

# Northampton County Reporter

(USPS 395-280)

VOL. LIX

EASTON, PA May 11, 2017

NO. 71

**Embassy Bank for the Lehigh Valley, Plaintiff v. Bethlehem Custom Living LLC a/k/a  
Bethlehem Custom Living, LLC, Defendant**

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### INSERT: Green: 1. Quarterly Association Meeting

2. 2017 Calendar

3. Norfolk Tides vs. Lehigh Valley Iron Pigs

4. NCBA/Miller Keystone Blood Center Blood Bank Program

Cream: 1. "Act 170: Major Changes to Pennsylvania LLC and Partnership  
Laws"

2. Holiday Hope Chest Happy Hour

3. "Civil Practice and Procedure in N.C. Magisterial District Court" with  
reception to follow

4. BarBuddies

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

Kindly be advised that due to the Criminal Law Symposium being held on Thursday, June 8, 2017 and Friday, June 9, 2017, there will be no criminal matters on the Miscellaneous Hearing List on Friday, June 9, 2017.

If you have any questions, please call the Court Administrator's Office at 610-829-6700.

\* \* \* \* \*

Reporter Ad Submission Deadline Change—due to the Memorial Day Weekend holiday, the new deadline to submit ads for the June 1, 2017 edition is Thursday, May 25th at noon.

**NORTHAMPTON COUNTY BAR ASSOCIATION  
2017 BAR ASSOCIATION OFFICERS**

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*Northampton County Reporter*  
**Attorney Referral & Information Service**  
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**BAR ASSOCIATION STAFF**

Mary Beth Leeson .....Executive Director  
Patti A. Gober .....Accounting  
Heather Rizzotto-Stefanik ..... Legal Journal  
Christen T. Borso .....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.

Subscription Price—\$75.00 per year.

Periodical Postage Paid at Easton, PA and additional office.

Postmaster: Send all communications and address changes to:

**NORTHAMPTON COUNTY REPORTER**  
155 South Ninth St., Easton, PA 18042-4399  
Telephone (610) 258-6333 FAX (610) 258-8715  
Ralph J. Bellafatto, Esquire  
Editor

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

#### **Bruce E. Davis, Esquire**

Admitted to Northampton County Bar: September 1976 • Died: March 16, 2017

A Memorial Service was held on April 8, 2017

Memorial Contributions may be sent to:

Barclay Friends, 700 N. Franklin Street, West Chester, PA 19380

#### **Quarterly Association Meeting and Malpractice Avoidance Seminar**

Thursday, May 18, 2017

Registration form inside.

#### **Donation of Old Clothing**

If you are in the Spring Cleaning mode and plan to purge old suits, shoes, ties and belts, consider donating those items to Court Administration for use by defendants in trial. Court Administration provides clothing as per the Judges' requests to outfit them from the prison-wear to courtroom attire. Contact the Office of Court Administration with any questions.

#### **Save the Dates**

Annual Summer Outing – Thursday, July 20, 2017

NCBA at the Iron Pigs – Tuesday, August 8, 2017

#### **Barristers Boast**

Have you received an honor or award for community work? Do you have a new grandchild? Have you heard good news about one of your NCBA colleagues that should be shared?

Good news items about fellow members should be sent to:  
marybeth@norcobar.org.

#### ***Mother's Day – May 14, 2017***

When you are a mother, you are never really alone in your thoughts. A mother always has to think twice, once for herself and once for her child. ~ *Sophia Loren*

**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****BRAIDO, ALDO,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Joseph Braido, III, 3930 Mountain View Avenue, Easton, PA 18045

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

**COLE, FRANK J., SR.,** dec'd.

Late of the Township of Palmer, Northampton County, PA

Executors: Janice A. Cole and Frank J. Cole, Jr.

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

**DOMIN, WALTER J.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Angela Osterhuber c/o George M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

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

**HENRY, HELEN I.,** dec'd.

Late of 4024 Mountain View Drive, Danielsville, Northampton County, PA

Administrator: Preston G. Henry, 4024 Mountain View Drive, Danielsville, PA 18038

Attorneys: David B. Shulman, Esquire, Shulman & Shabbick, 1935 Center Street, Northampton, PA 18067

**LINTNER, EDWARD H. a/k/a EDWARD H. LINTNER, II,** dec'd.

Late of Lower Saucon Township, Northampton County, PA

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

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

**LUETTCHAU, NORMA E. a/k/a NORMA LUETTCHAU,** dec'd.

Late of Easton, Northampton County, PA

Executrix: Marie A. Luettchau c/o Sally L. Schoffstall, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069

Attorneys: Sally L. Schoffstall, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069

**MANNHERZ, RUTH C.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Walter F. Mannherz  
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

**SABO, MARY MARCZYK**, dec'd.

Late of the City of Bethlehem,  
Northampton County, PA  
Administratrix: Mary C.  
Gosztonyi, 5060 Chelsea Drive,  
Bethlehem, PA 18020

**SANTORO, LISA R. MENZO**, dec'd.

Late of the Township of Palmer,  
Northampton County, PA  
Administratrix: Patricia D. Menzo  
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

**SBROCCHI, DONNA a/k/a  
DONATA SBROCCHI**, dec'd.

Late of Bethlehem, Northampton  
County, PA

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

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

**SEIP, JOAN E.**, dec'd.

Late of the Township of Palmer,  
Northampton County, PA

Executor: James M. Helm, 20  
Woodshire Drive, Easton, PA  
18042

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

**ULIANA, LINDA L.**, dec'd.

Late of the Township of Plain-  
field, Northampton County, PA  
Executor: Elio Bernard Uliana  
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

**VERNA, PARTHENIA M. a/k/a  
DOLLY M. VERNA**, dec'd.

Late of Nazareth, Northampton  
County, PA

Co-Executrices: Nancy L.  
Sullivan and Susan M. Thomas  
c/o Steven B. Molder, Esquire,  
904 Lehigh St., Easton, PA  
18042

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

**WELTY, CHARLOTTE E.**, dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executor: John C. Hafer c/o  
William P. Leeson, Esquire, 70  
East Broad Street, P.O. Box  
1426, Bethlehem, PA 18016-  
1426

Attorney: William P. Leeson,  
Esquire, 70 East Broad Street,  
P.O. Box 1426, Bethlehem, PA  
18016-1426

**SECOND PUBLICATION**

**AYLWARD, MARY K.**, dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executor: Kevin John Kostelnik  
c/o Mary Ann Snell, Esquire,

4510 Bath Pike, Suite 201,  
Bethlehem, PA 18017

Attorney: Mary Ann Snell,  
Esquire, 4510 Bath Pike, Suite  
201, Bethlehem, PA 18017

**BENNER, SAMUEL K., SR. a/k/a  
SAMUEL KENNETH BENNER,  
SR.,** dec'd.

Late of the Borough of Bath,  
Northampton County, PA

Executrix: Tammy Cruz c/o  
Robert E. Donatelli, Esquire,  
Norris, McLaughlin & Marcus,  
P.A., 515 West Hamilton Street,  
Suite 502, Allentown, PA 18101  
Attorneys: Robert E. Donatelli,  
Esquire, Norris, McLaughlin &  
Marcus, P.A., 515 West Hamilton  
Street, Suite 502, Allentown, PA  
18101

**CHRISTMAN, GLORIA M.,** dec'd.

Late of the Township of Lehigh,  
Northampton County, PA  
Executor: David Christman, 453  
Walnut Drive, Northampton, PA  
18067

Attorneys: James A. Wimmer,  
Esquire, Philip & Wimmer, 419  
Delaware Avenue, P.O. Box 157,  
Palmerton, PA 18071

**DeLONG, LEO H., JR.,** dec'd.

Late of Allentown, Northampton  
County, PA

Executrix: Wanda J. DeLong, 55  
Hidden Meadow Drive, Easton,  
PA 18042

Attorney: Margo S. Wiener,  
Esquire, 825 North 12th Street,  
Allentown, PA 18102

**EDWARDS, THOMAS R.,** dec'd.

Late of Easton, Northampton  
County, PA

Executor: Bruce Edwards, 7  
Spencer St., Somerset, NJ 08873  
Attorney: Stacey Beecher,  
Esquire, 106 West High St.,  
Milford, PA 18337

**GOTTSCHALL, ALBERTA E.,**  
dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executrix: Melanie Jane Gaal

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

**HAGEMAN, RICHARD H.,** dec'd.

Late of the Township of Palmer,  
Northampton County, PA

Executor: Richard C. Hageman,  
121 Pine Hollow Way, Saylors-  
burg, PA 18353

**HASENECZ, ALEX,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executor: Timothy A. Hasenecz  
c/o Jay C. Glickman, Esquire,  
Rubin, Glickman, Steinberg &  
Gifford, 2605 N. Broad Street,  
P.O. Box 1277, Lansdale, PA  
19446

Attorneys: Jay C. Glickman,  
Esquire, Rubin, Glickman,  
Steinberg & Gifford, 2605 N.  
Broad Street, P.O. Box 1277,  
Lansdale, PA 19446

**HOLOTYAK, ANNA S.,** dec'd.

Late of the Township of  
Bethlehem, Northampton  
County, PA

Executrices: Anna H. Sule a/k/a  
Anna M. Sule and Mary Jane  
Holotyak c/o Justin K. McCarthy,  
Esquire, 520 East Broad Street,  
Suite 108, Bethlehem, PA 18018  
Attorney: Justin K. McCarthy,  
Esquire, 520 East Broad Street,  
Suite 108, Bethlehem, PA 18018

**HUMMER, DAVID E.,** dec'd.

Late of Nazareth, Northampton  
County, PA

Administrator: Casey D. Hummer  
c/o Barbara Rush Renkert,

Esquire, 2120 Northampton Street, Easton, PA 18042  
Attorney: Barbara Rush Renkert, Esquire, 2120 Northampton Street, Easton, PA 18042

**KLINE, THERESA E.,** dec'd.

Late of the Township of Moore, Northampton County, PA  
Executor: John Petrilak, 99 Brainards Road, Phillipsburg, NJ 08865  
Attorney: Daniel G. Spengler, Esquire, 110 East Main Street, Bath, PA 18014

**OLEWINE, ROSE A.,** dec'd.

Late of Northampton, Northampton County, PA  
Executrix: Kathleen A. Carrer c/o William P. Bried, Esquire, Ritter & Bried, PC, 1600 W. Hamilton Street, Allentown, PA 18102-4287  
Attorneys: William P. Bried, Esquire, Ritter & Bried, PC, 1600 W. Hamilton Street, Allentown, PA 18102-4287

**PIKE, GEORGE W.,** dec'd.

Late of the Township of Plainfield, Northampton County, PA  
Executrix: Karen Marie Zripko c/o Theodore R. Lewis, Esquire, Lewis and Walters, 46 S. 4th Street, P.O. Box A, Easton, PA 18044-2099  
Attorneys: Theodore R. Lewis, Esquire, Lewis and Walters, 46 S. 4th Street, P.O. Box A, Easton, PA 18044-2099

**SENICK, PAUL M., II,** dec'd.

Late of Bethlehem, Northampton County, PA  
Administrators: Paul M. Senick, Sr. and Jill M. Senick c/o William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

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

**SLAHTA, MICHAEL S.,** dec'd.

Late of the Borough of Hellertown, Northampton County, PA  
Executrix: Lois J. Weidner 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

**STEINER, JOHN R., SR.,** dec'd.

Late of the Borough of Stockertown, Northampton County, PA  
Executor: Mark A. Steiner, 207 Brookfield Circle, Macungie, PA 18062

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

**WALTERS, VINCENZA A.,** dec'd.

Late of the Borough of Nazareth, Northampton County, PA  
Executrix: Mary Alice L. Einfalt 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

**ZIEGENFUSS, PENELOPE G.,** dec'd.

Late of the Borough of Hellertown, Northampton County, PA  
Executrix: Brenda Lee Fritzinger 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



**THIRD PUBLICATION****ALDERISO, NICHOLAS R.,** dec'd.

Late of the Township of East Allen, Northampton County, PA  
Executor: James A. Alderiso c/o George M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

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

**APPEL, GLORIA M. a/k/a GLORIA MAY APPEL,** dec'd.

Late of Palmer Township, Northampton County, PA

Executor: Thomas A. Appel

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

**FENSTERMAKER, LURAY V.,** dec'd.

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

Executrix: Hattie J. Laudenslager c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

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

**FERGUSON, JOAN C. a/k/a JOAN P. FERGUSON a/k/a JOAN FERGUSON,** dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Robert J. Peters c/o Kathleen M. Collins, Esquire, 1125 S. Cedar Crest Boulevard, Suite 205, Allentown, PA 18103  
Attorney: Kathleen M. Collins, Esquire, 1125 S. Cedar Crest

Boulevard, Suite 205, Allentown, PA 18103

**HERCEG, GAIL E.,** dec'd.

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

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

**KLECKNER, RUTH A.,** dec'd.

Late of Bethlehem Township, Northampton County, PA  
Administratrix: Diana F. Drabic c/o Quintes D. Taglioli, Esquire, 121 N. Cedar Crest Blvd., Allentown, PA 18104

Attorney: Quintes D. Taglioli, Esquire, 121 N. Cedar Crest Blvd., Allentown, PA 18104

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

Late of the City of Bethlehem, Northampton County, PA  
Administratrix: Daria M. Sockey c/o Mary Ann Snell, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017

Attorney: Mary Ann Snell, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017

**NICKISHER, JOEL ANTHONY a/k/a JOEL A. NICKISHER a/k/a JOEL NICKISHER a/k/a JOEL A. NICKISHER, I,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administrator: Michael G. Nickisher 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



**OAKLEY, DAVID BRYANT a/k/a DAVID B. OAKLEY**, dec'd.

Late of Palmer Township, Northampton County, PA

Administratrices: Alecia M. Fehley and Ronnita M. Fern 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

**PERAZZETTI, DINA M.**, dec'd.

Late of Easton, Northampton County, PA

Co-Executors: Bradford A. Perazzetti and Barry F. Perazzetti 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

**PRICE, RITA M.**, dec'd.

Late of the City of Easton, Northampton County, PA

Executrix: Lindsey Pantuso c/o George M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

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

**REPH, ARNOLD CARL a/k/a ARNOLD C. REPH**, dec'd.

Late of the Township of Lehigh, Northampton County, PA

Administratrix: Rita A. Reph, 3900 Mountain View Drive, P.O. Box 79, Danielsville, PA 18038

Attorneys: James A. Wimmer, Esquire, Philip & Wimmer, 419

Delaware Avenue, P.O. Box 157, Palmerton, PA 18071

**VALITSKI, WILLIAM F.**, dec'd.

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

Executrix: Lynne V. Finnegan c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

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

**VENEZIA, CECELIA A.**, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Christina Venezia Wood c/o George M. Vasiliadis, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

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

**WARNER, BETTY L. a/k/a BETTY LOU WARNER a/k/a BETTY JOYCE WARNER**, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: David H. Warner, 4200 Kennedy Ct., Bethlehem, PA 18017

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

**YOUNG, ELAINE M.**, dec'd.

Late of Forks Township, Northampton County, PA

Executor: John S. Young, 204 Adrian Drive, Easton, PA 18040-7719

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

**NOTICES OF INCORPORATION**

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

The name of the corporation is:

**CISCOCON, INC.**

The Articles of Incorporation were filed on April 20, 2017.

NICHOLAS R. SABATINE, III, P.C.  
16 S. Broadway  
Suite 1  
Wind Gap, PA 18091

May 11

**E&A REALTY VENTURES, INC.**

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

ROBERT H. JACOBS, ESQUIRE  
400 Northampton Street  
Suite 408  
Easton, PA 18042

May 11

**LIMITED LIABILITY COMPANY NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization—Domestic Limited Liability Company has been filed with the Department of State for the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Organization under the provisions of Title 15, Corporations and Unincorporated Associations at 15 Pa. C.S.A. 8901 et seq., approved December 7, 1994, P.L. 703, No. 160 (4).

The name of the domestic limited liability company is:

**GOEPP ST. PARTNERS, LLC**

The Certificate of Organization was filed on April 24, 2017.

GARY A. BRIENZA, ESQUIRE  
PETERS, MORITZ, PEISCHL,  
ZULICK, LANDES & BRIENZA, LLP  
1 South Main Street  
Nazareth, PA 18064

May 11

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

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

ESTATE; Accountant  
ARTHUR R. KADUK; Bruce A. Kaduk, Executor

**AUDIT NOTICE**

All parties interested are notified that an audit list will be made up of all Accounts and the said list will be called for audit at the Northampton County Government Center, Easton, PA on: FRIDAY, MAY 19, 2017 AT 9:00 A.M. IN COURTROOM #1.

Gina X. Gibbs  
Clerk of Orphans' Court

May 4, 11

**MISCELLANEOUS LEGAL NOTICE IN THE UNITED STATES DISTRICT COURT FOR THE EASTERN DISTRICT OF PENNSYLVANIA NOTICE OF MARSHAL'S SALE OF REAL ESTATE**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR-IN-INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LaSALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS J.P. MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES TRUST 2006-CIBC15, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-CIBC15,

Plaintiff

v.

WALNUTPORT ASSOCIATES LP,  
Defendant

**NO. 5:16-CV-04966-EGS**

Marshal's Sale of Real Estate on June 26, 2017, at 10:00 A.M., at the U.S. Marshals Service, 2110 U.S. Courthouse, 601 Market St., Philadelphia, PA 19106.

TO BE SOLD: All that certain tract of land known as 200 S. Best Avenue, Walnutport, Northampton County, Pennsylvania, as more particularly described in Exhibit A to the Mortgage recorded on June 12, 2006, at Instrument Number 2006034939 with the Recorder of Deed for the County of Northampton.

SEIZED IN EXECUTION as the Property of WALNUTPORT ASSOCIATES, LP. Judgment entered October 28, 2016 in the amount of \$10,365,531.07, plus interests and costs through the date of the Marshal's sale.

The improvements are commercial.

10% of the bid is due at the time of sale in the form of money order, cashier's check or certified funds (no cash); the balance is due 10 days after the Court confirms the sale. Other terms and conditions to be announced at the sale. Schedule of Distribution will be filed by Plaintiff's attorney within 30 days of the date of sale.

For more information, contact Daniel Mullin, Esq. at (215) 665-8500.

Apr. 27; May 4, 11, 18

**LITIGATION PARALEGAL (BETHLEHEM)**

KingSpry, a progressive, expanding regional law firm seeks a top notch full-time paralegal for our litigation law group.

Requirements: proficient in Microsoft Office, including but not limited to: Word, Outlook and Excel. Possess transcription skills; excellent interpersonal, organizational, communication and phone skills, self-starter and able to juggle multiple projects and deadlines; able to work independently and as part of the team in a fast-paced environment. Knowledge of real estate closing programs and/or title agent skills a plus.

Position provides administrative support to two to three (2-3) attorneys; client contact; scheduling appointments/maintaining calendars; drafting of pleadings and discovery; and creating and maintaining files.

Full benefit package provided. Please submit cover letter and resume to Sarah O'Steen, [sosteen@kingspry.com](mailto:sosteen@kingspry.com); (610) 332-0314 fax.

May 11, 18

**EMBASSY BANK for the LEHIGH VALLEY, Plaintiff v.  
BETHLEHEM CUSTOM LIVING LLC a/k/a  
BETHLEHEM CUSTOM LIVING, LLC**

*Preliminary Objections—Representation of Corporation.*

Plaintiff filed a complaint in mortgage foreclosure against Defendant, a limited liability corporation. Defendant, acting without an attorney, filed a *pro se* answer to the complaint. Plaintiff filed preliminary objections to the answer, asserting that it was a legal nullity because corporations may not represent themselves in court. Because the Court agreed with Plaintiff, it struck the *pro se* answer.

In the Court of Common Pleas of Northampton County, Pennsylvania,  
Civil Division—No. C-48-CV-2016-5540.

JACK M. SEITZ, ESQUIRE, for Plaintiff.

Bethlehem Custom Living, LLC, Pro Se.

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

*OPINION*

This matter is before the Court on Plaintiff’s Preliminary Objections to Defendant’s Answer (“POs”). The POs were filed on August 15, 2016, and were submitted to the Court, on briefs, at the September 20, 2016 session of Argument Court.<sup>1</sup>

On June 22, 2016, Plaintiff initiated this action by filing a Complaint in Mortgage Foreclosure against Defendant. On July 5, 2016, Michael D. Recchiuti, Esquire entered his appearance for Defendant. On August 5, 2016, Defendant, acting *pro se* and not through counsel, filed its Answer.<sup>2</sup> On August 18, 2016, Attorney Recchiuti withdrew his appearance for Defendant.

Plaintiff’s POs are brought under Pennsylvania Rule of Civil Procedure 1028(a)(2) and assert that the Answer fails to conform to law in that a corporation may not represent itself in the Court of Common Pleas. The Court agrees.

In Pennsylvania, “a corporation may appear and be represented in our courts only by an attorney duly admitted to practice” law. *Walacavage v. Excell 2000, Inc.*, 331 Pa. Super. 137, 144, 480 A.2d 281, 285 (1984).

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<sup>1</sup> While Plaintiff filed its Brief on August 15, 2016, Defendant has not filed a brief, violating Northampton County Rule of Civil Procedure N211(c).

<sup>2</sup> The Answer does not identify the name of the person who signed it or his or her relationship to Defendant. The Answer simply contains that person’s signatures and, beneath the signature line on the verification, a New Jersey address that is different than the address identified in Plaintiff’s Complaint as Defendant’s address. There is no indication that the person who signed the handwritten Answer is an attorney. Further, the Answer contains no attorney identification number.

There are only two exceptions to this rule, and neither is applicable here. First, a corporation does not require an attorney if permitted to represent itself by rule or statute. *Id.* at 143, 480 A.2d at 284. There are no such rules or statutes applicable here. Second, a corporation does not need an attorney in a stockholder's derivative action, which this action is not. *Id.*

Because Defendant is a corporation, it was not permitted to file its *pro se* Answer. Thus, Plaintiff's POs must be sustained. Plaintiff requests that the Court strike the Answer with prejudice, arguing that "even a cursory review of the Answer reveals [that] Defendant is not prepared to raise any legitimate issues." (Pl.'s Br. 2.) However, given that the Answer was filed without the assistance of counsel, and is a legal nullity,<sup>3</sup> the Court cannot conclude that there are no legitimate issues that could be raised in an answer, should Defendant retain new counsel.

WHEREFORE, the Court enters the following:

*ORDER*

AND NOW, this 19th day of October, 2016, "Plaintiff's Preliminary Objections to Defendant's Answer," filed on August 15, 2016, are hereby SUSTAINED. Defendant's "Answer to Complaint," filed on August 5, 2016, is hereby STRICKEN. Defendant is granted leave to file an amended answer, through counsel, within twenty (20) days.

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<sup>3</sup> "Generally, a pleading signed by neither a party nor an attorney-at-law is a nullity and may, upon motion, be stricken." *McCain v. Curione*, 106 Pa. Commonwealth Ct. 552, 556, 527 A.2d 591, 593 (1987).

**Northampton County Bar Association**

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## PERIODICAL PUBLICATION

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, May 15, 2017**