

# Northampton County Reporter

(USPS 395-280)

VOL. LIX

EASTON, PA March 17, 2016

NO. 11

**In Re: Involuntary Termination of C.C.B., a Minor Child**

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

#### **Court Administration Notice**

Rule to Show Cause why custody or visitation case should not be dismissed – See page 33.

\* \* \* \* \*

#### **Save the Dates**

BarBuddies – March 24

Federal Courts Ceremonial Admissions – May 5

Quarterly Association Meeting and Malpractice Avoidance Seminar – May 19

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*Northampton County Reporter*  
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Patti A. Gober .....Accounting  
Heather Rizzotto-Stefanik ..... Legal Journal  
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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  
Edward P. Shaughnessy, Esquire  
Editor

**NOTICE TO NCBA MEMBERS – BAR NEWS**

**Ceremonial Admissions – U.S. Court of Appeals for the Third Circuit and  
U.S. District Court for the Eastern District of Pennsylvania**

Thursday, May 5, 2016

U.S. Federal Courthouse – Easton

Contact the NCBA Office for Court applications and information.

**Quarterly Association Meeting and Malpractice Avoidance Seminar**

Thursday, May 19, 2016

12:00 p.m. @ Best Western Conference Center, Bethlehem.

**Iron Pigs Game**

Thursday, June 30, 2016

6:00 p.m. @ Cocoa Cola Park.

**Summer Outing**

Thursday, July 21, 2016

**2016 Bench Bar Conference**

October 6-8, 2016

Hyatt Regency, Chesapeake Bay Golf Resort, Spa and Marina

Cambridge, Maryland

**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****BORST, JOSEPH, dec'd.**

Late of Bethlehem, Northampton County, PA

Executor: Roy A. Borst c/o Larry R. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

Attorneys: Larry R. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

**DIETERLY, MARY E., dec'd.**

Late of Bethlehem, Northampton County, PA

Executors: Linda S. Dieterly and Cory Dieterly c/o Michael E. Riskin, Esquire, Riskin and Riskin, 18 E. Market St., P.O. Box 1446, Bethlehem, PA 18016-1446

Attorneys: Michael E. Riskin, Esquire, Riskin and Riskin, 18 East Market Street, P.O. Box 1446, Bethlehem, PA 18016-1446

**DiGIACOMO, CONSTANCE M., dec'd.**

Late of Bethlehem, Northampton County, PA

Executrix: Arlene K. Andrews c/o Karl H. Kline, Esquire, Fitzpatrick, Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219

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

**FLOOD, MICHAEL K., dec'd.**

Late of the Borough of Wind Gap, Northampton County, PA

Executrix: Mary Flood, 184 N. Lehigh Avenue, Wind Gap, PA 18091

**KEARNEY, JOSEPH W., JR., dec'd.**

Late of the Township of Palmer, Northampton County, PA

Executor: Robert V. Littner, 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

**KRAUS, GRACE D., dec'd.**

Late of the City of Easton, Northampton County, PA

Executrix: Lynne E. Berger 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

**LIPPEY, JEANNETTE E., dec'd.**

Late of the Township of Forks, Northampton County, PA

Executrix: Sharon K. Wilson c/o Steven N. Goudsouzian, Esquire, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

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

**LOMBARDO, DORIS J.,** dec'd.

Late of Northampton County, PA  
Executrix: Regina Sharpe, P.O. Box 67, Walnutport, PA 18088

**LOUGHRAN, ELEANOR a/k/a ELEANOR MAE LOUGHRAN a/k/a ELEANOR M. LOUGHRAN,** dec'd.

Late of the Borough of Hellertown, Northampton County, PA  
Executrix: Tracy L. Roman c/o David M. Backenstoe, Esquire, 148 Main Street, Hellertown, PA 18055

Attorney: David M. Backenstoe, Esquire, 148 Main Street, Hellertown, PA 18055

**MACSI, LORETTA a/k/a LORETTA A. MACSI,** dec'd.

Late of Bethlehem Township, Northampton County, PA  
Executors: Richard G. Macsi and Robert M. Macsi c/o Matthew C. Samley, Esquire, Reese, Samley, Wagenseller, Mecum & Longer, P.C., 120 North Shippen Street, Lancaster, PA 17602

Attorneys: Matthew C. Samley, Esquire, Reese, Samley, Wagenseller, Mecum & Longer, P.C., 120 North Shippen Street, Lancaster, PA 17602

**McCONNELL, ALICE V.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Executor: William A. McConnell 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

**OSWALD, ANN S.,** dec'd.

Late of Northampton, Northampton County, PA

Co-Executors: Richard D. Oswald, Jr. and Stacey A. O. Smith c/o Thomas J. Turczyn, Esquire, 1711 W. Hamilton Street, Allentown, PA 18104

Attorney: Thomas J. Turczyn, Esquire, 1711 W. Hamilton Street, Allentown, PA 18104

**REED, ERMA L. a/k/a ERMA A. REED,** dec'd.

Late of Bethlehem Township, Northampton County, PA

Co-Executrices: Jennifer Wunderler and Elizabeth Morgan c/o Judith A. Harris, Esquire, Norris, McLaughlin & Marcus, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101  
Attorneys: Judith A. Harris, Esquire, Norris, McLaughlin & Marcus, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

**SCALA, GRACE M.,** dec'd.

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

Executrix: Linda C. Finkbeiner 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

**SCHATZ, VIRGINIA F.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Samuel P. Schatz 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

**SMOCK, GILBERT A., JR.,** dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Janie M. Beil c/o David M. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

Attorneys: David M. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

**TRONZIGER, JOAN A. a/k/a JOAN TRONZIGER,** dec'd.

Late of the Borough of Pen Argyl, Northampton County, PA

Executrix: Cheryl Kolodziej a/k/a Cheryl DeLucas-Kolodziej c/o Beth A. Dobis Beers, Esquire, 315 E. Main Street, Bath, PA 18014

Attorney: Beth A. Dobis Beers, Esquire, 315 E. Main Street, Bath, PA 18014

**VanSYCKLE, MALINDA M. a/k/a MALINDA MAY VanSYCKLE,** dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Administratrix: Bertha Mammana c/o Steven N. Goudsouzian, Esquire, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

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

**SECOND PUBLICATION**

**ADAMS, FRANK a/k/a FRANK W.**

**ADAMS,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Francine Kovacs 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

**BLUM, ROBERT C.,** dec'd.

Late of the Township of Hanover, Northampton County, PA

Co-Executors: Marsha C. Kashner and Michael H. Kashner c/o Richard J. Haber, Esquire, 150 West Macada Road, Bethlehem, PA 18017

Attorney: Richard J. Haber, Esquire, 150 West Macada Road, Bethlehem, PA 18017

**BOOK, HELEN JANE a/k/a HELEN J. BOOK a/k/a H. JANE BOOK a/k/a JANE BOOK,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: JoAnne B. Turcotte c/o Edward H. Butz, Esquire, Lesavoy Butz & Seitz LLC, 7535 Windsor Drive, Suite 200, Allentown, PA 18195

Attorneys: Edward H. Butz, Esquire, Lesavoy Butz & Seitz LLC, 7535 Windsor Drive, Suite 200, Allentown, PA 18195

**CASCIANO, PASQUALE,** dec'd.

Late of the Borough of Bangor, Northampton County, PA

Executor: Vito Trigiani, 304 Martino Avenue, Roseto, PA 18013

Attorneys: Ronold J. Karasek,  
Esquire, Karasek Law Offices,  
LLC, 641 Market Street, Bangor,  
PA 18013

**CURRAN, HELEN E.,** dec'd.

Late of the Township of  
Bethlehem, Northampton  
County, PA

Executrix: Joan A. Kohut c/o  
Richard P. Kovacs, Esquire, Noel,  
Kovacs & McGuire, P.C., 2505  
Newburg Road, Easton, PA  
18045-1963

Attorneys: Richard P. Kovacs,  
Esquire, Noel, Kovacs & McGuire,  
P.C., 2505 Newburg Road,  
Easton, PA 18045-1963

**DEVEREAUX, CHARLES W., JR.,**  
dec'd.

Late of Easton, Northampton  
County, PA

Personal Representative: Jo-Ann  
Deveraux

Attorneys: Avery E. Smith,  
Esquire, King Spry Herman  
Freund & Faul LLC, One West  
Broad Street, Suite 700,  
Bethlehem, PA 18018

**FLAHERTY, JEANNE E.,** dec'd.

Late of Bethlehem, Northampton  
County, PA

Executrix: Gayle F. Deck, 6703  
Flint Hill Road, New Tripoli, PA  
18066

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

**HART, SEAN MICHAEL,** dec'd.

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

Administratrix: Sherry A. Doyle  
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

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

Late of the City of Bethlehem,  
Northampton County, PA

Administratrix: Jennifer Ann  
Hogan c/o Lucas J. Repka,  
Esquire, 108 East Center Street,  
Nazareth, PA 18064

Attorney: Lucas J. Repka,  
Esquire, 108 East Center Street,  
Nazareth, PA 18064

**HOWER, RACHEL R. a/k/a**  
**RACHEL HOWER,** dec'd.

Late of Allen Township,  
Northampton, Northampton  
County, PA

Executor: Ned P. Hower c/o Eric  
R. Strauss, Esquire, Worth,  
Magee & Fisher, P.C., 2610  
Walbert Avenue, Allentown, PA  
18104

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

**KUNSMAN, CHARLES R., SR.**  
**a/k/a CHARLES KUNSMAN,**  
**SR. a/k/a CHARLES R.**  
**KUNSMAN,** dec'd.

Late of Hanover Township,  
Northampton County, PA

Executrix: Sherry L. Flanagan,  
1381 Puggy Lane, Bethlehem, PA  
18015

**LAMPROS, GEORGE,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executrix: Mary Lampros  
Attorney: Nicholas M. Zumas,  
Esquire, 5540 Memorial Road,  
Allentown, PA 18104

**MEIXELL, ROBERT W.,** dec'd.

Late of the Township of Hanover,  
Northampton County, PA



Executrix: Stephanie Kay  
Crabtree, 420 W. Shadow Lane,  
State College, PA 16803  
Attorney: James J. Holzinger,  
Esquire, 1216 Linden Street,  
P.O. Box 1409, Bethlehem, PA  
18016

**NEWHARDT, PAUL E.,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA  
Executrices: Maryann Gehringer  
and Jill Garger c/o Robert A.  
Pinel, Esquire, Law Offices of  
Robert A. Pinel, LLC, 1502  
Center Street, Suite 201,  
Bethlehem, PA 18018

Attorneys: Robert A. Pinel,  
Esquire, Law Offices of Robert A.  
Pinel, LLC, 1502 Center Street,  
Suite 201, Bethlehem, PA 18018

**PATTERSON, BRUCE D. a/k/a  
BRUCE PATTERSON,** dec'd.

Late of the Township of Lehigh,  
Northampton County, PA

Administrator: Dwight Michael  
Patterson c/o Robert H. Littner,  
Esquire, Littner, Deschler &  
Littner, 512 North New Street,  
Bethlehem, PA 18018

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

**YOO, JESSICA F.,** dec'd.

Late of the Township of Bushkill,  
Northampton County, PA

Administrator: Keaton Yoo c/o  
Steven N. Goudsouzian, Esquire,  
2925 William Penn Highway,  
Suite 301, Easton, PA 18045-  
5283

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

**YURISH, JOSEPH J.,** dec'd.

Late of the Borough of Northamp-  
ton, Northampton County, PA

Executrix: Sara Jane Krex c/o  
Karl F. Longenbach, Esquire,  
425 West Broad St., P.O. Box  
1920, Bethlehem, PA 18016-  
1920

Attorney: Karl F. Longenbach,  
Esquire, 425 West Broad St.,  
P.O. Box 1920, Bethlehem, PA  
18016-1920

**THIRD PUBLICATION**

**BORLODAN, JOHN F. a/k/a  
JOHN F. BORLODAN, JR.,**  
dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executor: Michael G. Borlodan  
c/o April L. Cordts, Esquire, 391  
Nazareth Pike, Bethlehem, PA  
18020

Attorney: April L. Cordts,  
Esquire, 391 Nazareth Pike,  
Bethlehem, PA 18020

**ELMO, JENNIE V.,** dec'd.

Late of Williams Township,  
Northampton County, PA

Executrix: Staccia M. Pugliese  
c/o Ralph J. Bellafatto, Esquire,  
4480 William Penn Highway,  
Easton, PA 18045

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

**FARLEIGH, MARTHA a/k/a  
MARTHA A. FARLEIGH,** dec'd.

Late of the Borough of Pen Argyl,  
Northampton County, PA

Executrix: Judy Rotzell 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



**KOSTELNICK, JOSEPH J. a/k/a  
JOSEPH J. KOSTELNICK, JR.,**  
dec'd.

Late of Bethlehem, Northampton  
County, PA

Executrix: Maryanne West c/o  
Donald H. Lipson, Esquire,  
Norris, McLaughlin & Marcus,  
P.A., 515 W. Hamilton St., Suite  
502, Allentown, PA 18101

Attorneys: Donald H. Lipson,  
Esquire, Norris, McLaughlin &  
Marcus, P.A., 515 W. Hamilton  
St., Suite 502, Allentown, PA  
18101

**MUGAVERO, ROSALYN A.,** dec'd.

Late of Roseto, Northampton  
County, PA

Executrix: Lisa Colgan, 32 Miele  
Pl., Summit, NJ 07901

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

**STARK, MARTHA ANN a/k/a  
MARTHA A. STARK-BOSWELL  
a/k/a MARTHA STARK-  
BOSWELL,** dec'd.

Late of Bethlehem, Northampton  
County, PA

Executor: William Weiss 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

**NOTICES OF NONPROFIT  
INCORPORATION**

NOTICE IS HEREBY GIVEN that  
Articles of Incorporation-Nonprofit  
have been filed with the Department  
of State of the Commonwealth of  
Pennsylvania, at Harrisburg, Penn-  
sylvania, for the purpose of incorpo-  
rating a nonprofit corporation under

the Pennsylvania Nonprofit Corpora-  
tion Law of 1988 (P.L. 1444, No. 177).

The name of the Corporation is:

**APOSTLES OF JESUS**

Date of Incorporation: January 28,  
2016.

The purpose for which the corpo-  
ration was organized is a religious  
order of priests and brothers engaged  
in evangelization, performing mission-  
ary activities, doing charitable works,  
and training individuals seeking to  
join the order, and other charitable,  
religious, educational and scientific  
purposes.

ANDREW D. HOFFMAN, ESQUIRE  
ZATOR LAW

4400 Walbert Avenue  
Allentown, PA 18104

Mar. 17

NOTICE IS HEREBY GIVEN that  
Articles of Incorporation have been  
filed and approved on January 19,  
2016, with the Department of State  
of the Commonwealth of Pennsylvania,  
Harrisburg, Pennsylvania, for the  
purpose of incorporating a nonprofit  
corporation pursuant to the  
provisions of the Nonprofit  
Corporation Law of the  
Commonwealth, December 21, 1988,  
P.L. 1444, No. 177, Section 103, as  
amended. The name of the corporation  
is:

**LEHIGH VALLEY CHORALE**

a volunteer choir for the purpose of  
educating, nurturing, and enriching  
the cultural climate of the community  
through public choral concerts,  
education, and providing an outlet for  
local singers.

Mar. 17

**FICTITIOUS NAME  
REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN that  
an Application for Registration of  
Fictitious Name was filed in the  
Department of State of the Common-

wealth of Pennsylvania on December 9, 2015 for:

**STAIN HAPPY**

located at: 2665 Middle Way, Easton, PA 18040. The names and address of the individuals interested in the business are Aaron Samuel Knecht and Celsey Lin Mills, 2665 Middle Way, Easton, PA 18040. This was filed in accordance with 54 Pa. C.S. 311.

Mar. 17

**LIMITED LIABILITY COMPANY  
NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization for Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of creating a limited liability company under the Limited Liability Company Law of 1994, P.L. 703, No. 106.

The name of the limited liability company is:

**O.T.V., LLC**

The Certificate was filed on February 19, 2016.

BRIAN M. MONAHAN, ESQUIRE

Attorney I.D. #37628

701 Washington Street

Easton, PA 18042

(610) 258-5329

Mar. 17

**BLIGHTED PROPERTY REVIEW  
COMMITTEE c/o  
REDEVELOPMENT AUTHORITY  
OF CITY OF BETHLEHEM  
10 EAST CHURCH STREET;  
BETHLEHEM, PA 18018  
(610) 865-7055**

This shall serve as official notice that the City of Bethlehem Blighted Property Review Committee met on Tuesday, December 15, 2015 and determined that the property located at 1137 East Fourth Street,

Bethlehem, Pennsylvania is blighted under the definitions set forth in section 149.05 of the City of Bethlehem Ordinance No. 3418, as amended in City of Bethlehem Ordinance No. 4203. This property has been inspected by the City of Bethlehem and it is the City's position that the property does not comply with the City Ordinance.

This notice is to notify the owner or party responsible for 1137 East Fourth Street that they are hereby ordered to eliminate these conditions causing the blight. Failure to eliminate these conditions may render the property subject to condemnation by the Redevelopment Authority of the City of Bethlehem under the Urban Redevelopment Blighted Property Acquisition Act (35 P.S. 1712.1) and Article 149 of the Codified Ordinances of the City of Bethlehem.

The owner, responsible party or agent has the right to request a full hearing on this matter before the Blighted Property Review Committee. Such request must be made in writing to the committee on or before April 29, 2016 so that such appeal hearing can be heard at the Blighted Property Review Committee meeting scheduled for June 21, 2016.

The owner, responsible party or agent shall have the opportunity to present all relevant evidence, to present witnesses, to cross-examine any witnesses, to be represented by counsel, and to receive a written opinion from the Blighted Property Review Committee as to their findings and basis of decision within forty-five (45) days of the hearing date.

The owner, responsible party or agent shall have the right of appeal from the determination of the Blighted Property Review Committee to the Court of Common Pleas. This right to

appeal applies regardless of whether or not the owner, responsible party or agent requests a hearing before the Committee.

The owner, responsible party or agent will be given thirty (30) days from the date of final publication of this notice in the Northampton County Reporter and The Express-Times on March 25, 2016, if no hearing before the Blighted Property Review Committee is requested, or thirty (30) days from the receipt of the Committee's final written opinion, if a hearing is requested, to file a written appeal with the Court of Common Pleas of the county within which the subject property is located.

Any correspondence on this matter should be addressed to: Earl Bethel, Chairman; Blighted Property Review Committee c/o Redevelopment Authority of the City of Bethlehem; 10 East Church Street; Bethlehem, PA 18018.

Mar. 17, 24

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**PARALEGAL/ADMINISTRATIVE  
ASSISTANT**

Full-time for Bethlehem law office. Experience in trusts and estates and with Lackner, QuickBooks, Amicus and Excel software a plus. Candidate must be proficient in Word and able to work independently in a fast-paced environment. Salary and benefits commensurate with experience. Send resume to legalstaffresumes@gmail.com.

Mar. 17, 24, 31

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**REAL ESTATE PARALEGAL**

Fitzpatrick Lentz & Bubba, P.C., has an opening for a real estate paralegal which would include broad responsibility for closing coordination. The ideal candidate would possess 3 or more years' experience in a similar position. See job details

at <http://www.flblaw.com/about-us/work-for-flb/>.

Reply via e-mail to [careers@flblaw.com](mailto:careers@flblaw.com). All correspondence will be held in the utmost confidence.

Mar. 10, 17

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on April 8, 2016, 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 delinquent taxes certified to the Sheriff's Office. Any current taxes are the responsibility of the purchaser.

**No. 1**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-04559**

**Location:**

2845 Charlotte Avenue, Easton, PA 18045

**Parcel ID:**

L8SE3 10 6A 0324

**Reputed Owner:**

Robin Rodriguez

All that certain three lots of land with the improvements thereon erected situate in the Township of Palmer, County of Northampton and State of Pennsylvania.

Title to said Premises vested in Robin Rodriguez, as sole owner by Deed from Mohamed F. Ibrahim and Debra Ibrahim, husband and wife dated 09/26/2008 and recorded 10/03/2008 in the Northampton County Recorder of Deeds in Book 2008-1, Page 273710.

**Improvements:**

Thereon being erected a bi-level single style dwelling with vinyl and brick exterior and shingle roof; attached one-car garage.

**Attorney:**

Robert W. Williams, Esquire

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**No. 2****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-05428****Location:**

834 West Milton Street, Easton,  
PA 18042

**Parcel ID:**

M9NE1A 18 6 0310

**Reputed Owners:**

Michael Grassia and Stephanie  
Grassia

ALL THAT CERTAIN tract of land and dwelling house thereon erected known as No. 834 Milton Avenue, being the Western half of a double brick dwelling house, situated on the South side of said Milton Avenue in the said City of Easton.

BEING the same premises which Grantors: William K. Rambo and Robert W. Rambo, Co-Executors under the Last Will and Testament of Peter W. Rambo, Deceased, by Deed dated October 4, 2002 and recorded October 11, 2002 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book/ Page or Instrument # 2002-1/277662, granted and conveyed unto Michael Grassia and Stephanie Grassia, husband and wife.

**Improvements:**

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

**Attorney:**

M. Troy Freedman, Esquire

**No. 3****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-11819****Location:**

2048 Glen View Drive, Bethlehem,  
PA 18015

**Parcel ID:**

Q6 6 1A-16 0719

**Reputed Owners:**

Deanna Miller and Terry Miller  
ALL THAT CERTAIN tract of land situate in Lower Saucon Township, Northampton County, Pennsylvania, being Lot 16 as shown on and described in accordance with the Record Plan for Roeder's Glen prepared by Martin, Bradbury, and Griffith, Incorporated, Allentown, Pennsylvania, dated February 9, 1990, and last revised December 14, 1994.

BEING the same premises which is vested in Terry Miller and Deanna Miller, husband and wife, by Deed from Roeder's Glen Development Company, dated 08/16/2002 and recorded 08/22/2002, in Deed Volume 2002-1 Page 221785.

**Improvements:**

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

**Attorney:**

Victoria W. Chen, Esquire

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**No. 4****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-10773****Location:**

2239 Freemansburg Avenue,  
Easton, PA 18042

**Parcel ID:**

L9SW4C 16 32 0837

**Reputed Owners:**

John Barr and Cindy S. Barr

ALL THAT PARCEL OF LAND IN NORTHAMPTON COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 2000-1, PAGE 113022.

Vested by QuitClaim Deed, dated 04/24/2006, given by Cindy S Skinner, a married woman to Cindy S Skinner and John Barr, wife and husband, as joint tenants with right of survivorship, and not as tenants in common and recorded 5/10/2006 in Book 2006-1 Page 186876 Instrument # 2006028906.

**Improvements:**

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

**Attorney:**

Matthew K. Fissel, Esquire

**No. 5**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-10222**

**Location:**

403 Gallery Lane, Mount Bethel, PA 18343

**Parcel ID:**

B11 5 5 0131

**Reputed Owner:**

Patricia P. Pazda

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Upper Mount Bethel, County of Northampton, and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Andrzej Madej and Teresa Madej, husband and wife, by deed dated 09/28/2007 herewith and intended to be forthwith recorded in the Office for the Recording of Deeds on 09/28/2007 in book 2007-1 and page 357615 for Northampton County, granted and conveyed unto Patricia P. Pazda.

**Improvements:**

Thereon being erected a bi-level single style dwelling with vinyl and brick exterior and shingle roof.

**Attorney:**

Victoria W. Chen, Esquire

**No. 6**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-02485**

**Location:**

208 N. New Street, Nazareth, PA 18064

**Parcel ID:**

J7SE2B 13 9 0421

**Reputed Owner:**

Steven E. Skrzenski

ALL THAT CERTAIN two story brick dwelling house and lot or piece of ground situate in the Borough of Nazareth.

TITLE TO SAID PREMISES IS VESTED IN Steven E. Skrzenski, married by Deed from Scott P. Slingerland, unmarried, dated 08/30/2011, recorded 09/28/2011 in Deed Book 2011-1, Page 199344.

**Improvements:**

Thereon being erected a two-story single style dwelling with brick exterior and shingle roof; barn with attached one-car garage.

**Attorney:**

Sherri J. Braunstein, Esquire

**No. 7**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-07040**

**Location:**

2415 Brown Street, Bethlehem, PA 18017

**Parcel ID:**

N7NW1C 13 9C 0204

**Reputed Owner:**

Charles A.J. Halpin, III, Esq., Personal Representative of the Estate of Lee A. Rayden

ALL THOSE CERTAIN lots or pieces of land situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, being Lots Nos. 56, 57, 58 and 59 on an unrecorded plan entitled "Building Lots, Property of Savercool & Wright, Bethlehem Township, Northampton County, Pennsylvania, dated November 1915", referred to in previous conveyances as "Bethlehem Annex Tract A."

BEING THE SAME PREMISES which Elsie Rayden f/k/a Elsie Wagner and Lee A. Rayden, by Deed dated December 11, 1991 and recorded December 13, 1991 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 849, Page 519, granted and conveyed unto Elsie Rayden and Lee A. Rayden.

**Improvements:**

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

**Attorney:**

Gregory Javardian, Esquire

**No. 8**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-08797**

**Location:**

844 Maple Road, Hellertown, PA 18055

**Parcel ID:**

Q7SE4A 10 16 0715

**Reputed Owner:**

Craig A. Medei, Jr.

All that certain lot or piece of land with the buildings and improvements thereon erected, situate on the southeasterly side of Maple Road (50 feet wide) at the distance of 121.22 feet measured south 48 degrees 45 minutes 30 seconds west from a point of tangent in the said side of Maple Road, which said point of tangent is

at the arc distance of 33.56 feet in a southwesterly direction on the arc of a circle curving to the left having a radius of 25 feet from a point in the southwesterly side of Magnolia Road (50 feet wide) in the Borough of Hellertown, Northampton County, PA, being known as Lot No. 5, Block No. 7, Section B of Plan Mountainview, dated 7/9/1946 and recorded in Northampton County Map Book Volume 11, Page 65.

Title to said Premises vested in Craig A. Medei, Jr. by Deed from David J. McGonagle dated 11/01/2006 and recorded 11/07/2006 in the Northampton County Recorder of Deeds in Book 2006-1, Page 462504.

**Improvements:**

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

**Attorney:**

Robert W. Williams, Esquire

**No. 9**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-01122**

**Location:**

1628 Linwood Street, Bethlehem, PA 18017

**Parcel ID:**

N6SE3B 2 6 0204

**Reputed Owner:**

Juan Cintron

ALL THAT CERTAIN messuage or tenement and lot or piece of ground situate along the southeasterly side of Linwood (formerly Pine) Street, between Washington Avenue and Sycamore Street, in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Juan Cintron, married, by Deed from Helen F. Piripavel, widow, dated 07/16/2007, recorded 07/25/2007 in Book 2007-1, Page 271024.



**Improvements:**

Thereon being erected a cape cod single style dwelling with brick exterior and shingle roof; attached one-car garage.

**Attorney:**

Martha E. Von Rosenstiel, Esquire

**No. 10  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-09342**

**Location:**

337 S. Main Street aka 337 Main Street, Bangor, PA 18013

**Parcel ID:**

E9NE3A 8 10 0102

**Reputed Owner:**

Sabrina Dunbar

ALL THAT CERTAIN messuage and tenement, lot, tract or piece of land, lying and being in the Borough of Bangor, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES that Olav E. Sandnes and Gina D. Sandnes, parent and natural guardians of William E. Sandnes, a minor by deed dated May 16, 2006 and recorded on May 18, 2006 in the Office of the Recorder of Deeds in and for Northampton County, at Book 2006-1 and Page 198243, and Instrument No. 2006030360, conveyed unto Sabrina Dunbar, Grantee herein.

**Improvements:**

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

**Attorney:**

Bradley J. Osborne, Esquire

**No. 11  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-13018**

**Location:**

121 High Point Lane, Easton, PA 18042

**Parcel ID:**

L10SW4D 13 53 0310

**Reputed Owners:**

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Francine Cook and Lamar L. Cook, Brian E. Cook, Monique Cook, and Denver Cook, Known Heirs of Francine Cook

ALL THAT CERTAIN tract or parcel of land, situate, lying and being in the City of Easton, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Francine Cook BY DEED FROM Mel Martinez, The Secretary of Housing and Urban Development, of Washington, D.C. DATED 12/13/2001 RECORDED 12/26/2001 AT INSTRUMENT NUMBER 2001055950.

**Improvements:**

Thereon being erected a two-story townhouse style dwelling with brick exterior and shingle roof; attached one-car garage.

**Attorney:**

David Neeren, Esquire

**No. 12  
BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-03956**

**Location:**

537 High Street, Tatamy, PA 18085

**Parcel ID:**

J8SE3B 17 4 0430

**Reputed Owners:**

Adolph Marth and Nancy Marth  
ALL THAT CERTAIN messuage, tenement, lot and tract of land situate in the Borough of Tatamy, County of Northampton, and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Adolph Marth and Nancy



Marth, h/w, by Deed from Gregory P. Stokes and Peggy A. Stokes, h/w, dated 05/30/2007, recorded 06/05/2007 in Book 2007-1, Page 205629.

**Improvements:**

Thereon being erected a cape cod single style dwelling with brick exterior and shingle roof; attached one-car garage.

**Attorney:**

Adam H. Davis, Esquire

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**No. 13**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-10215**

**Location:**

330 North 5th Street, Bangor, PA 18013

**Parcel ID:**

D9SE4C 13 5 0102

**Reputed Owners:**

Lori E. Lyter-Getz and Daniel J. Getz

ALL THAT CERTAIN message, or tenement and tract of land, situate in the Borough of Bangor, County of Northampton, State of Pennsylvania.

BEING THE SAME PREMISES which Alyssa Lopiano-Reilly, Esquire, as Attorney-In-Fact for Cecelia M. Lopiano, by Deed dated 7/16/03 and recorded 7/17/03 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2003-1, Page 277746, and Instrument #2003047452, granted and conveyed unto Lori E. Lyter-Getz and Daniel J. Getz, as tenants by the entireties, in fee.

**Improvements:**

Thereon being erected a two-story single style dwelling with vinyl and stone exterior and shingle roof; detached three-car garage.

**Attorney:**

Leslie J. Rase, Esquire

**No. 14**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-07281**

**Location:**

309-311 South Main Street, Bangor, PA 18013

**Parcel ID:**

E9NE3A 8 16 0102

**Reputed Owner:**

Iris Perez

ALL THAT CERTAIN message and tenement, tract, piece or parcel of land situated in Second Ward of the Borough of Bangor, in the County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES, which Charles Tanzola and Susan B. Tanzola, husband and wife by Indenture dated 2-17-2006 and recorded 3-1-2006 in the Office of Recorder of Deeds in and for the County of Northampton in Record Book 2006-1, Page 84987, granted and conveyed unto Iris Perez.

**Improvements:**

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

**Attorney:**

Sarah K. McCaffery, Esquire

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**No. 15**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-00784**

**Location:**

27 North 4th Street, Bangor, PA 18013

**Parcel ID:**

E9NE1B 15 28 0102

**Reputed Owner:**

Raymond Amy

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF BANGOR, COUNTY OF NORTHAMPTON AND COMMONWEALTH OF PENNSYLVANIA-

NIA, SHOWN AS LOT NUMBER 1 ON A PLAN OF MUSCHOCK SUBDIVISION ACCORDING TO DRAWING 89C2082, AS PREPARED BY JOSEPH B. POLICELLI REGISTERED SURVEYOR, AND RECORDED IN THE RECORDER OF DEEDS OFFICE FOR NORTHAMPTON COUNTY, IN PLAN BOOK 90, AT PAGE 194.

BEING the same property conveyed to Raymond Amy who acquired title by virtue of a deed from Raymond Amy and Paul M. Amy, dated November 19, 2008, recorded March 4, 2009, at Deed Book 2009-1, Page 44939, Northampton County, Pennsylvania records.

**Improvements:**

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

**Attorney:**

Kimberly A. Bonner, Esquire

**No. 16**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-02355**

**Location:**

4711 Conway Court, Easton, PA 18045

**Parcel ID:**

M8SW3 2 5 0205

**Reputed Owners:**

Gus N. Makkas and Sherry A. Makkas

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Bethlehem, County of Northampton, Commonwealth of Pennsylvania described in Accordance with a plan of PennWay Estates Phase I made by Ludgate Engineering Corporation, dated 8/19/88 last revised 12/20/88 and by plan recorded in the Recorder of Deeds Office of Northampton County on 4/4/89 in Map Book 89, page 120.

BEING THE SAME PREMISES which Gus N. Makkas by deed dated March 26, 1997 and recorded April 8, 1997 in the Office of Recorder of Deeds in and for Northampton County, Pennsylvania in Record Book 1997-1, Page 33088, granted and conveyed unto Gus N. Makkas and Sherry Makkas, husband and wife, their heirs and assigns.

**Improvements:**

Thereon being erected a two-story single style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage.

**Attorney:**

Shawn M. Long, Esquire

**No. 17**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-02487**

**Location:**

4220 Campbell Drive, Bethlehem, PA 18020

**Parcel ID:**

M7 11 3C-90 0205

**Reputed Owner:**

Wilfredo Rivera

All that certain lot or parcel of land situated in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, being Lot No.90 as shown on a plan entitled, 'Final Subdivision Plan of Campbell Estates', dated February 5, 2001 last revised June 17, 2002, prepared by The Pidcock Company, Allentown, Pa. and recorded November 8, 2002 in Plan Book 2002-5 page 317.

TITLE TO SAID PREMISES IS VESTED IN Wilfredo Rivera, by Deed from Toll PA IV, L.P., dated 10/08/2004, recorded 02/17/2005 in Book 2005-1, Page 60025.

**Improvements:**

Thereon being erected a two-story single style dwelling with vinyl and

brick exterior and shingle roof;  
attached three-car garage.

**Attorney:**

Adam H. Davis, Esquire

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**No. 18**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-00094**

**Location:**

889 Briarstone Road, Bethlehem,  
PA 18017

**Parcel ID:**

M6SW4 10 6 0214

**Reputed Owner:**

Javier J. Castro

ALL THAT CERTAIN lot or tract of  
land known as 889 Briarstone Road,  
Bethlehem, and being Lot No. 30 as  
shown on a Subdivision Plan of  
Stones Crossing Phase One, recorded  
in Map Book Volume 86, Page 169,  
prepared by the Martin H. Schuler  
Company, Engineers and Surveyors  
of Allentown, situate in Hanover  
Township, Northampton County,  
Pennsylvania.

BEING THE SAME PREMISES  
which Carol M. Diehl by Deed dated  
December 31, 2003 and recorded  
January 22, 2004 in the Recorder of  
Deeds Office in and for Northampton  
County in Deed Book 2004-1, Page  
25540, as Instrument No.:  
2004004867 granted and conveyed  
unto Javier J. Castro, in fee.

**Improvements:**

Thereon being erected a two-story  
row home style dwelling with vinyl  
siding and shingle roof; attached  
one-car garage.

**Attorney:**

Stephen M. Hladik, Esquire

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**No. 19**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-06218**

**Location:**

407 East Laurel Avenue, Pen  
Argyl, PA 18072

**Parcel ID:**

D8SE3C 5 2 0625

**Reputed Owners:**

Daniel Webster and Carrie  
Webster

ALL THAT CERTAIN messuage,  
tenement, tract, piece or parcel of  
land lying and being in the Borough  
of Pen Argyl, in the County of  
Northampton and Commonwealth of  
Pennsylvania, of Pennsylvania.

BEING THE SAME PREMISES  
which Christopher D. Brown, by Deed  
dated April 2, 2003 and recorded April  
7, 2003 in the Office of the Recorder  
of Deeds in and for Northampton  
County in Deed Book Volume 2003-1,  
Page 119296, granted and conveyed  
unto Daniel Webster and Carrie  
Webster.

**Improvements:**

Thereon being erected a ranch  
single style dwelling with vinyl and  
brick exterior; detached one-car  
garage.

**Attorney:**

Gregory Javardian, Esquire

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**No. 20**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-10442**

**Location:**

2430 Forest Street, Easton, PA  
18042

**Parcel ID:**

L9SW4C 3 14 0837

**Reputed Owner:**

Richard L. Dorsey

ALL THAT CERTAIN lot or piece of  
land, together with the improvements  
thereon erected, being the eastern  
half of a double brick dwelling house,  
known as No. 2430 Forest Street,  
situated on the south side of Forest  
Street in the Borough of Wilson,  
County of Northampton, and State of  
Pennsylvania.

BEING the same premises which Richard L. Dorsey and Christine S. Dorsey, by Deed dated October 27, 2001 and recorded September 5, 2002 in the Office of the Recorder of Deeds in and for Northampton County in Deed Instrument Number 2002047147, granted and conveyed unto Richard L. Dorsey.

**Improvements:**

Thereon being erected a two-story half-of-double style dwelling with brick exterior and shingle roof; detached one-vehicle carport with an attached

**Attorney:**

Edward J. McKee, Esquire

**No. 21**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-07186**

**Location:**

2842 Delps Road, Danielsville, PA 18038

**Parcel ID:**

G5 6 1F 0520

**Reputed Owners:**

Christopher Deppe and Marcelle Deppe

Situated in the Township of Moore, County of Northampton and State of Pennsylvania. Title to said premises is vested in Christopher Deppe and Marcelle Deppe, husband and wife, as tenants by the entireties by deed from Elizabeth M. Doddy dated 09/02/2005 recorded 09/08/2005 in Deed Book 2005-1, Page 347605.

**Improvements:**

Thereon being erected a two-story single style dwelling with aluminum siding and shingle roof; attached one-car garage.

**Attorney:**

Morris A. Scott, Esquire

**No. 22**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-07396**

**Location:**

405 Pawnee Street, Bethlehem, PA 18015

**Parcel ID:**

P6SW2B 11 27 0204

**Reputed Owner:**

Margaret E. Fluck

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the Easterly side of Pawnee Street, known as 405 Pawnee Street in the First Ward of the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania as shown on a survey plan prepared by Kenneth R. Hahn PLS drawing No. 85-281 dated November 11, 1985.

BEING THE SAME PREMISES which Stephen Wagner, married, by Deed dated 4/1/05 and recorded 5/30/05 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2005-1, Page 116400, and Instrument #2005017331, granted and conveyed unto Terry Fluck and Margaret E. Fluck, husband and wife, in fee.

**Improvements:**

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

**Attorney:**

Sarah K. McCaffery, Esquire

**No. 23**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-01144**

**Location:**

204 Delaware Avenue, Wind Gap, PA 18091

**Parcel ID:**

E8SW3A 4 4 0638

**Reputed Owner:**

Grace Mueller

All that certain lot or tract of land, situate in the Borough of Wind Gap, County of Northampton, Commonwealth of Pennsylvania, described in accordance with a subdivision of land of Emanuel Vito made by Robert L. Collura, Civil Engineers and Land

Surveyors, dated July 7, 1986, and revised October 23, 1986, and recorded in the Plan Book 86, Page 378.

Title to said Premises vested in Grace Mueller by Deed from Gilbert F. Walter dated 07/03/2007 recorded 07/13/2007 in the Northampton County Recorder of Deeds in Book 2007-1, Page 257996.

**Improvements:**

Thereon being erected a split-level single style dwelling with vinyl and brick exterior and shingle roof; attached one-car garage.

**Attorney:**

Robert W. Williams, Esquire

**No. 24**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-02658**

**Location:**

4311 Tiffany Drive, Easton, PA 18045

**Parcel ID:**

M8NW2 9 7 0205

**Reputed Owner:**

Curtis L. Johnson

ALL THAT CERTAIN tract or parcel of land SITUATE, lying and being in the Township of Bethlehem, County of Northampton and State of Pennsylvania, being known as Lot No. 22 on Plan of Subdivision of Country Club Estates, prepared by Robert L. Collura, Registered Professional Engineer, dated May 7, 1987 and recorded in the Office for the Recorder of Deeds in and for Northampton County at Easton, Pennsylvania, in Plan Book 87, Page 286.

BEING THE SAME PREMISES which Kim Hornbuckle and Carol J. Hornbuckle, husband and wife, by Deed dated 10/10/06 and recorded 11/24/06 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2006-1,

Page 486071, granted and conveyed unto Curtis L. Johnson, in fee.

**Improvements:**

Thereon being erected a two-story single style dwelling with brick exterior and shingle roof; attached five-car garage.

**Attorney:**

Sarah K. McCaffery, Esquire

**No. 26**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-03597**

**Location:**

739 Fiot Avenue, Bethlehem, PA 18015

**Parcel ID:**

P6SW3B 13 5 0204

**Reputed Owners:**

Marcial Figueroa and Rae Figueroa and United States of America, Department of the Treasury—Internal Revenue Service

ALL THAT CERTAIN lot or piece of ground situate on the East side of Fiot Avenue, in the City of Bethlehem (formerly Borough of South Bethlehem), County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Rae Gonzales, now known as Rae Figueroa and Marcial Figueroa, wife and husband, by Deed dated 4/24/06 and recorded 5/1/06 in the Office of the Recorder of Deeds in and for the County of Northampton, in Deed Book 2006-1, Page 170904, Instrument #2006026686, granted and conveyed unto Marcial Figueroa and Rae Figueroa, husband and wife, as tenants by the entirety, in fee.

**Improvements:**

Thereon being erected a two-story half-of-double style dwelling with vinyl, brick and stone exterior and slate roof.

**Attorney:**

Sarah K. McCaffery, Esquire

**No. 27**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2013-07581**

**Location:**

437 South 19th Street, Easton, PA  
 18042

**Parcel ID:**

L9SW3A 12 2A 0837

**Reputed Owner:**

Joseph P. Mahoney, Administrator of the Estate of William Mahoney  
 ALL THAT CERTAIN HOUSE AND LOT OR PIECE OF LAND SITUATED ON THE WEST SIDE OF NINETEENTH STREET, KNOWN AS 437 SOUTH 19TH STREET, IN THE BOROUGH OF WILSON, COUNTY OF NORTHAMPTON AND STATE OF PENNSYLVANIA.

BEING the same property conveyed to William Mahoney, a single man who acquired title by virtue of a deed from Kathleen A. Brown, a single woman, dated June 6, 2006, recorded June 21, 2006, at Deed Book 2006-1, Page 249226, Northampton County, Pennsylvania records.

**Improvements:**

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

**Attorney:**

Jana Fridfinnsdottir, Esquire

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**No. 28**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2015-08864**

**Location:**

31 Freedom Terrace, Easton, PA  
 18045

**Parcel ID:**

K9 31 37 0324

**Reputed Owner:**

Phyllis M. Ziello

ALL THAT CERTAIN messuage, tenement and lot or piece of ground

situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania, designated as Lot No. 222 on the Plan of Penn's Grant, Phase 3 as said Plan is recorded in the Recorder of Deeds Office in and for Northampton County, Pennsylvania in Map Book Volume 1996-5, pages 176, et seq.

BEING THE SAME PREMISES WHICH Susan M. Costenbader and Jason T. Costenbader by deed dated September 12, 2005 and recorded October 13, 2005 to Northampton County Deed Book 2005-1, Page 404070, granted and conveyed unto Phyllis M. Ziello.

**Improvements:**

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

**Attorney:**

Leon P. Haller, Esquire

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**No. 29**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2010-12886**

**Location:**

1533 East Seventh Street,  
 Bethlehem, PA 18015

**Parcel ID:**

P7SW1B 6 8 0204

**Reputed Owner:**

Edwin L. Bonilla aka Edwin Bonilla

All that certain tract or piece of land with the messuage or tenement thereon erected, situate in the Seventeenth Ward of the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

BEING the same property conveyed to Edwin L. Bonilla who acquired title by virtue of a Fee Simple Deed from Evelyn Molina, formerly known as Evelyn Bracero, Unmarried, dated September 28, 2006, recorded



October 4, 2006, at Deed Book 2006-1, Page 411822, Northampton County, Pennsylvania records.

**Improvements:**

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

**Attorney:**

Jana Fridfinnisdottir, Esquire

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**No. 30**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-11432**

**Location:**

1819 1/2 Main Street, Northampton, PA 18067

**Parcel ID:**

L4SW4B 12 18 0522

**Reputed Owner:**

Angelene Montanari

ALL THAT CERTAIN property situated in the Borough of Northampton, in the County of Northampton and Commonwealth of Pennsylvania.

BEING the same property conveyed to Angelene Montanari, Unmarried who acquired title by virtue of a deed from Michelle Strunk, Now Known as Michelle Dodrill, Divorced, dated July 7, 1999, recorded July 9, 1999, at Book/Page 1999-1, Page 102795, Northampton County, Pennsylvania records.

**Improvements:**

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

**Attorney:**

Jana Fridfinnisdottir, Esquire

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**No. 31**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2010-14085**

**Location:**

1655 Mark Twain Circle, Bethlehem, PA 18017

**Parcel ID:**

M5SE3 6 4 0214

**Reputed Owner:**

Remoun S. Amin

All that certain lot or piece of ground situate in Hanover Township, Northampton County Pennsylvania, being Lot 8 Block 11 as more fully described on a certain map entitled Plan of Hanover Farms, Section 2, Property of Alburk Corporation.

BEING the same property conveyed to Remoun S. Amin, Unmarried who acquired title by virtue of a(n) Fee Simple Deed from Joseph J. Preisler, Widower, dated October 31, 2005, recorded November 3, 2005, at Deed Book 2005-1, Page 438616, Northampton County, Pennsylvania records.

**Improvements:**

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

**Attorney:**

Jana Fridfinnisdottir, Esquire

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**No. 32**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-00823**

**Location:**

1116 Flory Avenue, Pen Argyl, PA 18072

**Parcel ID:**

E9NW1 5 6 0626

**Reputed Owners:**

Jason J. Mich and Jennifer L. Mich

ALL THAT CERTAIN property situated in the Township of Plainfield, in the County of Northampton and Commonwealth of Pennsylvania.

BEING the same property conveyed to Jason J. Mich and Jennifer L. Mich, his wife who acquired title by virtue of a deed from Anthony P. Curcio, Thomas M. Curcio and Richard J. Curcio, as tenants in common, dated June 2, 2004, recorded July 2, 2004, at Deed Book 2004-1, Page 256744, Northampton County, Pennsylvania records.



**Improvements:**

Thereon being erected a two-story single style dwelling with brick exterior and slate roof; detached two-car garage.

**Attorney:**

Jana Fridfinnsdottir, Esquire

**No. 33**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-09432**

**Location:**

5823 Monocacy Drive, Bethlehem, PA 18017

**Parcel ID:**

L6 15 10-147 0214

**Reputed Owners:**

Brigitte L. Bortz and Brian J. Bortz

All that certain piece or parcel of land shown as Lot #147, situate in the Township of Hanover, County of Northampton, Commonwealth of Pennsylvania, on the Final Record Plan of Monocacy Farms, prepared by The Pidcock Company, being dated 5/21/01, and last revised 5/10/02, recorded in Map Book Volume 2003-5, pages 152 to 164, in the Northampton County Recorder of Deeds Office.

BEING the same property conveyed to Brian J. Bortz and Brigitte L. Bortz, husband and wife, as tenants by the entireties who acquired title by virtue of a deed from DeLuca Enterprises, Inc., dated September 30, 2005, recorded October 10, 2005, at Deed Book 2005-1, Page 394160, Northampton County, Pennsylvania records.

**Improvements:**

Thereon being erected a two-story single style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage.

**Attorney:**

Jana Fridfinnsdottir, Esquire

**No. 34**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-07453**

**Location:**

1754 Mount Pleasant Road, Hellertown, PA 18055

**Parcel ID:**

R7 11 2A 0719

**Reputed Owners:**

Ann Marie Keck and H. Lynn Keck

ALL THAT CERTAIN and tract or parcel of land to be known as Lot No. 2 of a Subdivision Plan of Property of Mary Ellen Convalescent Home, Inc., dated October 12, 1987, prepared by William L. Diehl, P.E., P.L.S., and recorded in Plan Book 88 Page 19 at the Northampton County Recorder of Deeds Office, said Lot situate on the Northwesterly corner of the intersection of Pleasant Road (Township Road No. 510) and Springtown Hill Road (Township Road No. 516) in the Township of Lower Saucon, County of Northampton, and commonwealth of Pennsylvania.

Being the same premises which H. Lynn Keck granted and conveyed unto H. Lynn Keck and Ann Marie Keck by Deed dated July 31, 1998 and recorded August 13, 1998 in the Office of the Recorder of Deeds of Northampton County, Pennsylvania in Deed Book Volume 1998-1, Page 107823.

**Improvements:**

Thereon being erected a ranch single style dwelling with vinyl siding and shingle roof; attached one-car garage.

**Attorney:**

Peter E. Meltzer, Esquire

**No. 35**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-08034**

**Location:**

2104 Worthington Avenue, Bethlehem, PA 18017

**Parcel ID:**

N7NW4D 2 10 0204

**Reputed Owner:**

Rick Millan, Sr.

ALL THAT CERTAIN message, tenement and lot known and designated as Lot N. 798, according to a Plan of Lincoln Park Unit No. 2, said Plan being recorded at Easton, Northampton County, Pennsylvania, in Map Book 11, page 38; located in the 14th Ward of the City of Bethlehem, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Rick Millan, Sr., by Deed from Weichert Workforce Mobility, Inc., dated 12/30/2013, recorded 01/30/2014 in Book 2014-1, Page 16885.

**Improvements:**

Thereon being erected a ranch single style dwelling with stone exterior and shingle roof; detached two-car garage.

**Attorney:**

Adam H. Davis, Esquire

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**No. 36****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-05848****Location:**

124 W. Central Avenue, Bangor,  
PA 18013

**Parcel ID:**

D10SW1C 2 4 0109

**Reputed Owners:**

Christopher Russup and Lorinda Russup

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the north side of Central Avenue, in the Borough of East Bangor, County of Northampton, Commonwealth of Pennsylvania, shown on a plan by Kenneth R. Hahn R.S.; drawing no. 78-228, dated December 5, 1978.

Being the same premises which is vested in Christopher Russup and Lorinda Russup, husband and wife, by Deed from David A. Heckman and Kellen T. Heckman, husband and wife, dated 12/10/2002 and recorded 12/30/2002 in Book 2002-1, Page 367705.

**Improvements:**

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

**Attorney:**

Matthew K. Fissel, Esquire

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**No. 37****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-01429****Location:**

1555 Morgan Hill Road, Easton,  
PA 18042

**Parcel ID:**

M9 24 6H 0836

**Reputed Owners:**

Gary Crivellaro and Beth A. Crivellaro

ALL THAT CERTAIN tract or piece of land situate in the Township of Williams, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES which Charles R. Siemons and Marie R. Siemons, his wife, by Deed dated 09/21/1983 and recorded 09/21/1983 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book Volume 655, Page 887, granted and conveyed unto GARY CRIVELLARO and BETH A. CRIVELLARO.

**Improvements:**

Thereon being erected a ranch single style dwelling with aluminum siding and shingle roof; attached one-car garage.

**Attorney:**

Amanda L. Rauer, Esquire

**No. 38**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2015-08792**

**Location:**

1836 Freemansburg Avenue,  
Easton, PA 18042

**Parcel ID:**

L9SW3A 19 18 0837

**Reputed Owner:**

Loretta M. Weaver

ALL THAT CERTAIN lot or piece of ground with improvements thereon erected, known as 1836 Freemansburg Avenue, situate on the south side of said Freemansburg Avenue, in the Borough of Wilson, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Arthur R. Weaver, Jr. and Loretta M. Weaver, his wife, by Deed from Consuelo E. Schaffer, now as a result of intermarriage, known as Consuelo E. Krohn and Peter L. Krohn, her husband, dated 04/29/1994, recorded 04/29/1994 in Book 1994-6, Page 16019.

**Improvements:**

Thereon being erected a colonial half-of-double style dwelling with aluminum siding and shingle roof; detached one-car garage.

**Attorney:**

Adam H. Davis, Esquire

**No. 39**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2014-07763**

**Location:**

540 East Macada Road,  
Bethlehem, PA 18017

**Parcel ID:**

M6SE3 7 1 0204

**Reputed Owners:**

Kelly Hall and Michael G. Hall

ALL THAT CERTAIN LOT OR TRACT OF LAND SITUATE ON THE

SOUTH SIDE OF MACADA ROAD IN THE FOURTEENTH WARD OF THE CITY OF BETHLEHEM, COUNTY OF NORTHAMPTON, AND STATE OF PENNSYLVANIA.

BEING THE SAME PREMISES GRANTED AND CONVEYED UNTO MICHAEL G. HALL AND KELLY HALL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM MICHAEL G. HALL DATED 12/01/1995 AND RECORDED 12/04/1995 IN INSTRUMENT NUMBER 1995-1, 115990 AND 1995036537

**Improvements:**

Thereon being erected a split-level single style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage, in-ground pool.

**Attorney:**

Matthew K. Fissel, Esquire

**No. 40**  
**BY VIRTUE OF A CERTAIN**  
**WRIT OF EXECUTION**  
**CV-2014-08390**

**Location:**

331 Crestmont Street, Pen Argyl,  
PA 18072

**Parcel ID:**

E9 1 43 0626

**Reputed Owner:**

Marie B. Ali

ALL THAT CERTAIN parcel of land in the Township of Plainfield, County of Northampton and Commonwealth of Pennsylvania.

Title to said premises is vested in Marie B. Ali, surviving spouse of Richard J. Ali, deceased dated May 23, 2005 and recorded August 9, 2005 in Deed Book 2005-1, Page 302194.

**Improvements:**

Thereon being erected a two-story single style dwelling with vinyl and

brick exterior and shingle roof; attached one-car garage.

**Attorney:**

Brian T. LaManna, Esquire

**No. 41**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-07881**

**Location:**

710 White Circle, Northampton,  
PA 18067

**Parcel ID:**

M4 1 1-18 0501

**Reputed Owners:**

Sheyam G. Sine and William M.  
Sine

ALL THAT CERTAIN MESSUAGE, TENEMENT, AND LOT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF ALLEN NORTHAMPTON COUNTY, PENNSYLVANIA, DESIGNATED AS LOT NO. 18 ON THE PLAN OF PENN'S CHASE, AS SAID PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE IN AND FOR NORTHAMPTON COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 2001-5, PAGES 323.

Title to said premises is vested in Sheyam G. Sine and William M. Sine, husband and wife, by deed from Stephen R. Henninger and Monna Lou Henninger, husband and wife, dated June 30, 2005 and recorded July 8, 2005 in Deed Book 2005-1, Page 252830 Instrument Number 2005035560.

**Improvements:**

Thereon being erected a two-story duplex with vinyl and brick exterior and shingle roof; attached two-car garage.

**Attorney:**

Brian T. LaManna, Esquire

**No. 42**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-10630**

**Location:**

204 Main Street, Pen Argyl, PA  
18072

**Parcel ID:**

E8NE2C 5 8 0625

**Reputed Owner:**

Madeline Ann Ceraul aka Madeline  
A. Ceraul

ALL THAT CERTAIN messuage or tenement and lot, tract, piece or parcel of land, formerly lying and being in the Township of Plainfield and now in the Borough of Pen Argyl, County of Northampton and State of Pennsylvania.

IT BEING the same premises which Carmella Ceraul, by Deed dated January 26, 1976 and recorded on January 28, 1976 in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book Vol. 535, Page 102, granted and conveyed unto Madeline Ann Ceraul, in fee.

**Improvements:**

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

**Attorney:**

Stephen M. Hladik, Esquire

**No. 43**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-06024**

**Location:**

447 Pawnee Street, Bethlehem, PA  
18015

**Parcel ID:**

P6SW2C 3 9 0204

**Reputed Owner:**

Nancy Ortiz

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the southeast corner of Pawnee and Dakotah streets in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, known as 447 Pawnee street according to present city numbering.

TITLE TO SAID PREMISES IS VESTED IN Nancy Ortiz, individually, by Deed from Allentown Neighborhood Housing Services, Inc., nka, Neighborhood Housing Services of the Lehigh Valley, a Pennsylvania Non-Profit Corporation, dated 06/01/2004, recorded 06/03/2004 in Book 2004-1, Page 212950.

**Improvements:**

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

**Attorney:**

Adam H. Davis, Esquire

**No. 44**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-09197**

**Location:**

1740 7th Street, Bethlehem, PA 18020

**Parcel ID:**

N7NE4 54 11 0205

**Reputed Owners:**

Pagats Properties, LLC and James L. Pagats

ALL THOSE CERTAIN pieces or parcels or lots as shown on the Plan of Prospect Heights, which plan is recorded in the Office for the Recording of Deeds in and for Northampton County, at Easton, Pennsylvania, in Map Book No. 3, page 16, and said lots being the right of way in front of Block No. 14, and Lots 1,2,3,4, and 5, in Block 14, on plan of said lots in the Township of Bethlehem. County of Northampton, and Commonwealth of Pennsylvania.

BEING the same premises which by Deed dated December 2, 1999 and recorded in the Office of the Recorder of Deeds of Northampton County on February 14, 2000 in Deed Book Volume 2000-1, Page 16536, granted and conveyed unto Pagats Properties, L.L.C. and James L. Pagats.

**Improvements:**

Thereon being erected vacant land.

**Attorney:**

Jeffrey P. Kelly, Esquire

**No. 45**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2011-02242**

**Location:**

1023 Wood Avenue, Easton, PA 18042

**Parcel ID:**

L9NE4D 31 5 0310

**Reputed Owners:**

Melinda W. Watson-Moll and United States of America

ALL THAT CERTAIN lot or piece of land situate on the North side of Spring Garden Street, in the City of Easton, Pennsylvania.

BEING the same premises which by Deed dated October 31, 2003 and recorded in the Office of the Recorder of Deeds of Northampton County on November 6, 2003 in Deed Book Volume 2003-1, Page 467944, granted and conveyed unto Melinda W. Watson-Moll.

**Improvements:**

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

**Attorney:**

Jeffrey P. Kelly, Esquire

**No. 46**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-06811**

**Location:**

1316 Ferry Street, Easton, PA 18042

**Parcel ID:**

L9SW2C 13 4 0310

**Reputed Owners:**

Fernando Arreola and United States of America

ALL THAT CERTAIN lot or piece of ground situate on the South side of Ferry Street, together with a two-story frame dwelling house and two-story kitchen thereon erected, containing in width along the South side of said Ferry Street seventeen feet in length or depth one hundred and twenty feet to a twenty-foot wide alley.

Bounded on the North by Ferry Street, on the East by lot now or late of Mrs. Bieler, on the South by said twenty feet wide private alley, on the West by Lot now or late of Catherine Folkenson.

BEING the same premises which by Deed dated April 25, 1996 and recorded in the Office of the Recorder of Deeds of Northampton County on April 29, 1996 in Deed Book Volume 19961, Page 39331, granted and conveyed unto Fernando Arreola and United States of America.

**Improvements:**

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

**Attorney:**

Jeffrey P. Kelly, Esquire

**No. 49**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2008-09431**

**Location:**

630 Dettmers Lane, Northampton, PA 18067

**Parcel ID:**

J4 8 10D-1A 0516

**Reputed Owners:**

William Kuzmin and Priscilla Miller and United States of America

ALL THAT CERTAIN lot or parcel of land situate in the Township of Lehigh, County of Northampton and Commonwealth of Pennsylvania.

BEING the same premises which by Deed dated June 1, 1979 and

recorded in the Office of the Recorder of Deeds of Northampton County on June 7, 1979 in Deed Book Volume 600, Page 77, granted and conveyed unto William Kuzmin and Priscilla A. Miller.

**Improvements:**

Thereon being erected a ranch single style dwelling with vinyl and brick exterior and shingle roof; detached three-car garage.

**Attorney:**

Jeffrey P. Kelly, Esquire

**No. 50**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-07958**

**Location:**

282 Iron Street, Easton, PA 18042

**Parcel ID:**

L9SE4D 11 2B 0310

**Reputed Owner:**

Alpha Omega, LLC

ALL THAT CERTAIN parcel of land, situate in the City of Easton, County of Northampton and Commonwealth of Pennsylvania.

BEING the same premises which by Deed dated March 27, 2007 and recorded in the Office of the Recorder of Deeds of Northampton County on April 2, 2007 in Deed Book Volume 2007-1, Page 118906, granted and conveyed unto Alpha Omega, LLC.

**Improvements:**

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

**Attorney:**

Jeffrey P. Kelly, Esquire

**No. 51**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-04896**

**Location:**

622 Shields Street, Bethlehem, PA 18015

**Parcel ID:**

P6SE2D 17 24 0204

**Reputed Owners:**

Jason Steenhagen and Jeremy Steenhagen

ALL THAT CERTAIN messuage, tenement and parcel of land situate along the easterly side of Shields Street, between Sullivan and East Seventh Streets, and commonly known as Number 622 Shields Street, in the City of Bethlehem, County of Northampton, and Commonwealth of Pennsylvania.

BEING the same premises which by Deed dated June 28, 2007 and recorded in the Office of the Recorder of Deeds of Northampton County on July 2, 2007 in Deed Book Volume 2007-1, Page 242428, granted and conveyed unto Jason Steenhagen and Jeremy Steenhagen.

**Improvements:**

Thereon being erected a two-story half-of-double style dwelling with aluminum and stone exterior and shingle roof.

**Attorney:**

Jeffrey P. Kelly, Esquire

**No. 52**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-04621**

**Location:**

1859 Lincoln Street, Bethlehem, PA 18017

**Parcel ID:**

N7SW1A 6 5 0204

**Reputed Owners:**

Dennis Suarez and United States of America

ALL THOSE TWO CERTAIN LOTS OR PIECES of ground situate in Franklin Park, between Township now City of Bethlehem, County of Northampton and State of Pennsylvania, and known and designated as Lots Nos. 120 and 121 on the Plan of

Town lots as laid out by Anthony E. Miller, said plan being recorded in the Office for the Recording of Deeds at Easton, Pennsylvania in Map Book No. 6, Pages 12, etc.

BEING the same premises which by Deed dated November 16, 2011 and recorded in the Office of the Recorder of Deeds of Northampton County on December 2, 2011 in Deed Book Volume 2011-1, Page 250188, granted and conveyed unto Dennis Suarez.

**Improvements:**

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

**Attorney:**

Jeffrey P. Kelly, Esquire

**No. 53**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-07901**

**Location:**

2844 Buena Vista Drive, Bath, PA 18014

**Parcel ID:**

J5 3 24 0520

**Reputed Owner:**

Robert I. Favata

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Moore, County of Northampton and Commonwealth of Pennsylvania, being known as Lot No. 13 on the 'Final Subdivision Plano Valley View Estates III Residential Subdivision', as recorded with the Northampton County Recorder of Deeds Office at Easton, Pennsylvania, in Northampton County Map Book Volume 90, pages 129 A & B.

TITLE TO SAID PREMISES IS VESTED IN Robert I. Favata, by Deed from JR Hamilton Properties, LLC., a Pennsylvania Limited Liability Company, dated 11/24/2014, recorded 12/11/2014 in Book 2014-1, Page 217804.



**Improvements:**

Thereon being erected a two-story single style dwelling with vinyl, stucco and stone exterior and shingle roof; attached three-car garage.

**Attorney:**

Adam H. Davis, Esquire

**No. 54**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-03174**

**Location:**

2490 Gillian Lane, Easton, PA 18040

**Parcel ID:**

K9 10 6-293 0311

**Reputed Owners:**

Jorne Walter a/k/a Jorne M. Walter and Sheena Walter a/k/a Sheena C. Walter

ALL THAT CERTAIN message, tenement, and lot or parcel of land situate in the Township of Forks Northampton County, Commonwealth of Pennsylvania, designated as Lot No. 293 on the Plan of Penn's Ridge, Phases 10 and 12, as said Plan is recorded in the Recorder of Deeds Office in and for Northampton County, Pennsylvania in Map Book Vol. 2003-5, Page 358.

TITLE TO SAID PREMISES IS VESTED IN Jorne Walter and Sheena Walter, h/w, by Deed from Abby M. Mitchell, f/k/a Abby M. Bossert, dated 06/29/2009, recorded 07/20/2009 in Book 2009-1, Page 184402.

**Improvements:**

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

**Attorney:**

Adam H. Davis, Esquire

**No. 55**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-02778**

**Location:**

435 South Nulton Avenue aka 435 Nulton Avenue, Easton, PA 18045

**Parcel ID:**

M8NE1 11 16 0324

**Reputed Owner:**

Frank J. Falk, in His Capacity as Administrator of the Estate of Elaine C. A Mathews and Hazel Marion and Carolyn Brown, in Their Capacity as Heirs of The Estate of Elaine C. Mathews aka Elaine Mathews aka Elaine C. A Mathews and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Elaine C. Mathews, Deceased

ALL THAT CERTAIN tract of land and improvements erected thereon, situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Elaine C. A. Mathews, by Deed from Gary J. Strausser and Bonnie L. Strausser, his wife, dated 09/25/1985, recorded 09/26/1985 in Book 688, Page 783. Mortgagor ELAINE C. MATHEWS a/k/a ELAINE MATTHEWS a/k/a ELAINE C. A. MATTHEWS died on 09/23/2011, and FRANK J. FALK was appointed Administrator of her estate. Letters of Administration were granted to him on 11/14/2013 by the Register of Wills of NORTHAMPTON COUNTY, No. 2011-1408. The Decedent's surviving heirs at law and next-of-kin are HAZEL MARION, JAMES R. COUTTS, JOHN J. LACIRIGNOLA, and CAROLYN BROWN.

**Improvements:**

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

**Attorney:**

Paul Cressman, Esquire

**No. 56****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2013-12602****Location:**

3875 Sycamore Drive, Northampton, PA 18067

**Parcel ID:**

J3 13 11-9 0516

**Reputed Owners:**

Patricia McCuen and Christopher McCuen

ALL THAT CERTAIN lot, known as Lot 9, located in the Township of Lehigh, County of Northampton and State of Pennsylvania, as shown on the Final Plan Sycamore Ridge, prepared by Base Engineering, Inc., and recorded in the Office of the Recorder of Deeds for Northampton County in Easton, Pennsylvania, in Map Book Volume 85, Page 260.

TITLE TO SAID PREMISES IS VESTED IN Christopher McCuen and Patricia McCuen, h/w, by Deed from Joseph M. Vitovitch, single, dated 12/18/2006, recorded 12/27/2006 in Book 2006-1, Page 529852.

**Improvements:**

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

**Attorney:**

Jonathan Lobb, Esquire

**No. 57****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2014-09610****Location:**

1173 Municipal Road, Walnutport, PA 18088

**Parcel ID:**

H3 15 2 0516

**Reputed Owner:**

Edgar L. Smith, Jr.

ALL THAT CERTAIN lot or tract of ground known as Lot 2 of the Minor Subdivision For Edgar L. & Julia M. Smith, being Tax Parcel H3/15/20516, located in the Township of Lehigh, County of Northampton and Commonwealth of Pennsylvania, as shown on a Plan entitled Minor Subdivision For Edgar L. & Julia M. Smith, by Hop-pes Professional Engineering & Surveying,

BEING the same premises which by Deed dated December 12, 2007 and recorded in the Office of the Recorder of Deeds of Northampton County on December 13, 2007 in Deed Book Volume 2007-1, Page 444738, granted and conveyed unto Edgar L. Smith, Jr.

**Improvements:**

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

**Attorney:**

Jeffrey P. Kelly, Esquire

**No. 58****BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-00726****Location:**

1831 7th Street, Bethlehem, PA 18020

**Parcel ID:**

N7NE4 41 5 0205

**Reputed Owners:**

James L. Pagats and Tammy M. Pagats

ALL THAT CERTAIN lots and pieces of land situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, designated as Lots Nos. 36, 37, 38, 39, and 40, Block 7, on Plan of Lots of Prospect Heights, which said Plan is recorded in the office of the Recorder of Deeds in and for Northampton County Pennsylvania, in Map Book Volume 3, Page 16.

BEING the same premises which by Deed dated November 11, 2002 and recorded in the Office of the Recorder of Deeds of Northampton County on November 21, 2002 in Deed Book Volume 2002-1, Page 327080, granted and conveyed unto James L. Pagats and Tammy M. Pagats.

**Improvements:**

Thereon being erected a two-story single style dwelling with vinyl and brick exterior and shingle roof; attached one-car garage.

**Attorney:**

Jeffrey P. Kelly, Esquire

**No. 61**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2015-08662**

**Location:**

3662 Lehigh Street, Bethlehem, PA 18020

**Parcel ID:**

N7 11 2-1 0205

**Reputed Owner:**

Nancy M. Chontos

ALL THAT CERTAIN lot or parcel of land situate on the south side of Lehigh Avenue between Seventh Street and Sculac Road in the Township of Bethlehem, County of Northampton, and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Nancy M. Chontos by the entirety, by deed from Nancy M. Smith N/K/A Nancy M. Chontos, dated 06/08/06 and recorded 06/27/06 in Book 2006-1, Page 261147.

**Improvements:**

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

**Attorney:**

Richard J. Nalbandian, III, Esquire

**No. 62**

**BY VIRTUE OF A CERTAIN  
WRIT OF EXECUTION  
CV-2012-06251**

**Location:**

585 Blue Mountain Drive, Cherryville, PA 18035

**Parcel ID:**

J3 12 11C 0516

**Reputed Owners:**

Jeanette L. Seem and Charles T. Seem

ALL THAT CERTAIN lot, tract or parcel of land situated in the Township of Lehigh, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Jeanette L. Seem and Charles T. Seem, husband and wife, by deed from Jeanette L. Seem, married dated October 5, 2004 and recorded October 18, 2004 in Deed Book 2004-1, Page 403161.

**Improvements:**

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

**Attorney:**

Joseph I. Foley, Esquire

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.

DAVID J. DALRYMPLE

Sheriff

Northampton County,  
Pennsylvania

DAVID J. CERAUL, ESQUIRE

Solicitor to the Sheriff

Mar. 17, 24, 31

**IN THE COURT OF COMMON PLEAS OF  
NORTHAMPTON COUNTY, PENNSYLVANIA  
CIVIL ACTION—LAW**

**RULE TO SHOW CAUSE  
WHY CUSTODY OR VISITATION CASE  
SHOULD NOT BE DISMISSED**

**AND NOW**, this 27th day of January, 2016, a rule is hereby issued on the parties in the below listed cases to show cause why the custody or visitation case should not be dismissed because neither party has listed the case for trial within 180 days of the filing of the complaint. Pa.R.C.P. 1915.4 (b). Said rule is returnable on Friday, April 15, 2016, at 11:00 a.m., in Courtroom #1.

Any questions regarding this Rule should be addressed to the Court Administrator's Office prior to the rule returnable date.

**BY THE COURT:**

**Stephen G. Baratta, President Judge**

<b>Angel Perez v Jennifer Perez</b>	<b>2012-4538</b>
<b>Michael Affa v Sharlotte Affa</b>	<b>2012-7253</b>
<b>Heather Becker v David Tucker</b>	<b>2012-9703</b>
<b>Erika Mullin v Christopher Mullin</b>	<b>2013-7983</b>
<b>Jason Viegas v Elizabeth Strohl</b>	<b>2013-11395</b>
<b>Christopher Wirkus v Susanna Dallis Wirkus</b>	<b>2014-249</b>
<b>Melody Johnson v William Johnson</b>	<b>2014-516</b>
<b>Lisa McIntyre v Daniel McIntyre</b>	<b>2014-641</b>
<b>Nichole Deater v Emmanuel Grisby</b>	<b>2014-1682</b>
<b>Wayne Gayle v Dawn Stocker</b>	<b>2014-1830</b>
<b>Harley Tordonato v Thoa Nguyen</b>	<b>2014-1960</b>
<b>Carol Ehrie v William Burtkette</b>	<b>2014-2006</b>
<b>Daniel Magliane v Tiffany Magliane</b>	<b>2014-2207</b>
<b>Lori Coon v Glenn Coon</b>	<b>2014-2393</b>
<b>Kelly Church v George Albus</b>	<b>2014-2424</b>
<b>Zoila Bonilla-Paul v Kurt Paul</b>	<b>2014-3397</b>
<b>Kelly Fenstermaker v Daniel Fenstermaker</b>	<b>2014-7703</b>
<b>Christine Vandenburg v Greg Webb</b>	<b>2014-4456</b>
<b>Norman Jones v Nicolette Stark</b>	<b>2014-5002</b>

<b>Jennifer Cirillo v Christopher Cirillo</b>	<b>2014-5449</b>
<b>Jose Guzman v Heidy Murillo</b>	<b>2014-5555</b>
<b>Christopher Rivera v Jazmin Vidal</b>	<b>2014-5777</b>
<b>Melissa Muzac v Jose Dominguez</b>	<b>2014-5927</b>
<b>Theodore Howell v Barbara Howell</b>	<b>2014-5928</b>
<b>Joseph Dlugos v Donna Dlugos</b>	<b>2014-6123</b>
<b>Staci Sabetti-Caiazzo v Ralph Caiazzo</b>	<b>2014-6185</b>
<b>Kasey Moyer v Justin Moyer</b>	<b>2014-6304</b>
<b>Annemarie Dralus v Michael McMahon</b>	<b>2014-6713</b>
<b>Anthony DeSessa v Mayra Chitic</b>	<b>2014-7215</b>
<b>Jerome Houser v Chantelle Rodriguez</b>	<b>2014-7293</b>
<b>Isaac Mahaffey v Bettina Mahaffey</b>	<b>2014-7705</b>
<b>Lee Ann Greenawalt v Aaron Greenawalt</b>	<b>2014-8124</b>
<b>Colleen Quinn v Aaron Winskill</b>	<b>2014-4049</b>

Mar. 10, 17

**FAMILY LAW ATTORNEY**

**IMMEDIATE OPENING for Family Law Attorney** to work at the law offices of Pfeiffer & Bruno, P.C., a general practice law firm in Easton, PA. The firm practices in PA and NJ. 3-5 years of professional experience desired. Both PA and NJ Bar preferable, but not required. Salary and benefits commensurate with experience. Candidates may apply by e-mail to **prhinehart@pbmdlaw.com** or by mail to P.O. Box 468, Easton, PA 18044-0468.

Mar. 10, 17

The Law Office of

**PETERS, MORITZ, PEISCHL, ZULICK,  
LANDES & BRIENZA, LLP**

is accepting applications for a

**LEGAL ASSISTANT/SECRETARIAL POSITION**

with a busy civil litigator.

General Law Office Secretarial and Paralegal  
Responsibilities in various practice areas including:  
personal injury, business-related litigation  
and municipal law.

Skills required: Excellent written and verbal  
communication skills; Computer skills, including  
proficiency in MS Word and PC Law Billing Software;

Ability to maintain calendar and other details  
regarding multiple cases; Paralegal training/experience  
preferred but not required.

Send Resume to: Gary A. Brienza, Esquire

Mail: 1 S. Main Street, Nazareth, PA 18064

Fax: (610) 759-3892

Mar. 10, 17



**ALL SUBMISSIONS SHOULD BE SENT DIRECTLY TO: THE HONORABLE ROBERT L. STEINBERG, LEHIGH COUNTY COURTHOUSE, CHAMBERS 4-A, 455 HAMILTON STREET, ALLENTOWN, PA 18101.**

**LAW CLERK POSITION**

Salary: \$61,339 per year (2016 scale)  
Hours: Monday through Friday, 8:30-4:30  
Location: Lehigh County Courthouse—455 Hamilton Street, Courtroom 4-A, Allentown, PA 18101  
Submit: Cover letter, resumé and three references to apply  
If called for an interview bring writing samples with you.

Qualifications: This position is available for **graduate** applicants and is contingent upon taking and passing the Pennsylvania Bar Exam during their term as law clerk.

Description of position: The law clerk assists the Judge in drafting opinions, including Pa. R.A.P. 1925(a), pretrial, post-sentence and Post Conviction Relief Act opinions. The duties also include attending and providing support for hearings, including suppression and habeas motions, conducting research, and checking citations. Additionally, the law clerk conducts research to prepare the Judge for hearings and trials, and provides general support during trial weeks. The law clerk keeps track of the Judge's appellate cases as they progress through the appellate courts.

The law clerk candidate should be well-organized, detail-oriented, and a self-starter. Must be able to work well on his/her own. Writing and citation experience is highly valued.

Mar. 10, 17

## **Lawyers Concerned For Lawyers Lawyers' Only Recovery Meetings**

### **Alcohol, Other Drugs and Gambling**

- **Doylestown**      2nd and 4th Tuesday of Month
- **Drexel Hill**      Every Wednesday
- **Harrisburg**      1st Wednesday of Month
- **Norristown**      1st Thursday of Month
- **Philadelphia**      Every Tuesday
- **Pittsburgh**      Every Thursday
- **Reading**      3rd Monday of Month
- **Scranton**      Every Thursday
- **State College**      2nd Tuesday of Month
- **Washington**      Every Tuesday
- **West Chester**      Every Thursday

*These are "closed meetings" - that is, only lawyers recovering from or trying to recover from alcohol, other drug or gambling problems may attend.*

### **Stress, Anxiety and Depression**

*The following are professionally facilitated meetings:*

**Philadelphia** - Stress Information and Recovery (1st Monday of Month)

**Philadelphia** - Depression Recovery (2nd Monday of Month)

**For more information, time and location of these meetings,  
call the LCL Administrative Office (1-800-335-2572)**

**or**

**the Confidential Lawyers' Helpline (1 - 888 - 999 -1941) .**

**In Re: Involuntary Termination of C.C.B., a Minor Child**

*Dependency—Involuntary Termination—Clear and Convincing Evidence—Parental Duties—Permanency Plan—Best Interests.*

The agency filed a petition for the involuntary termination of parental rights in the above-captioned matter. The Agency proceeded with the petition under subsections (1), (2), (5) and (8) of 23 Pa. C.S.A. §2511, pursuant to which they bore the burden of demonstrating Father's parental unfitness under the statute by a standard of clear and convincing evidence. Upon the receipt of all the evidence, the Court engaged in a two-part inquiry. First, the Court had to determine whether Father's conduct during the relevant time period warranted the termination of his parental rights under any of the relevant statutory provisions. Then the Court had to determine whether termination was in the best interests of the child. Upon a finding that Father had become increasingly more compliant with the permanency plan in place for the child as time went on, and upon the further finding that Father and child were well bonded, and that Father had expressed a willingness to cease contact with Mother as per the permanency plan, the Court found that the Agency had failed to establish their burden by clear and convincing evidence. Accordingly, the petition to terminate Father's parental rights was denied.

In the Court of Common Pleas of Northampton County, Pennsylvania,  
Orphans' Court Division—No. C-0048-OC-2015-0008.

VALERIE CAMMARENE, ESQUIRE, for Agency.

APRIL CORDTS, ESQUIRE, for Father.

LEONARD MELLON, ESQUIRE, Guardian Ad Litem.

Order of the Court entered on July 22, 2015 by DALLY, J.

*ORDER*

AND NOW, this 22nd day of July 2015, upon hearing and consideration of Northampton County Department of Children, Youth & Families' Petition for the Termination of Parental Rights of CESAR BRUNO, the same is hereby DENIED, as set forth more fully in the following Statement of Reasons.

*STATEMENT OF REASONS*

*Procedural History*

This matter commenced in Orphans' Court on February 6, 2015 when the Northampton County Department of Children Youth and Families' ("Agency") filed a petition to terminate the parental rights of Cesar Bruno ("Father") to his minor son, C.C.B. The matter came before the undersigned for a non-jury trial on May 13 and 15, 2015. Valerie Cammarene, Esquire appeared for the Agency, April Cordts, Esquire appeared for Father, and Leonard Mellon, Esquire, appeared as the child's guardian ad litem. The Agency presented the testimony of Northampton County Intake and Referral Worker Margaret "Maggie" Dubin; Visiting Nurses of St. Luke's em-

ployee Lucy Regan, and Northampton County Children and Youth case-workers Sarah Pearse, and Alex Carrillo. Father testified on his own behalf. At the conclusion of trial, the Court ordered that the transcript be produced and it set a briefing schedule. Briefs having been received the matter is now ready for disposition.

### *Standard of Law*

“[T]he complete and irrevocable termination of parental rights is one of the most serious and severe steps a court can take.” *In re Bowman*, 542 Pa. 268, 280, 666 A.2d 274, 278 (1995). Accordingly, both the United States and Pennsylvania Constitutions require that a party seeking to terminate parental rights must present clear and convincing evidence in support thereof. *Santosky v. Kramer*, 455 U.S. 745 (U.S. 1982); *In re T.R.*, 502 Pa. 165, 465 A.2d 642 (1983). Clear and convincing evidence is that which is “so clear, direct, weighty, and convincing as to enable the trier of fact to come to a clear conviction, without hesitancy, as of the truth of the precise facts in issue.” *In re K.C.W.*, 456 Pa. Super. 1, 9, 689 A.2d 294, 298 (1997) (citations omitted).

Statute provides that parental rights may be terminated on several grounds. 23 Pa. C.S.A. §2511. In the instant case, the Agency is premising its petition on subsections (1), (2), (5) and (8) of the statute, which provide:

(a) *General rule.*—The rights of a parent in regard to a child may be terminated after a petition filed on any of the following grounds:

1. The parent by conduct continuing for a period of at least six months immediately preceding the filing of the petition either has evidenced a settled purpose of relinquishing parental claim to a child or has refused or failed to perform parental duties.
2. The repeated and continued incapacity, abuse, neglect or refusal of the parent has caused the child to be without essential parental care, control or subsistence necessary for his physical or mental well-being and the conditions and causes of the incapacity, abuse, neglect or refusal cannot or will not be remedied by the parent.

...

5. The child has been removed from the care of the parent by the court or under a voluntary agreement with an agency for a period of at least six months, the conditions which led to the removal or placement of the child continue to exist, the parent cannot or will not remedy those conditions within a reasonable period of time, the services or assistance reasonably available to the parent are not likely to remedy the conditions which led to the removal or placement of the child within a reasonable

period of time and termination of parental rights would best serve the needs and welfare of the child.

...

8. The child has been removed from the care of the parent by the court or under a voluntary agreement with the agency, 12 months or more have elapsed from the date of removal or placement, the conditions which led to the removal or placement of the child continue to exist and termination of parental rights would best serve the needs and welfare of the child.

23 Pa. C.S.A. §2511(a)(1), (2), (5) and (8).

In resolving a petition under §2511, the first matter for the court's consideration is the existence of the conditions upon which the petition is based at or before the time it was filed. If the court determines that the petitioner has proven any of these grounds by the requisite "clear and convincing" evidentiary standard, the court shall move to an assessment of the best interests of the child under subsection (b) of the statute. *In re D.W.*, 856 A.2d 1231, 1234 (Pa. Super. 2004). Subsection (b) provides as follows:

The court in terminating the rights of a parent shall give primary consideration to the developmental, physical and emotional needs and welfare of the child. The rights of a parent shall not be terminated solely on the basis of environmental factors such as inadequate housing, furnishings, income, clothing and medical care if found to be beyond the control of the parent. With respect to any petition filed pursuant to subsection (a)(1), (6) or (8), the court shall not consider any efforts by the parent to remedy the conditions described therein which are first initiated subsequent to the giving of notice of the filing of the petition.

23 Pa. C.S.A. §2511(b).

"Where it is alleged that a parent has failed to perform parental duties or ... evidenced a settled purpose of relinquishing [their] parental claim to the child for a period of at least six months immediately preceding the filing of the petition, the individual circumstances and any explanations offered by the parent, must be examined to determine if, in light of the totality of the circumstances, the evidence clearly warrants the termination of parental rights." *In re Bowman*, supra at 272, 666 A.2d at 276. "The statute does not require a showing of both an intention to relinquish parental control and a failure to perform parental duties." *Id.* (citation omitted). As to the performance of parental duties, our Supreme Court has stated that:

There is no simple or easy definition of parental duties. Parental duty is best understood in relation to the needs of a child. A child needs love, protection, guidance, and support. These needs, physical and emotional, cannot be met by a

merely passive interest in the development of the child. Thus, this court has held that the parental obligation is a positive duty which requires affirmative performance.

*In re Burns*, 474 Pa. 615, 625, 379 A.2d 535, 540 (1977).

“Accordingly, when a child has been placed in foster care, a parent has an affirmative duty to work towards the return of the child.” *In re William L.*, 477 Pa. 322, 333, 383 A.2d 1228, 1233 (1978) (citation omitted). A parent who refuses to perform parental duties is equally unfit as one who is unable to perform such duties. *Adoption of C.A.W.*, 453 Pa. Super. 277, 284, 683 A.2d 911, 914-15 (1996) (citation omitted).

“In determining whether parental rights should be terminated, the court must recognize the essential needs of the child as well as the rights of the parent.” *In re G.D.G.*, 392 Pa. Super. 575, 582, 573 A.2d 612, 615 (1990) (citation omitted). In so doing, the court shall examine the bond between parent and child to determine what effect the severance of that bond would have on the child. *In re T.D.*, 949 A.2d 910, 916 (Pa. Super. 2008).

#### *Findings of Fact*

1) This matter involves one minor male child identified herein as C.C.B., who was born on November 30, 2013. N.T. Vol. I, 5:11-12.

2) The natural parents of the minor child are Christina Lenegan (“Mother”) and Cesar Bruno (“Father”). N.T. Vol. I, 5:13-15.

3) Mother and Father first met five or six years prior to trial. During that time, they have not had an ongoing romantic relationship. Initially, they fostered a relationship out of Mother’s need for shelter and Father’s willingness to provide it. Throughout the period, Father has continued to make himself available as a resource for Mother, providing her food and shelter as needed, despite a history of fights between them, their mental health diagnoses, and Mother’s drug use. N.T. Vol. II, 135:12-137:4.

4) Mother’s parental rights were voluntarily terminated on May 13, 2015.

5) The Northampton County Division of Children, Youth and Families’ (“Agency”) petition to involuntarily terminate Father’s parental rights of Mother came before the Court for trial on May 13 and 15, 2015.

6) The Agency was represented by Valerie Cammarene, Esquire.

7) Father appeared at trial to oppose the termination of his parental rights, and was represented by April Cordts, Esquire. Spanish being his first language, he utilized the services of a Court-provided interpreter throughout the proceeding.

8) The minor child was represented by Leonard Mellon, Esquire, in his capacity as a Court-appointed guardian *ad litem*.

9) The Agency's involvement with the child began on or about January 16, 2014. On that date, Intake and Referral worker Maggie Dubin received a telephone call from Joe Pulcini of JusticeWorks.

10) Mr. Pulcini had been providing services to the family through Lehigh County Children and Youth. The child had been born in Lehigh County, and concerns as to Mother's stability had given rise to that Agency's involvement. As part of a safety plan, Mother and child were to reside with Father in Easton, Northampton County.

11) On or about January 16, 2014, a domestic dispute arose between Mother and Father. The police responded, and upon learning that there was a warrant for Father's arrest relative to unpaid fines, they took him into custody. N.T. Vol. I, 11:8-15; N.T. Vol. II, 6-8.

12) In light of his arrest, Father was unwilling to allow Mother to remain in his home with the child. *Id.*

13) With Father imprisoned and Mother homeless and otherwise unable to care for the child independently due to untreated mental health and drug issues, the child was placed in the emergency care of the Agency. The child was approximately six weeks old at the time. N.T. Vol. I, 11:22-25; 12:14-18; 13:21-23; 66:8-9.

14) The child has been in foster care since his placement. He was adjudicated dependent on February 27, 2014. N.T. Vol. I, 64:14-15.

15) The child's initial foster care placement ended on or about April 27, 2015, at which time the Agency removed him from the home over concerns with respect to the number of other young children in the home and the appearance of some injuries and marks on the child. Accordingly, at the time of trial, the child had only been in his new legal risk (a/k/a "pre-adoptive") home for a period of two and a half weeks at the time of trial. N.T. Vol. I, 109:9-112:13.

16) Margaret Dubin, the Northampton County Intake and Referral worker<sup>1</sup> who testified at trial with regard to the events of January 16, 2014 noted that at the time he was taken into custody, the child appeared appropriately cared for. N.T. Vol. I, 16:16-18.

17) Father was incarcerated in Northampton County Prison until April 16, 2014. N.T. Vol. I, 65:5-6.

18) During that time, he contested paternity of the child, but after testing, was determined to be the Father. N.T. Vol. I, 65:20-22.

19) Pursuant to a Court Order, Father did not have contact with the child until paternity was established. *Id.*

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<sup>1</sup> Subsequent to Ms. Dubin's initial involvement, the case was transferred to Northampton County Children & Youth caseworker Sarah Pearse until October 2014, when it was transferred once again to caseworker Alex Carrillo.



20) Upon his release from prison, Father was directed to establish a legitimate income and stable housing, follow the recommendations of his mental health provider, and participate in supervised visitation and parenting education.<sup>2</sup> N.T. Vol. I, 65:11-15.

21) In May 2014, Father leased a two-bedroom apartment in the City of Easton, where the child would have his own bedroom. N.T. Vol. II, 127:23-128:10.

22) Father is diagnosed with major depressive disorder with auditory and visual hallucinations, and he initially treated with Lehigh Valley Community Mental Health, whose records are available to the Agency as a result of Father's willing execution of the necessary releases. N.T. Vol. I, 69:24-70:2; 78:7-10.

23) At trial, Father acknowledged that he has a history of hallucinations, which he explains, stemmed from an attack whereby he was repeatedly hit in the head, requiring thirty-seven (37) staples. N.T. Vol. II, 2-11.

24) In August of 2014, Father's therapist left Lehigh Valley Community Mental Health, and the Agency referred him to Bet El for evaluation and treatment. There, he was diagnosed with an adjustment disorder. N.T. Vol. I, 80:11-82:14.

25) Father reports that he engages in counseling at Bet El, with sessions scheduled either weekly or bi-weekly, and that he takes his medications as prescribed. N.T. Vol. II, 128:11-20; 129:13-16.

26) In June 2014, the Agency began providing Father supervised visitation with the child once per week for an hour and a half, and one-half hour of parenting education. N.T. 18:18-23. There was a time when the visits were temporarily reduced, but the testimony on this point was not well developed. N.T. Vol. I, 85:6-9.

27) The visits are supervised by Lucy Regan of Visiting Nurses of St. Luke's. N.T. Vol. I, 18:6-9.

28) Ms. Regan had supervised visits between Mother and the child from February 2014 to April 2014 when the visitation was suspended. N.T. Vol. I, 19:11-14.

29) Ms. Regan testified that visits between Mother and child had been suspended for the child's safety, because Mother did not follow direction and was aggressive and antagonistic with the visit supervisor. She was also frequently reluctant to turn the child over after visits, and on one occasion, a concern also arose when a deputy removed a 12-inch cake knife from Mother's backpack prior to a visit. N.T. Vol. I, 20:1-18; 21:3-8.

<sup>2</sup> Additionally, in early 2015, Father was subject to urinalysis screening for a time, during which he tested positive for alcohol and benzodiazepines. Mr. Carrillo testified that his concern with regard to the benzodiazepines was that they were not coming up regularly, because they were in fact prescribed, indicating that Father was not taking his medication as directed. As to the alcohol, Father told Mr. Carrillo that as an adult individual, he believed he should be permitted to consume an alcoholic beverage. Although he acknowledged at trial that there was no prohibition on Father consuming alcohol, Mr. Carrillo testified that he had cautioned that it did not reflect well on him given the status of the dependency. N.T. Vol. I, 98:10-99:7; 105:11-14.

30) Upon the suspension of the visits, Mother was no longer allowed to have contact with the child. However, Ms. Regan testified that in or about October 2014, Mother appeared at the end of one of Father's visits and attempted to gain access to the child as he was being placed in a vehicle to leave. Ms. Regan further testified that at the conclusion of the incident, she observed Mother and Father leaving together. N.T. Vol. I, 21:9-22:6; 87:12-16.

31) During his testimony, Father denied that the incident occurred and that he had transported Mother to or from the visit on the above-referenced occasion. In fact, he altogether denied knowing how she had gotten to or from the building. N.T. Vol. II, 141:11-21; 147:7-149:11.

32) One of the themes covered by Ms. Regan in her parenting education sessions with Father is the safety of the child, and the Agency's view that Mother poses a threat to the child. In that regard, Ms. Regan testified that despite their discussions on this topic, Father has represented to her that although he recognizes that Mother is mentally ill and she exhibits inappropriate behaviors, he feels that it is important that she be a part of the child's life. Notably, Ms. Regan provided no time frame with regard to when Father is alleged to have made these statements to her. N.T. Vol. I, 23:11-24.

33) Ms. Regan testified that Father has some positive parenting characteristics, and he truly loves the child, but that Father's continued association with Mother would "completely prevent" her from "ever testifying" that she thought the child could be safe in Father's care. N.T. Vol. I, 26:18-23.

34) During his testimony, Father acknowledged that he continues to have contact with Mother and he continues to provide her food, shelter and money as needed. However, he reasons that this is not in contravention to the best interests of the child, because the child is presently in foster care placement. He further testified that if the child were returned to his custody, he would abide by any Agency directive to keep Mother away from the child. N.T. Vol. II, 132:12-133:12.

35) Noting that there were many positive things that had occurred in Father's most recent supervised visit with the child, Ms. Regan further testified that she would not recommend unsupervised visits between Father and child because Father had allowed the child to play with a 15-inch plastic flute. N.T. Vol. I, 27:4-12.

36) After Ms. Regan advised Father of her view that the flute posed an unacceptable safety risk<sup>3</sup> to the child, Father replied that he never took

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<sup>3</sup> The only other safety issues raised at trial were set forth by the child's C&Y case-worker Mr. Carrillo, who testified to having seen Father give the child a whole, uncut blueberry on one occasion, and also noted that Father was unable to adjust the straps of the child's car seat when putting him in the car at the end of the visit on two separate occasions. N.T. Vol. I, 115:4-9; 99:14-20.

his eyes off the child when he was playing with it, which Ms. Regan rebutted by her testimony that she observed Father with his back turned to the child several times while he was playing with the toy. N.T. Vol. I, 27:21-28:1.

37) Additionally, Ms. Regan testified that initially, Father refused to bring anything for the child to his visits, on the basis that the child was in foster care and his needs should be met by the foster care provider. However, after that initial period, Father began bringing what Ms. Regan described as a “lovely diaper bag packed with everything and more that he may need.” N.T. 28:17-29:13.

38) Later in her testimony Ms. Regan stated that Father “has some really great skills ... he truly ... loves his son. He’s very affectionate. For concrete things, he is very safety conscious ... He will actually come in and check the floor of the visit area and clean it himself because he doesn’t want the child to put anything in his mouth ... He brings delicious homemade food for him which is full of vegetables and all great things that we have talked about in teaching ... He has relatively good hygiene with the baby. He does still need prompting sometimes to clean his hands before a meal. I haven’t seen his home, but I’ve seen pictures of it, and the caseworker has told me he’s seen it and it looks very appropriate. He brings mostly very appropriate toys and books ... There’s just these little blips and these little safety issues, but he has great strengths.” N.T. Vol. I, 33:7-34:7.

39) Notwithstanding her commendation of Father’s strengths, she cites his continued association with Mother and his mental health, which she described as needing “constant surveillance” as militating against reunification. N.T. Vol. I, 34:11-14.

40) With regard to Father’s mental health, Ms. Regan testified that Father receives SSI and does not work as a result of his mental health issues, which she believes manifest in auditory and visual hallucinations (based on her review of records from 2009 to 2013 stating that Father heard voices, and saw angels, devils and demons), and potentially delusional thinking (based on his accounts of friendships with FBI and CIA agents, as well as Northampton County Judge Michael Koury and his family, and his recitation of an event whereby he allegedly hid away from army rebels in his home of El Salvador by staying in a tree for seven days, during which time he ate his finger (which is in fact missing). N.T. Vol. I, 30:2-31:22.

41) Finally, Ms. Regan suggested that she would not recommend reunification between Father and child because she believes that he requires assistance with the child due to his own limitations, and to date, no one has come forward as an assistive resource for Father. N.T. Vol. I, 37:1-7.

42) In this regard, Father testified that he has a support system comprised of his adult daughters, his cousins, close friends and his landlord who would help him with the child as necessary, and that while his family

does not live within walking distance, he has friends who do live close by. N.T. Vol. II, 133:14-134:3.

43) With regard to the child, Ms. Regan testified that at the time he was placed in foster care, he was exhibiting delays in his developmental milestones, but he had recently been released from early intervention services, physical therapy, and occupational therapy, and notwithstanding a diagnosis of sickle cell anemia, is now healthy and on target with his development milestones. N.T. Vol I, 38:3-22.

44) By his testimony, the child's caseworker, Mr. Carrillo, stated that despite Father's compliance with services, he believes that Father's parental rights should still be terminated because it is his opinion that it would be difficult for Father to properly care for the child, and because to date, Father continues to maintain a relationship with Mother, who presents a safety risk to the child and who is not to be in his presence. N.T. Vol. I, 100:24-101:3.

45) Nevertheless, Mr. Carrillo conceded that Father and child are well bonded. Whereas, at the time of trial, the child had only been in his new foster care placement for less than three weeks. N.T. Vol. I, 114:11-25; 112:2-3.

### *Discussion*

On the basis of the evidence presented at trial as highlighted above and contained in the record, the Court moves to an analysis of the grounds for the Agency's petition under subsections (1), (2), (5) and (8) of the statute. Subsection (1) allows for termination of parental rights on the grounds that:

The parent by conduct continuing for a period of at least six months immediately preceding the filing of the petition either has evidenced a settled purpose of relinquishing parental claim to the child or has refused or failed to perform parental duties.

23 Pa. C.S.A. §2511(a)(1).

In the instant case, the minor child was taken into the custody of the Agency on January 16, 2014, and has remained in the custody of the Agency since that time. Following his release from prison, the Agency has supervised weekly visits between Father and the child from June 2014 to the present, and Father has attended those visits faithfully. As such, the Agency cannot establish a factual predicate to support a finding that Father has demonstrated a settled purpose to relinquish his parental claim to the child under 23 Pa. C.S.A. §2511(a)(1).

Nor has the Agency established a factual predicate to support a finding that Father has refused or failed to perform his parental duties under 23 Pa. C.S.A. §2511(a)(1). In this regard, the Agency contends that Father's continued relationship with Mother demonstrates his failure to establish a safe and stable home for the child. Whereas, Father contends that as long

as the child remains in placement, he is not endangering the child's safety by continuing to support Mother, and he further asserts that if and when the child is returned to his care, he will cease all contact with Mother to ensure the child's safety.

The record established at trial demonstrates that Father appears to have the child's best interests at heart and he appears to be intent on ensuring the child's welfare. Father is attentive to the child during visits, he provides books, toys, clothing, hygiene items and nutritious food for the child during the visits, and he supervises and engages with the child when he is with him. While Father has not ceased all contact with Mother, the Court does not view this as a failure to provide for the child's safety, because the child is not presently in Father's custody. Further, although there was credible evidence presented at trial that Father brought Mother to the Agency on one occasion in October of 2014, at which time she made or attempted to make contact with the child in violation of the requirement she have no contact with him, the Court finds that this single incident does not amount to clear and convincing evidence of Father's failure to provide for the child's safety, or his failure to perform his parental duties. Accordingly, the Court finds that the Agency has failed to establish grounds for termination of Father's parental rights under 23 Pa. C.S.A. §2511(a)(1).

In order to establish grounds for termination under 23 Pa. C.S.A. §2511(a)(2), the Agency must demonstrate Father's repeated and continued incapacity to parent the child, and the failure to remedy the same. In this regard, the Agency first alleges Father's inability to recognize the threat that Mother poses to the child and his alleged inability to "make any significant progress with basic parenting skills." Agency's Brief at 12. In furtherance of their petition, the Agency alleges Father's failure to recognize that ceasing contact with Mother is a precondition to resuming custody of the child, and the evidence bears that out. However, the Court does not believe that this failure alone is sufficient to establish grounds for termination, because the statute requires that the Agency demonstrate that the circumstances giving rise to the dependency cannot or will not be remedied by the parent, and in this case, Father has vocalized a willingness to cease contact with Mother if and when the child is once again in his care. Whether he is willing to cease contact with her to obtain custody of the child remains to be seen, but in the Court's view, the evidence of record is insufficient to establish his unwillingness to do so by clear and convincing evidence.

Additionally, the Agency alleges that Father has failed to make significant progress with respect to basic parenting skills during the period, he has failed to identify family supports, he suffers from mental illness, and he has not been thoroughly compliant with his psychotropic medication regimen. Although the Agency offered opinion testimony stating that Father has failed to make significant progress during the dependency, and although

visits continue to be supervised, the Court believes that the factual evidence presented at trial demonstrates that in fact, Father's parenting skills have significantly progressed during the period, as demonstrated by Ms. Regan's testimony, set forth *supra*. Moreover, although Father has not provided names and addresses of family supports to the Agency, he testified at trial that supports are available to him. Further, despite the fact that Father has a significant mental health history, the Agency's only evidence of his non-compliance with mental health treatment comes in the form of two drug screenings negative for benzodiazepines. This is not clear and convincing evidence of noncompliance.<sup>4</sup>

At subsection (5) of the statute, the Agency must demonstrate the child has been out of Father's care for six (6) months or more, that the conditions which led to the placement continue to exist, that they will not be remedied within a reasonable period of time, and that termination is in the best interests of the child. As noted, with the sole exception of his continued contact with Mother, the extent and frequency of which was not established at trial,<sup>5</sup> Father has complied with every aspect of the permanency plan. His compliance and engagement has only improved over the period, he provides substantially appropriate care for the child, and he is well bonded to the child.

Further, at the time of trial, the child had only resided at his legal risk foster care placement for a period of two and a half weeks. Weighing the bond between Father and child against the brevity of his most recent placement, and Father's efforts, successes and failures at compliance for the period, the Court finds that the Agency has failed to establish grounds for termination of Father's parental rights under 23 Pa. C.S.A. §2511(a)(5). Specifically, the Agency has failed to show that Father cannot and will not remedy any deficiencies within a reasonable period, and they have failed to show that termination of his parental rights are in the best interests of the child, with whom he is well and substantially bonded.

Likewise, the Commonwealth has failed to establish grounds for termination of Father's parental rights under 23 Pa. C.S.A. §2511(a)(8), requiring that the conditions for the placement have continued for twelve (12) months or more and that termination is in the best interests of the child.

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<sup>4</sup> In their brief, the Agency states that "Mr. Bruno has too many of his own deficiencies which render him incapable of working, driving, and contribute to [his] own strange view of the world." While he may not work or drive, and he suffers from mental illness, the Agency has failed to demonstrate that he does not possess the skills or resources necessary to support his son.

<sup>5</sup> There was credible testimony that they have lived together for periods during the pendency of the dependency, and that as recently as the eve of trial, Father was offering his residence as a resource for Mother. However, the duration and frequency of their contact was not established.

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*Conclusions of Law*

1. The Agency had the burden to meet the statutory criteria set forth in the statute relative to the termination of parental rights termination by “clear and convincing” evidence. *In re T.R.*, 502 Pa. 165, 465 A.2d 642 (1983); 23 Pa. C.S.A. §2511.

2. The Court finds that the Agency has failed to prove grounds for termination of Father’s parental rights under 23 Pa. C.S.A. §2511(a)(1), (2), (5) and (8).

3. It is in the best interests of the minor child that the Agency’s petition be denied.

4. The Agency is qualified to maintain custody of the minor child until such time as reunification or some alternative disposition can be achieved.



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