301, Easton, PA
18045-5283

Attorneys: Goudsouzian & Asso-
ciates, 2925 William Penn
Highway, Suite 301, Easton, PA
18045-5283

DILO, VASILIA a/k/a VASILIA B.
DILO a/k/a BESSIE DILO,
dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Marcia Milides Pepper
a/k/a Marcia Pepper c/o
Richard H. Pepper, Esquire, One
West Broad Street, Suite 408,
Bethlehem, PA 18018

Attorney: Richard H. Pepper,
Esquire, One West Broad Street,
Suite 408, Bethlehem, PA 18018

DRAPER, THERESA ANNE, dec'd.

Late of Bethlehem, Northampton
County, PA

Executor: Dana Grubb 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

GARCIA, BETTY M., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Betty M. Garcia Trust, dated March 23, 1998

Settlor: Betty M. Garcia

Trustee: James Garcia, 3900 Post Drive, Bethlehem, PA 18017

JARVIS, CHARLES JOSEPH, dec'd.

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

Executrix: Constance Janine Corsetti, 733 Quaker Plain Road, Bangor, PA 18013

KOSHKO, EVELYN N. McCARROLL, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Douglas J. Tkacik, Esquire, 18 East Market Street, P.O. Box 30, Bethlehem, PA 18016-0030

Attorney: Douglas J. Tkacik, Esquire, 18 East Market Street, P.O. Box 30, Bethlehem, PA 18016-0030

KROCHTA, PETER P., dec'd.

Late of Forks Township, Northampton County, PA

Executrix: Lisa Marie Cipriani c/o Timothy J. Duckworth, Jr., Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017

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

LACK, DAVID J., dec'd.

Late of the Township of Moore, Northampton County, PA

Administratrix: Cory Lack c/o Daniel E. Cohen, Attorney, Seidel, Cohen, Hof & Reid, L.L.C., 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

Attorneys: Daniel E. Cohen, Attorney, Seidel, Cohen, Hof & Reid, L.L.C., 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

MADSON, JOSEPHINE A., dec'd.

Late of Wilson Borough, Northampton County, PA

Executor: Mark J. Madson, 40 S. Fairview St., Nazareth, PA 18064

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

MATTES, BERNICE E., dec'd.

Late of the Township of Washington, Northampton County, PA

Administrator: Joshua Aaron Mattes c/o Daniel E. Cohen, Attorney, Seidel, Cohen, Hof & Reid, L.L.C., 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020
Attorneys: Daniel E. Cohen, Attorney, Seidel, Cohen, Hof & Reid, L.L.C., 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

SMITH, BLANCA E. a/k/a BLANCA C. SMITH, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executors: Blanca Rita Davis and Vaughn A. Terrinoni,

Esquire, 3976 Township Line Road, Bethlehem, PA 18020
Attorney: Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

THOMSON, KELSY LYNN, dec'd.
Late of the Borough of Northampton, Northampton County, PA
Administratrix: Ms. Nancy A. Pierson c/o Richard H. Pepper, Esquire, One West Broad Street, Suite 408, Bethlehem, PA 18018
Attorney: Richard H. Pepper, Esquire, One West Broad Street, Suite 408, Bethlehem, PA 18018

WALTER, JUANITA S., dec'd.
Late of the Township of Upper Mt. Bethel, Northampton County, PA
Executor: Fred E. Walter c/o Goudsouzian & Associates, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283
Attorneys: Goudsouzian & Associates, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

**NOTICE OF NONPROFIT
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been or are about to be filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of incorporating a non-profit corporation pursuant to the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is:

**PEN ARGYL GREEN KNIGHT
TOUCHDOWN CLUB**

The purpose of the corporation is to support all players of the Pen Argyl School District Football program and their development as a team, and to assist meeting the needs of the

program via fundraising activities and to have all the rights and powers for which a nonprofit corporation may be organized under the laws of the Commonwealth of Pennsylvania.

KRISTIN M. HARVEY, ESQUIRE
2740 Nazareth Road
Easton, PA 18045

Mar. 29

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on February 28, 2018, the Petition of Emily Terraneo was filed in Northampton County Court of Common Pleas at No. C-48CV2018-1861, seeking to change the name of minor child from "Aliana Anne Mohebi" to "Aliana-Anne Terraneo." The Court has fixed Tuesday, May 1, 2018 at 9:00 a.m., in courtroom #1 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.

Mar. 29

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on March 23, 2018, the Petition of Alejandra Del Pilar Li Sanchez was filed in Northampton County Court of Common Pleas at No. C-48CV2018-002435, seeking to change the name of Petitioner from Alejandra Del Pilar Li Sanchez to Aleksander Wyllem Li Sanchez. The Court has fixed Wednesday, May 16, 2018 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.

Mar. 29

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY, PENNSYLVANIA
CIVIL DIVISION—LAW
IN DIVORCE NOTICE**

Cole James Hurley,

Plaintiff

vs.

Jennifer Veronica Hurley,

Defendant

NO. C0048-CV-2017-8315

YOU HAVE BEEN SUED COURT.

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 other rights important to you.

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

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

Mar. 29

**COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY, PENNSYLVANIA**

City of Easton

vs.

Joseph V. Scorese and
Joseph Basso

NO. C48CV-2008-10042

Notice is given that the above were named as defendants in a civil action by plaintiff to recover 2005-2007 water, sewer and trash fees for

property located at 614 Northampton Street, Easton, PA, Tax Parcel #L9SE1B 25 16. A Writ of Scire Facias for \$11,970.97 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Lawyer Referral Service
P.O. Box 4733

Easton, PA 18043-4733
(610) 258-6333

PORTNOFF LAW ASSOC., LTD.
P.O. Box 391
Norristown, PA 19404
(866) 211-9466

Mar. 15, 22, 29

**NOTICE OF APPLICATION FOR
PRIVATE DETECTIVE LICENSE**

NOTICE IS HEREBY GIVEN that Edward M. O'Neil, III, Owner, Camelot Security Associates of Phillipsburg, New Jersey, has made application to Northampton County for a Private Detective License.

A hearing on this matter will be scheduled for April 6, 2018 at 9:00 a.m. in Courtroom 1 at the Northampton County Courthouse located at 669 Washington Street, Easton, Pennsylvania 18042.

Mar. 22, 29

ASSOCIATE POSITION

Goudsouzian & Associates, a well-established and growing Lehigh Valley law firm has an immediate opening for an Associate in its Palmer Township office.

The ideal candidate must be self-motivated, have excellent analytical, organizational, writing and oral communication skills. The position involves substantial interaction with clients and experienced attorneys.

Please direct inquiries to:
KMinuttillo@SNG-LAW.com.

Mar. 15, 22, 29

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on APRIL 6, 2018, at ten o'clock a.m. in the COUNCIL CHAMBERS, THIRD FLOOR, of the Northampton County Government Center, within the City of Easton, County of Northampton and State of Pennsylvania, to wit:

PLEASE TAKE NOTICE that the sale price will include only the 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-2008-07878

WILSON AREA SCHOOL DISTRICT

vs.

PETER T. THOMPSON,
JODY A. THOMPSON, UNITED
STATES OF AMERICA

Property Address:

630 Hexenkopf Road, Hellertown,
PA 18055

UPI/Tax Parcel Number:

P8/10/6/0836

ALL THOSE TWO CERTAIN messages or tracts of land situate in Williams Township, Northampton County, Pennsylvania.

BEING THE SAME PREMISES granted and conveyed unto Peter T. Thompson and Jody A. Thompson, h/w, by deed recorded 8/11/1995 in Deed Book 1995-1, Page 72645.

THEREON BEING ERECTED a two-story single dwelling with stucco exterior, slate roof and a barn.

Property Address:

600 Hexenkopf Road a/k/a
Hexenkopf Road, Hellertown, PA
18055

UPI/Tax Parcel Number:

P9/5/6B/0836

ALL THAT CERTAIN message or tenement and lot, piece or parcel of land situate in Williams Township, Northampton County, Pennsylvania.

BEING THE SAME PREMISES granted and conveyed unto Peter T. Thompson and Jody A. Thompson, h/w, by deed recorded 8/11/1995 in Deed Book 1995-1, Page 72663.

THEREON BEING ERECTED a two-story single dwelling with brick/wood/stucco exterior, shingle roof, an attached two-car garage and a small summer house.

Property Address:

590 Hexenkopf Road, Hellertown,
PA 18055

UPI/Tax Parcel Number:

P8/10/6A/0836

THEREON BEING vacant land.

No. C-48-CV-2011-06498

TD BANK, N.A.

vs.

JUAN AND SANDRA RODRIGUEZ,
LLC, ANTILLANA
SUPERMARKET, LLC

Property Address:

c/o Juan Rodriguez, 1310-1360
Pembroke Road, Bethlehem, PA
18017

UPI/Tax Parcel Number:

N7SW4C/2/2/0212

ALL THOSE CERTAIN lots or pieces of ground situate in Free-

mansburg Borough, Northampton County, Pennsylvania.

BEING THE SAME PREMISES conveyed to Juan and Sandra Rodriguez, LLC by deed from Drakos Klados and Christine Klados, h/w, by deed recorded 12/31/2008 in Deed Book 2008-1, Page 333630.

THEREON BEING ERECTED a one-story commercial building with stucco exterior and flat roof.

No. C-48-CV-2013-00995

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

vs.

ELSA DIAZ

Property Address:

640 William Street, Bethlehem, PA
18015

UPI/Tax Parcel Number:

P7SW1A/21/5A/0204

ALL THOSE TWO CERTAIN tracts of land at 'Oberly Terrace' in Bethlehem City, Northampton County, Pennsylvania.

BEING THE SAME PREMISES granted and conveyed unto Elsa Diaz f/k/a Elsa Poniktera, a married woman, by deed from Elsa Diaz f/k/a Elsa Poniktera and Alexander L. Diaz, Ajtwtros, said deed recorded 10/28/2005 in Deed Book 2005-1, Page 428684.

THEREON BEING ERECTED a 3-story apartment building with brick/stone exterior and shingle roof.

No. C-48-CV-2013-02184

WELLS FARGO BANK,
NATIONAL ASSOCIATION, AS
TRUSTEE ET AL.

vs.

LISA S. CLARK

Property Address:

333 South Oak Street, Freemans-
burg, PA 18017-7068

UPI/Tax Parcel Number:

P7/2/3-40/0212

ALL THAT CERTAIN lot or tract or parcel of ground situated in Freemansburg Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Lisa S. Clark, unmarried, by deed from Nic Zawarski and Sons Builders, Inc., said deed recorded 11/7/2005 in Deed Book 2005-1, Page 443541.

THEREON BEING ERECTED a 3-story townhouse dwelling with brick exterior, shingle roof and an attached one-car garage.

No. C-48-CV-2013-02852

WATERFALL VICTORIA GRANTOR
TRUST II SERIES G

vs.

GERDA ALEXANDRE,
JAMES DELBRUNE

Property Address:

118 McNair Circle, Northampton,
PA 18067

UPI/Tax Parcel Number:

M4/3/4-32/0501

ALL THAT CERTAIN piece or parcel of land situate in Allen Township, Northampton County, Pennsylvania.

BEING THE SAME PREMISES granted and conveyed unto Gerda Alexandre by deed from Gerda Alexandre and James Delbrune, h/w, said deed recorded 4/23/2013 in Deed Book 2013-1, Page 102319.

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

No. C-48-CV-2015-07739

LSF9 MASTER
PARTICIPATION TRUST

vs.

STEPHEN C. PASTOR, JR.,
JONAIRE PASTOR

Property Address:

189 Rutt Road, Bangor, PA 18013

UPI/Tax Parcel Number:

E10NW1/1/8/0134

ALL THAT CERTAIN tract, piece or parcel of land situate in Washington Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Stephen C. Pastor, Jr. by deed from Philip Henry a/k/a Philip J. Henry, widower and unmarried, said deed recorded 3/2/2000 in Deed Book 2000-1, Page 24310.

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

No. C-48-CV-2015-11108

MTGLQ INVESTORS, LP

vs.

STEVE A. DiVIETRO

Property Address:

3800 Farmersville Road, Easton, PA 18045

UPI/Tax Parcel Number:

L8SE1/7/1/0324

ALL THAT CERTAIN lot or parcel of land situate in Palmer Township, Northampton County, Pennsylvania.

BEING THE SAME PREMISES granted and conveyed unto Steve A. DiVietro by deed from Steve A. DiVietro and Lisa B. DiVietro, h/w, said deed recorded 10/20/2004 in Deed Book 2004-1, Page 407160.

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

No. C-48-CV-2015-11924

DEUTSCHE BANK

NATIONAL TRUST COMPANY, AS TRUSTEE ET AL.

vs.

KENNETH J. BOZZI, JR.,

MINDA J. BOZZI

Property Address:

2182 Ridge Road a/k/a 2178-2182

Ridge Road, Bangor, PA 18013

UPI/Tax Parcel Number:

C10/17/23/0131

ALL THAT CERTAIN tract or piece of land situate in Upper Mount Bethel Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Kenneth J. Bozzi, Jr. and Minda J. Bozzi by deed from Lawrence H. Ott and Lisa Ott, said deed recorded 7/27/2006 in Deed Book 2006-1, Page 304064.

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

No. C-48-CV-2016-05836

U.S. ROF IV LEGAL

TITLE TRUST ET AL.

vs.

ELIZABETH GISELE GONZALEZ,
SCOTT RAYMOND GONZALEZ

Property Address:

9696 North Delaware Drive,
Bangor, PA 18013

UPI/Tax Parcel Number:

G10/6/2/0117

ALL THAT CERTAIN lot, parcel or tract of land situate along Route 611 in Lower Mount Bethel Township, Northampton County, Pennsylvania.

BEING THE SAME PREMISES granted and conveyed unto Elizabeth Gonzalez and Scott Gonzalez, w/h, by deed from Elizabeth G. Gonzalez, a married woman, said deed recorded 8/27/2004 in Deed Book 2004-1, Page 337129.

THEREON BEING ERECTED a ranch-style single dwelling with brick exterior, shingle roof and an attached two-car garage.

No. C-48-CV-2016-07166FEDERAL NATIONAL
MORTGAGE ASSOCIATION

vs.

TERRY C. DAUBERT, JR.,
ELAINA M. DAUBERT**Property Address:**26 South 16th Street, Easton, PA
18042**UPI/Tax Parcel Number:**

L9SW2C/1/18/0837

ALL THAT CERTAIN lot or piece of
land located on the east side of 16th
Street in Wilson Borough, Northamp-
ton County, Pennsylvania.BEING THE SAME PREMISES
granted and conveyed unto Terry C.
Daubert, Jr. and Elaina M. Daubert,
h/w, by deed from John E. Black and
Jefrey D. Black, said deed recorded
11/18/2005 in Deed Book 2005-1,
Page 463762.THEREON BEING ERECTED a
two-story half-double dwelling with
brick exterior and shingle roof.**No. C-48-CV-2016-08989**

MIDFIRST BANK

vs.

CHERYL L. SMALLBERGER,
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT,
RAYMOND H. SMALLBERGER, III**Property Address:**838 West Milton Street, Easton,
PA 18042**UPI/Tax Parcel Number:**

M9NE1A/18/4/0310

ALL THAT CERTAIN house and lot
of land situated on the south side of
Milton Avenue in Easton City,
Northampton County, Pennsylvania.BEING THE SAME PREMISES
granted and conveyed unto Raymond
H. Smallberger, III and Cheryl L.
Smallberger by deed from Harry J.
and Jean H. Sliker, said deed recorded
6/24/1986 in Deed Book 703, Page
172.THEREON BEING ERECTED a
two-story half-double dwelling with
vinyl siding and slate roof.**No. C-48-CV-2016-09883**BETHLEHEM AREA
SCHOOL DISTRICT

vs.

RICHARD W. KOLOSKY

Property Address:3521 Lord Bryon Drive, Bethlehem,
PA 18017**UPI/Tax Parcel Number:**

M5SE3/2/3/0214

ALL THAT CERTAIN lot or piece of
ground situate in Hanover Township,
Northampton County, Pennsylvania.BEING THE SAME PREMISES
granted and conveyed unto Richard
W. Kolosky by deed recorded
7/31/2008 in Deed Book 2008-1,
Page 221613.THEREON BEING ERECTED a
ranch-style single dwelling with brick
exterior, shingle roof and an attached
one-car garage.**No. C-48-CV-2017-00575**BRANCH BANKING AND TRUST
COMPANY ET AL.

vs.

WILLIAM J. HARGREAVES,
MARYANN R. HARGREAVES**Property Address:**1140 Quince Road, Walnutport,
PA 18088-9430**UPI/Tax Parcel Number:**

H2/21/7A/0516

ALL THAT CERTAIN lot, tenement
or piece of ground situate on the east
side of Quince Road in Lehigh
Township, Northampton County,
Pennsylvania.TITLE TO SAID PREMISES is
vested in William J. Hargreaves and
Maryann R. Hargreaves, h/w, by deed
from Ethel Chimics, an unmarried
widow, said deed recorded 9/29/2005
in Deed Book 2005-1, Page 378015.

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

No. C-48-CV-2017-00739

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION

vs.

MONICA L. FLICK

Property Address:

8 Concord Court, Easton, PA
18040

UPI/Tax Parcel Number:

L9NE1/1/2-4/0311

ALL THAT CERTAIN tract of land situate partially in Forks Township and partially in Easton City, Northampton County, Pennsylvania.

BEING THE SAME PREMISES granted and conveyed unto Monica L. Flick, unmarried, by deed from Nicholas Jurisko, unmarried, by deed recorded 5/17/2010 in Deed Book 2010-1, Page 92277.

THEREON BEING ERECTED a two-story row home dwelling with vinyl siding, shingle roof and an attached one-car garage.

No. C-48-CV-2017-01502

BRANCH BANKING &
TRUST COMPANY

vs.

ROSANNE D. SILVOY

Property Address:

209 East 5th Street, Bethlehem,
PA 18015-1716

UPI/Tax Parcel Number:

P6SE1B/27/18A/0204

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the northern side of Fifth Street in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Ronald J. Silvoy and Roseanne D. Silvoy, h/w, by deed from Andrew T. Silvoy, Executor of the Estate of Anna Silvoy a/k/a Anna

V. Silvoy, deceased, said deed recorded 2/16/2011 in Deed Book 2011-1, Page 35724. Ronald J. Silvoy was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Ronald J. Silvoy's death on or about 1/25/2013, his ownership interest was automatically vested in the surviving tenant by the entirety.

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

No. C-48-CV-2017-02176

BANK OF AMERICA, N.A. ET AL.

vs.

RONALD R. CAPLETTE,

PATTI J. CAPLETTE

Property Address:

1235 Vera Drive, Easton, PA
18040-5828

UPI/Tax Parcel Number:

K9/10/6-210/0311

ALL THAT CERTAIN messuage, tenement and lot or parcel of land situate in Forks Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Ronald R. Caplette and Patti J. Caplette, h/w, by deed from Sandy A. Aaron, said deed recorded 2/9/2005 in Deed Book 2005-1, Page 51456.

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-2017-02842

THE DIME BANK

vs.

DAVID J. LORING,

DONNA M. LORING

Property Address:

3103 Scherman Boulevard,
Bethlehem, PA 18020

UPI/Tax Parcel Number:

M7SE1/31/8/0205

ALL THAT CERTAIN place, parcel or tract of land situate in Bethlehem Township, Northampton County, Pennsylvania.

BEING THE SAME PREMISES conveyed to David J. Loring and Donna M. Loring, his wife, by deed from George Pandich and Diane Pandich, his wife, said deed recorded 10/20/2003 in Deed Book 2003-1, Page 435602.

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-2017-03089

WELLS FARGO BANK, N.A.

vs.

PHILIP F. MICHELS,
COLLEEN C. MICHELS

Property Address:

3885 Cypress Lane, Bethlehem,
PA 18020-7601

UPI/Tax Parcel Number:

M7SE1/10/5/0205

ALL THAT CERTAIN parcel of ground situate on the west side of Cypress Lane in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Philip F. Michels and Colleen C. Michels, h/w, by deed from Thomas E. Hood and Rebecca J. Hood, said deed recorded 2/9/2001 in Deed Book 2001-1, Page 19249.

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

No. C-48-CV-2017-04340

DEUTSCHE BANK TRUST
COMPANY AMERICAS, AS
TRUSTEE ET AL.

vs.

LAUREN M. DAVIS,
SHANE N. DAVIS

Property Address:

136 Jeffrey Lane, Northampton,
PA 18067-1057

UPI/Tax Parcel Number:

L3/4/3-72/0522

ALL THAT CERTAIN tract of land located in Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Shane N. Davis by deed from Shane N. Davis and Lauren M. Davis, h/w, said deed recorded 6/21/2017 in Deed Book 2017-1, Page 130373.

THEREON BEING ERECTED a two-story half-double dwelling with vinyl siding/stone exterior, shingle roof and an attached one-car garage.

No. C-48-CV-2017-04502

CIT BANK, N.A.

vs.

JACKIE VAN NORMAN, DORIS
LYNCH, DENISE STEPHAN, DIANE
SCHEIRER, DONNA KLEINTOP,
UNKNOWN SURVIVING HEIRS OF
EARL VAN NORMAN, JR.

Property Address:

1465 Sullivan Trail, Easton, PA
18040

UPI/Tax Parcel Number:

K9SE4/4/23/0311

ALL THAT CERTAIN tract or piece of land situate in Forks Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Earl Van Norman, Jr. and Mary Ann Van Norman, h/w, by deed from Earl Van Norman, Jr. and Mary Ann Van Norman, h/w, said deed recorded 6/29/1992 in Deed Book 867, Page 125. The said Mary Ann Van Norman died on 6/29/2001 thereby vesting title in her surviving spouse Earl Van Norman, Jr., by operation of law. The said Earl Van Norman, Jr. died on 9/28/2016 without a will or appointment of an administrator.

THEREON BEING ERECTED a 3-story single dwelling with vinyl

siding, shingle roof and a detached two-car garage.

No. C-48-CV-2017-04811

LAKEVIEW LOAN SERVICING, LLC

vs.

MICHAEL A. JEANETTE

Property Address:

2669 Northwood Avenue, Easton,
PA 18045-2121

UPI/Tax Parcel Number:

K8SE3/8/2/0324

ALL THAT CERTAIN message or tenement and lots or pieces of land situate in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael A. Jeanette by deed from Melanie L. Beauclerk, said deed recorded 7/31/2009 in Deed Book 2009-1, Page 196921.

THEREON BEING ERECTED a cape cod-style single dwelling with aluminum siding, shingle roof and a detached one-car garage.

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

No. C-48-CV-2017-06197

ARVEST CENTRAL

MORTGAGE COMPANY

vs.

PAUL LAZARO

Property Address:

630 Atlantic Street, Bethlehem, PA
18015

UPI/Tax Parcel Number:

P6SE2D/10/6/0204

ALL THAT CERTAIN message, tenement and lot or piece of ground situate in Bethlehem City, Northampton County, Pennsylvania.

FEE SIMPLE TITLE vested in Paul Lazaro by deed from Alphonso Jackson, Secretary of Housing and Urban Development of Washington D.C., said deed recorded 1/23/2007 in Deed Book 2007-1, Page 30737.

THEREON BEING ERECTED a 3-story half-double dwelling with brick exterior and shingle roof.

No. C-48-CV-2017-06198

U.S. BANK NATIONAL

ASSOCIATION, AS

TRUSTEE ET AL.

vs.

KEVIN S. CHRISTMAN

Property Address:

1132 3rd Street, North Catasauqua, PA 18032

UPI/Tax Parcel Number:

M4SE4D/6/8/0923

ALL THAT CERTAIN message or tenement and lot or piece of ground, hereditaments and appurtenances, situate in North Catasauqua Borough, Northampton County, Pennsylvania.

BEING THE SAME PREMISES granted and conveyed unto Kevin S. Christman by deed from Kevin S. Christman and Karen A. Christman, h/w, said deed recorded 8/3/2004 in Deed Book 2004-1, Page 300149.

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

No. C-48-CV-2017-06364

DEUTSCHE BANK NATIONAL
TRUST COMPANY ET AL.

vs.

JENNIFER DOTEI-QUINN

Property Address:

1282 Main Street, Northampton,
PA 18067

UPI/Tax Parcel Number:

M4NW2A/11/3/0522

ALL THAT CERTAIN message,
tenement, and lot or piece of ground
situate on the westerly side of Main
Street in Northampton Borough,
Northampton County, Pennsylvania.

BEING THE SAME PREMISES
granted and conveyed unto Carol A.
Johnson and Jennifer Dotei-Quinn,
as joint tenants with right of survivor-
ship, by deed from Equitis Group,
L.P., said deed recorded 10/10/2006
in Deed Book 2006-1, Page 420779.
The said Carol A. Johnson having
departed this life on or about
12/13/2013 whereby operation of
law title vested in surviving tenant,
Jennifer Dotei-Quinn.

THEREON BEING ERECTED a
two-story half-double dwelling with
attic, asbestos shingles exterior and
shingle roof.

No. C-48-CV-2017-06538

NATIONSTAR MORTGAGE LLC

vs.

ANDREW P. BUBBA, JR.

Property Address:

1132 South 25th Street, Easton,
PA 18042

UPI/Tax Parcel Number:

M9NW1C/6/5A/0837

ALL THAT CERTAIN message,
tenement and tract of land situate in
Wilson Borough, Northampton
County, Pennsylvania.

BEING THE SAME PREMISES
conveyed to Andrew P. Bubba, Jr., an
adult individual, by deed from Andrew

P. Bubba, Jr., an adult individual,
and Sandra Plant, an adult individu-
al, as tenants in common, said deed
recorded 9/21/2007 in Deed Book
2007-1, Page 348638.

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

No. C-48-CV-2017-06999

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

vs.

JOHN N. ELLIS, HEIDI F. ELLIS

Property Address:

2312 Birch Street, Easton, PA
18042-5341

UPI/Tax Parcel Number:

L9SW4C/8/3/0837

ALL THAT CERTAIN lot or piece of
ground situated on the south side of
Birch Street in Wilson Borough,
Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in John N. Ellis and Heidi F.
Ellis, h/w, by deed from Richard G.
Morris and Kay E. Morris, h/w, and
Michael J. Birk and Jane D. Birk,
h/w, said deed recorded 1/17/2007
in Deed Book 2007-1, Page 21208.

THEREON BEING ERECTED a
two-story half-double dwelling with
vinyl siding and slate roof.

No. C-48-CV-2017-07385

FEDERAL NATIONAL
MORTGAGE ASSOCIATION

vs.

ANN LYDIA GELBERT

Property Address:

2942 Sunset Drive, Bethlehem, PA
18020

UPI/Tax Parcel Number:

M7SW3/12/1/0205

ALL THAT CERTAIN piece or
parcel of land situate in Bethlehem
Township, Northampton County,
Pennsylvania.

BEING THE SAME PREMISES conveyed unto Howard W. Gelbert and Ann Lydia Gelbert, h/w, by deed from Robert L. Lambert by Doris B. Lambert, agent, under POA and Doris B. Lambert, h/w, said deed recorded 8/4/2008 in Deed Book 2008-1, Page 223918. The said Howard W. Gelbert departed this life on 1/19/2017, whereby vesting title solely to Ann Lydia Gelbert.

THEREON BEING ERECTED a ranch-style single dwelling with field-stone/wood exterior, shingle roof and an attached two-car garage.

No. C-48-CV-2017-07567

US BANK NATIONAL
ASSOCIATION, AS
TRUSTEE ET AL.

vs.

JEFFREY A. ACHENZIE

Property Address:

332 East Wall Street a/k/a 332
Wall Street, Bethlehem, PA 18018-
6141

UPI/Tax Parcel Number:

P6NE3A/1/5/0204

ALL THAT CERTAIN message, tenement and lot or piece of land situate in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jeffrey A. Achenzie by deed from Beverly R. Bringenberg, said deed recorded 5/4/2004 in Deed Book 2004-1, Page 165578.

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

No. C-48-CV-2017-07785

THE BANK OF NEW YORK
MELLON ET AL.

vs.

JOHN E. CZIPOTH, JR.,
LORRI A. CZIPOTH

Property Address:

527 Selfridge Street, Bethlehem,
PA 18015

UPI/Tax Parcel Number:

P6SE2D/9/10/0204

ALL THAT CERTAIN message, tenement and lot or parcel of land situate on the northwesterly side of Selfridge Street in Bethlehem City, Northampton County, Pennsylvania.

BEING THE SAME PREMISES granted and conveyed unto John E. Czipoth, Jr. and Lorri A. Czipoth by deed from John E. Czipoth, Jr. and Lorri A. Czipoth f/k/a Lorri A. Krammerer, said deed recorded 12/18/2006 in Deed Book 2006-1, Page 518603.

THEREON BEING ERECTED a 3-story half-double dwelling with aluminum siding, shingle/slate roof and a detached two-car garage.

No. C-48-CV-2017-08107

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

vs.

ANTHONY T. TRIANO

Property Address:

139 Pinehurst Lane, Easton, PA
18042-6984

UPI/Tax Parcel Number:

M10/3/41-139/0836

ALL THE REAL PROPERTY located in Williams Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Anthony T. Triano by deed from Country Classics at Morgan Hill LLC, said deed recorded 6/7/2005 in Deed Book 2005-1, Page 211122.

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

No. C-48-CV-2017-08331

WELLS FARGO BANK, N.A.

vs.

SHEILA M. LA BAR,
GLENN A. LA BAR

Property Address:

14 Blue Valley Drive, Bangor, PA
18013-1502

UPI/Tax Parcel Number:

E9NW2/6/12/0134

ALL THAT CERTAIN piece, parcel or tract of land situate in Washington Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Glenn A. LaBar and Sheila M. LaBar, as tenants by the entireties, by deed from Harold Anglemeyer and Mary E.E. Anglemeyer, his wife, said deed recorded 4/27/1973 in Deed Book 456, Page 190.

THEREON BEING ERECTED a two-story single dwelling with aluminum siding, shingle roof and a detached two-car garage.

No. C-48-CV-2017-08460

DITECH FINANCIAL LLC ET AL.

vs.

PHILIP W. OVERBY,
CONSTANCE G. OVERBY

Property Address:

1914 Northampton Street, Easton,
PA 18042

UPI/Tax Parcel Number:

L9SW2D/1/5/0837

ALL THAT CERTAIN piece of ground situate in Wilson Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Philip W. Overby and Constance G. Overby, h/w, by deed from Kenneth W. Johnson, Jr. and Allison G. Johnson, h/w, said deed recorded 9/11/2014 in Deed Book 2014-1, Page 157953.

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

No. C-48-CV-2017-08461

BANK OF AMERICA, N.A.

vs.

PAUL A. BELONY

Property Address:

724 Itaska Street, Bethlehem, PA
18015

UPI/Tax Parcel Number:

P6SW3B/4/1/0204

ALL THAT CERTAIN messuage, lot or piece of land situate on the southward side of Itaska Street in Bethlehem City, Northampton County, Pennsylvania.

THEREON BEING ERECTED a three-story residential dwelling with brick exterior and slate roof.

Property Address:

Bastian Street, Bethlehem, PA
18015

UPI/Tax Parcel Number:

P6SW3B/4/30/0204

ALL THAT CERTAIN lot or piece of land lying on the northwesterly side of Bastian Street in Bethlehem City, Northampton County, Pennsylvania.

THEREON BEING ERECTED a wooden shed with shingle roof.

BEING THE SAME PROPERTY conveyed to Paul Belony by deed from Remy Dure and Carolle Dure, h/w, said deed recorded 11/22/2004 in Deed Book 2004-1, Page 452112.

No. C-48-CV-2017-08771

NAVY FEDERAL CREDIT UNION

vs.

CORNELIA A. GONZALEZ,
PHILLIP D. GONZALEZ

Property Address:

411 Riverview Drive, Walnutport,
PA 18088

UPI/Tax Parcel Number:

K2/2/9/0516

ALL THOSE THREE CERTAIN parcels of land or lot situated in Lehigh Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Phillip D. Gonzalez and Cornelia A. Gonzalez by deed from Federal Home Loan Mortgage Corporation by its attorney in fact Phelan

Hallinan LLP, by Power of Attorney, said deed recorded 9/5/2014 in Deed Book 2014-1, Page 153143.

THEREON BEING ERECTED a two-story single dwelling with aluminum siding, detached one-car garage and 3 barns.

Property Address:

Washington Drive, Walnutport, PA 18088

UPI/Tax Parcel Number:

K2/8/2A/0516

THEREON BEING vacant land.

Property Address:

Riverview Drive, Walnutport, PA 18088

UPI/Tax Parcel Number:

K2/6/5/0516

THEREON BEING vacant land.

No. C-48-CV-2017-08958

PENNYMAC LOAN SERVICES, LLC
vs.

ROODGARD DEMESYEUX

Property Address:

1178 Arcadia Street, Bethlehem, PA 18018

UPI/Tax Parcel Number:

N6SE3B/12/5/0204

ALL THAT CERTAIN lot or piece of land situate on the northeasterly side of Arcadia Street in the 15th Ward of Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Roodgard Demesyieux by deed from Jennifer A. Quinn n/b/m Jennifer A. Pierson, said deed recorded 7/22/2014 in Deed Book 2014-1, Page 121864.

THEREON BEING ERECTED a two-story row home dwelling with brick exterior, shingle roof and a detached two-car garage.

No. C-48-CV-2017-09012

THE BANK OF NEW YORK
MELLON TRUST COMPANY,
NATIONAL ASSOCIATION

vs.

ROSA P. VASQUEZ

Property Address:

4010 Killarney Drive, Bethlehem, PA 18020-7675

UPI/Tax Parcel Number:

M7SE1/10/32/0205

ALL THAT CERTAIN lot or parcel of land situate on the east side of Killarney Drive in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Rosa P. Vasquez by deed from Cendant Mobility Relocation Company, a Delaware Corporation, said deed recorded 12/7/2005 in Deed Book 2005-1, Page 495285.

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

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

Acting Sheriff

Northampton County,

Pennsylvania

DAVID J. CERAUL, ESQUIRE

Solicitor to the Sheriff

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Millions and millions of Americans every year face justice problems that can and do lead to bankruptcy, poverty, family separation, and, perhaps surprisingly, ill health. Legal problems and health problems are often interlinked. Lawyers and other legal services providers have a key role to play in creating and sustaining health by enabling access to justice. At the same time, legal practice of every type faces disruptive innovation. This is as true in the access to justice sector as anywhere else. Efforts to expand the public’s access to justice have come to a crossroads.

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2 Juvenile Criminal	3 Criminal	4 Criminal	5 Juvenile	6 Misc. Hrngs.
9 Juvenile	10 Status	11 Asbestos Pretrials Civil Call	12 Juvenile Arraignments	13 Misc. Hrngs.
16 Juvenile Civil	17 Civil	18 Civil	19 Juvenile	20 Misc. Hrngs. O.C. Audit
23 Juvenile	24 Argument	25 DRS ARD/ Summaries	26 Juvenile Arraignments DRS	27 Misc. Hrngs.
30 Juvenile Criminal				

**JOSEPH STACHNIK BUILDING & CONSTRUCTION,
Plaintiff/Claimant v. JOSEPH A. MANOS and
PATRICIA A. MANOS, Defendants/Owners**

Preliminary Objections—Mechanics’ Lien Claim—Unjust Enrichment.

Plaintiffs/Claimants filed a mechanics’ lien claim and a complaint against Defendants/Owners in connection with a contract calling for Plaintiffs/Claimants to perform work at Defendants’/Owners’ residence in exchange for payment. Count I of the complaint sought judgment upon the mechanics’ lien claim, and Count II sought damages for unjust enrichment. Defendants/Owners filed preliminary objections to the claim and the complaint.

In their response to the preliminary objections, Plaintiffs/Claimants admitted by inference that they did not complete the work on Defendants’/Owners’ residence due to nonpayment. Because this is not permitted under the Mechanics’ Lien Law, which requires that a claimant complete all work called for in the parties’ contract, the Court struck Plaintiff’s/Claimant’s mechanics’ lien claim as well as Count I of their complaint. Further, because Plaintiff’s/Claimant’s unjust enrichment claim was legally sufficient and did not require evidentiary support at the pleading stage, the Court overruled Defendants’/Owners’ demurrer to Count II of the complaint.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Action—No. C-48-CV-2015-9409.

CONSTANCE K. NELSON, ESQUIRE, for Plaintiffs/Claimants.

JOHN E. KOTSATOS, ESQUIRE, for Defendants/Owners.

Order of Court entered on October 19, 2016 by BELTRAMI, J.

OPINION

This case is before the Court on the “Preliminary Objections of Owners, Joseph A. Manos and Patricia A. Manos to Claimant’s Mechanics’ Lien Claim” (“POs to Claim”), filed on July 18, 2016, and the “Preliminary Objections of Defendants, Joseph A. Manos and Patricia A. Manos to Plaintiff’s Complaint” (“POs to Complaint”), also filed on July 18, 2016. Plaintiff filed an answer to the POs to Claim on August 8, 2016, and an answer to the POs to Complaint on the same date (“Responses”). The matters were assigned to the undersigned for disposition on the parties’ briefs at Argument Court on August 30, 2016.

On October 12, 2015, Plaintiff filed a “Mechanics’ Lien Claim” (“Claim”) against real property located at 2890 Fischer Road, Easton, Northampton County, Pennsylvania, which is owned by Defendants Joseph A. and Patricia A. Manos (“Owners”). On June 17, 2016, Plaintiff filed a Complaint containing two counts. In Count I, Plaintiff seeks to obtain judgment on the Claim. In Count II, Plaintiff alleges a civil cause of action for unjust enrichment.¹

¹ It should be noted that “[n]o other cause of action may be joined with an action to obtain judgment on a [mechanics’ lien] claim” unless “the improvement is located in more than one county ...” Pa. R.C.P. No. 1657. Thus, Plaintiff’s unjust enrichment claim should have been brought in a separate civil action. *See Moran & Prior Home Improvement SVC v. Khouri*, 30 D. & C.3d 548, 552-53 (C.P. of Cumberland Cnty. 1984). However, this issue has been waived, as Owners did not raise it in their POs to Complaint. *See* Pa. R.C.P. No. 1032(a).

On July 18, 2016, Owners filed both their POs to Claim and their POs to Complaint. Confusingly, in the POs to Claim, Owners raise various issues pertaining to the Complaint, and in the POs to Complaint, they raise various issues pertaining to the Claim. The Court will begin with those preliminary objections that are directed at Plaintiff's Claim.

"Any party may preliminarily object to a claim upon a showing of exemption or immunity of the property from lien, or for lack of conformity with" the Mechanics' Lien Law of 1963. 49 P.S. §1505. Viewing both sets of preliminary objections together, the Court perceives five objections pertaining to the Claim. First, Owners assert that the Claim is defective because Plaintiff failed to give formal notice of its intention to file it, in violation of 49 P.S. §1501(b.1). Second, Owners assert that the Claim is defective because Plaintiff failed to complete the work required by the parties' agreement prior to filing the Claim, in violation of 49 P.S. §1502(a)(1) and *Philadelphia Construction Services, LLC v. Domb*, 903 A.2d 1262 (Pa. Super. 2006). Third, Owners assert that the Claim is defective because it does not contain a detailed statement of the labor or materials furnished and the prices charged therefor, as required by 49 P.S. §1503(6). Fourth, Owners assert that the Claim is defective because its statement of the amount claimed to be due, which is required by 49 P.S. §1503(7), is inaccurate. Finally, Owners assert that because the time for filing a claim has expired, should the Court sustain any of their objections and strike the Claim, Plaintiff should not be granted the opportunity to file an amended claim, citing 49 P.S. §1504.

The Court begins with Owners' second objection to the Claim, as it is dispositive of the POs to Claim, will result in the striking of Plaintiff's Claim, and will cause the dismissal of Count I of the Complaint. Under the Mechanics' Lien Law, "[t]o perfect a lien, every claimant must ... file a claim with the prothonotary ... within six (6) months after the completion of his work." 49 P.S. §1502(a)(1) (emphasis added). "'Completion of the work' means performance of the last of the labor or delivery of the last of the materials required by the terms of the claimant's contract or agreement, whichever last occurs." *Id.* §1201(8) (emphasis added). "'Claimant' means a contractor or subcontractor who has filed or may file a claim ... for a lien against property." *Id.* §1201(6) (emphasis added). While Owners assert at least one preliminary objection that mischaracterizes Plaintiff as a subcontractor, the fact that Plaintiff is actually a contractor, *see id.* §1201(4) (defining contractor as one who contracts directly with owner), is irrelevant for purposes of Section 1502(a)(1), which applies to all claimants.

The Court finds that *Domb* controls here and is fatal to the validity of Plaintiff's Claim. In *Domb*, the claimant alleged as follows:

Claimant supplied the last of the labor or materials on or about April 29, 2005, which is less than four (4) months prior to the filing of this claim. *Claimant has not completed the*

entire work for the project as the Contractor has breached its payment obligations to the Claimant, and Claimant has accordingly been prevented, excused or hindered in the completion of the work.

Domb, supra at 1266-67 (quoting claimant's claim). Here, Plaintiff similarly states that its "final day of work was on or about April 20, 2015[,] *due to Owners' failure to remit payment for services.*" (Pl.'s Resp. to POs to Claim² ¶19 (emphasis added).) Unmistakably flowing from this averment is the inference that Plaintiff walked off of the job early due to Owners' purported breach of the parties' contract.³ This is not permitted under *Domb*, where the court reasoned as follows:

In reaching this conclusion, we note we are cognizant of the policy considerations underlying [the claimant's] position. Our conclusion mandates an aggrieved subcontractor must serve preliminary notice prior to 'completion of the work' and then finish the job so they can perfect the lien within four months of 'completion of the work.' At first glance, such a mandate may seem fundamentally unfair because it forces a subcontractor to render full performance even when the other party already has breached the contract in order to be afforded the remedy of a mechanics' lien. As we have noted, however, mechanics' liens take effect sooner and assume priority over other liens and, hence, these liens provide a remedy which is more expeditious and advantageous to the subcontractor when compared to a breach of contract judgment. ... If a subcontractor wants to take

² Although Owners' objection introduces a new fact, namely that Plaintiff did not complete the work, it is permissible for the Court to consider this new fact as evidence because Plaintiff's Response to the POs to Claim admits it by inference. See *Lisk Plumbing and Heating Co., Inc. v. Schons*, 283 Pa. Super. 344, 348, 423 A.2d 1288, 1290 (1981); 49 P.S. §1505 ("If an issue of fact is raised in such objections, the court may take evidence by deposition *or otherwise.*") (emphasis added).

³ The following excerpt from Plaintiff's Brief in opposition to the POs to Claim solidifies the Court's inference that Plaintiff did not complete the work called for by the parties' agreement:

[Plaintiff] upheld [its] end of the bargain, so to speak, by providing [its] labor and submitting the weekly invoices as per the oral agreement. Owners, however, breached said oral agreement by failing to tender payment upon receipt of the weekly invoices. Hence, the final invoice represented the end of [Plaintiff]'s contractual obligations and *the final day of work performed*, which was on or about April 20, 2015.

(Pl.'s Br. in Opp'n to POs to Claim 7 (emphasis added).) If April 20, 2015 was the last day of work "required by the terms of [Plaintiff's] contract or agreement," 49 P.S. §1201(8), it would be unnecessary for Plaintiff to mention anything about Owners' purported breach of the agreement or to refer to that day as the "final day of work performed." Instead, Plaintiff's Claim and Brief make clear that Plaintiff considered April 20, 2015, to represent the "completion of the work" not because the contract had been completed but because Owners' breach of contract purportedly relieved Plaintiff from further performance.

advantage of this extraordinary remedy, he must comply with the statute as the legislature intended. ... If a subcontractor wishes to walk off the job prior to ‘completion of the work’ because he thinks there is a breach of contract, the subcontractor is afforded the remedy of pursuing a breach of contract claim. We are of the opinion this result is equitable.

Id. at 1268 (citations omitted). As stated above, the fact that the claimant in *Domb* was a subcontractor and Plaintiff is a contractor makes no difference under Section 1502(a)(1), which applies to all claimants. Because it is clear that Plaintiff did not “complete the work,” its Claim is invalid under *Domb* and must be stricken.⁴

“[A] mechanics’ lien claim is a necessary precursor to an action for judgment thereon” *Terra Technical Services, LLC v. River Station Land, L.P.*, 633 Pa. 171, 193, 124 A.3d 289, 303 (2015). Count I of Plaintiff’s Complaint is an action to obtain judgment upon a faulty claim. Thus, Count I of the Complaint must be dismissed. *See* Pa. R.C.P. No. 1651(a); *Hill v. Edinboro Development, Inc.*, 278 Pa. Super. 324, 332, 420 A.2d 562, 566 (1980) (affirming trial court’s entry of summary judgment on mechanics’ lien complaint on basis that underlying mechanics’ lien claim was invalid); *Johnson Service Company v. The Fayette Title & Trust Building*, 96 Pa. Super. 543 (1929).

Count II of the Complaint, on the other hand, is an unjust enrichment claim that does not depend upon the existence of the Claim. Owners assert only one objection pertaining to Count II of the Complaint, a demurrer, arguing that Plaintiff’s unjust enrichment claim is legally insufficient because the Complaint does not include “the specific writings (receipts and/or invoices from stores and/or distributors and/or wholesalers)” that would corroborate Plaintiff’s allegations that it purchased merchandise and materials in order to improve Owners’ residence. (POs to Compl. ¶67.)

Preliminary objections in the nature of a demurrer test the legal sufficiency of the complaint. When considering preliminary objections, all material facts set forth in the challenged pleadings are admitted as true, as well as all inferences reasonably deducible therefrom. Preliminary objections which seek the dismissal of a cause of action should be sustained only in cases in which it is clear and free from doubt that the pleader will be unable to prove facts legally sufficient to establish the right to relief. If any doubt exists as to whether a demurrer should be sustained, it should be resolved in favor of overruling the preliminary objections.

Adams v. Hellings Builders, Inc., 146 A.3d 795, 798 (Pa. Super. 2016) (quoting *Feingold v. Hendrzak*, 15 A.3d 937, 941 (Pa. Super. 2011)).

⁴ In light of the Court’s ruling on Owners’ second preliminary objection to Plaintiff’s Claim, further analysis of the POs to Claim is unnecessary.

‘Unjust enrichment’ is essentially an equitable doctrine. *Styer v. Hugo*, 422 Pa.Super. 262, 619 A.2d 347 (1993), *aff’d*, 535 Pa. 610, 637 A.2d 276 (1994). Where unjust enrichment is found, the law implies a contract, which requires the defendant to pay to the plaintiff the value of the benefit conferred. *Schenck v. K.E. David, Ltd.*, 446 Pa.Super. 94, 666 A.2d 327 (1995). The elements necessary to prove unjust enrichment are: (1) benefits conferred on defendant by plaintiff; (2) appreciation of such benefits by defendant; and (3) acceptance and retention of such benefits under such circumstances that it would be inequitable for defendant to retain the benefit without payment of value. (citations omitted). The application of the doctrine depends on the particular factual circumstances of the case at issue. *In determining if the doctrine applies, our focus is not on the intention of the parties, but rather on whether the defendant has been unjustly enriched.*

Id., 666 A.2d at 328. *Accord Torchia v. Torchia*, 346 Pa.Super. 229, 499 A.2d 581, 582 (1985) (‘[t]o sustain a claim of unjust enrichment, a claimant must show that the party against whom recovery is sought either “wrongfully secured or passively received a benefit that it would be unconscionable for her to retain.”’) (citation omitted).

Mitchell v. Moore, 729 A.2d 1200, 1203-1204 (Pa. Super. 1999) (emphasis in original).

Owners do not actually challenge the legal sufficiency of Count II. Instead, Owners are, in essence, asking Plaintiff to plead evidence. Yet, the complaint need not cite evidence, but only those facts necessary for the defendant to prepare a defense. ... Allegations will withstand challenge where they contain averments of all of the facts the plaintiff will eventually have to prove in order to prevail and they are sufficiently specific so as to enable [the] defendant to prepare a defense.

Podolak v. Tobyhanna Township Board of Supervisors, 37 A.3d 1283, 1287-88 (Pa. Commw. 2012) (citation omitted). Plaintiff has averred that it purchased items and provided services to Owners that Owners have benefited from and have retained without compensation. Because Plaintiff need not plead evidence in support of these allegations, Count II is not legally insufficient, and Owners’ demurrer is without merit.⁵

⁵ Owners rely on *Atlantic Credit and Finance, Inc. v. Giuliana*, 829 A.2d 340 (Pa. Super. 2003). That case is not applicable here. The objection brought in that case was not a demurrer; rather, it argued that the plaintiff’s complaint failed to conform to Rule 1019(i) by failing to attach the writing giving rise to the plaintiff’s right to judgment against the defendant. The court held that an assignee of an alleged debt, who files an action to collect the debt, must attach to its complaint the writings evidencing both the underlying debt and that it is in fact the assignee of the debt. *Id.* at 344-45. Because the plaintiff’s claim arose from an assignment of a credit card agreement between its predecessor in interest and the defendant, its claim was based upon a writing that was not attached to the complaint.

Because it is clear that Plaintiff cannot maintain a valid mechanics' lien because it did not complete the work, it will not be granted leave to file an amended mechanics' lien claim or action to seek judgment thereon. That being said, nothing in the Mechanics' Lien Law affects a claimant's right to pursue a personal action against the owner, such as Plaintiff's unjust enrichment claim. *See* 49 P.S. §1702. Therefore, the striking of Plaintiff's Claim and the dismissal of Count I of its Complaint does not necessitate the dismissal of Count II of the Complaint.

WHEREFORE, the Court enters the following:

ORDER

AND NOW, this 19th day of October, 2016, the "Preliminary Objections of Owners, Joseph A. Manos and Patricia A. Manos to Claimant's Mechanics' Lien Claim," filed on July 18, 2016, are hereby SUSTAINED. Plaintiff's "Mechanics' Lien Claim," filed on October 12, 2015, is hereby STRICKEN, with prejudice.

The "Preliminary Objections of Defendants, Joseph A. Manos and Patricia A. Manos to Plaintiff's Complaint," also filed on July 18, 2016, are hereby SUSTAINED, in part, and OVERRULED, in part. Count I of Plaintiff's "Complaint," filed on June 17, 2016, is hereby DISMISSED. Defendants shall file an answer to Plaintiff's Complaint within twenty (20) days.

Here, Plaintiff's unjust enrichment claim is not *based upon* a writing; rather, it is based upon an alleged benefit conferred upon Owners. Thus, Plaintiff is not attempting to collect a debt owed to it pursuant to any written agreement with Owners, much less as an assignee of any such debt. For these reasons, *Giuliana* does not apply here.



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