

Northampton County Reporter

(USPS 395-280)

VOL. LXI

EASTON, PA March 26, 2020

NO. 13

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INSERT: Blue: 1. 2020 Calendar
2. Save the Date! – 2020 Bench Bar Conference
3. Save the Date! – Annual Summer Outing
4. Need a book to read while you are staying home?

NOTICE TO THE BAR...

**Pennsylvania Court Orders – Northampton County, Superior Court
and PA Supreme Court.**
See pages 21-38.

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Northampton County Reporter
Attorney Referral & Information Service
155 South Ninth Street, P.O. Box 4733
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Phone (610) 258-6333 Fax (610) 258-8715
E-mail: ncba@norcobar.org
PBA (800) 932-0311—PBI (800) 932-4637
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Mary Beth LeesonExecutive Director
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The Northampton County Reporter will be published every Thursday by the Northampton County Bar Association, 155 South Ninth St., Easton, PA 18042-4399. All legal notices relating to the business of the county, are required by rule of Court, to be published in this Journal. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes to content.

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Ralph J. Bellafatto, Esquire
Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

NCBA Notice

Due to the Coronavirus the NCBA Office is closed until further notice. We are continuing our work from home, including work on the N.C. Reporter, ARIS appointments and working on either cancelling or rescheduling our events.

If you are sending in legal advertisements for the Reporter, please e-mail them to reporter@norcobar.org. It is difficult picking up our mail and faxes in the office. You may also send any questions to the same e-mail address.

Courthouse Library Copy Machine Cards

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

The greatness of a community is most accurately measured by the compassionate actions of its members. ~ Coretta Scott King

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**CHOWDHURY, MOHAMMAD**

JAMSHED, dec'd.

Late of Palmer Township, Northampton County, PA
Administratrix c.t.a.: Tangina Chowdhury Parvez c/o Joel M. Scheer, Esquire, Fishbone and Scheer, 940 West Lafayette Street, Easton, PA 18042
Attorneys: Joel M. Scheer, Esquire, Fishbone and Scheer, 940 West Lafayette Street, Easton, PA 18042

GRAEF, ROGER A., dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executor: Steven Donald Mast c/o Ellen M. Kraft, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017-9265
Attorney: Ellen M. Kraft, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017-9265

HALAMAR, RICHARD MICHAEL, dec'd.

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

Administrator: Steven N. Goudsouzian, Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

Attorneys: Steven N. Goudsouzian, Esquire, Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

KERN, CHARLES G., JR., dec'd.

Late of Northampton, Northampton County, PA
Executrix: Jennifer Lynn Werley c/o Joshua D. Shulman, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067
Attorneys: Joshua D. Shulman, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067

KERR, BRIGITTE, dec'd.

Late of the Township of Forks, Northampton County, PA
Administratrix: Ms. Heather K. DeFazio c/o Robert A. Nitchkey, Jr., Esquire, Hemstreet, Nitchkey & Freidl, 730 Washington Street, Easton, PA 18042
Attorneys: Robert A. Nitchkey, Jr., Esquire, Hemstreet, Nitchkey & Freidl, 730 Washington Street, Easton, PA 18042

SCHUYLER, THOMAS M., dec'd.

Late of Northampton, Northampton County, PA
Administrator: William R. Schuyler c/o Stephen A. Strack, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080
Attorneys: Stephen A. Strack, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

VOGEL, ELWOOD R., dec'd.

Late of the Borough of Nazareth, Northampton County, PA
Executor: Eric M. Vogel c/o Gregory R. Reed, Esquire, Attorney-at-Law, 141 South Broad Street, P.O. Box 299, Nazareth, PA 18064-0299
Attorney: Gregory R. Reed, Esquire, Attorney-at-Law, 141 South Broad Street, P.O. Box 299, Nazareth, PA 18064-0299

VOIGHT, LUCIELLE M., dec'd.

Late of 3265 Indiana Street, Easton, Northampton County, PA
Personal Representative: William F. Voight, III c/o Thomas A. Capehart, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

Attorneys: Thomas A. Capehart, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

SECOND PUBLICATION**CAPECCI, LOUIS V.,** dec'd.

Late of the Township of Palmer, Northampton County, PA
Executor: Brian Clifford Capecci c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227
Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

DeFILIPPO, DOMINICK THOMAS, dec'd.

Late of the Borough of Northampton, Northampton County, PA
Executrix: Lenore Thomas DeAngelis c/o Charles W. Stopp, Esquire, Steckel and Stopp LLC,

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

DUGAS, ELIZABETH A., dec'd.

Late of 4007 Green Pond Road, Bethlehem, Northampton County, PA
Personal Representative: Frances Coulter c/o Thomas A. Capehart, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

Attorneys: Thomas A. Capehart, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

ENGLER, EDITH C., dec'd.

Late of the Borough of Northampton, Northampton County, PA
Executrix: Gayle E. Diehl c/o George M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020
Attorneys: George M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

HEYDT, JOYCE B., dec'd.

Late of the Township of Hanover, Northampton County, PA
Executrix: Alison Joyce Heydt 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

KEOWN, EVELYN, dec'd.

Late of Bethlehem, Northampton County, PA

Trustee: Grace Ann Keown c/o Timothy J. Duckworth, Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017

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

KICHLINE, PAUL H., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Co-Executors: Gayle M. Holben and Gary Paul Kichline 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

LAKICS, ANNA O., dec'd.

Late of the Township of Bushkill, Northampton County, PA

Executrix: Ann L. Burke c/o Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064

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

LONG, CLARENCE E., JR., dec'd.

Late of Hellertown, Northampton County, PA

Executor: James E. Long a/k/a James Edward Long 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

LONG, DALE EDWARD, JR., dec'd.

Late of Mt. Bethel, Northampton County, PA

Administrators: Sterling Long and Griffin Long c/o Mark A. Primrose, Esquire, 17 North Sixth Street, Stroudsburg, PA 18360

Attorney: Mark A. Primrose, Esquire, 17 North Sixth Street, Stroudsburg, PA 18360

MERWARTH, CARL, dec'd.

Late of Palmer Township, Northampton County, PA

Executrix: Diane Fay Werkiser c/o Fitzpatrick Lentz & Bubba, P.C., Two City Center, 645 West Hamilton Street, Suite 800, Allentown, PA 18101

Attorneys: Fitzpatrick Lentz & Bubba, P.C., Two City Center, 645 West Hamilton Street, Suite 800, Allentown, PA 18101

MOLNAR, JULIA, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Sandra M. Pascoe c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

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

PUGH, CAROLYN C., dec'd.

Late of the Township of Moore, Northampton County, PA

Administratrix: Chrysandra M. Bliler Head c/o Brian M. Monahan, Esquire, 701 Washington Street, Easton, PA 18042
Attorney: Brian M. Monahan, Esquire, 701 Washington Street, Easton, PA 18042

SECHRIST, PHOEBE E., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Administrator: Ronald B. D. Sechrist, III c/o Dionysios C. Pappas, Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

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

SIEGFRIED, EUGENIA H., dec'd.

Late of the Borough of North Catasauqua, Northampton County, PA

Executor: Lester A. Siegfried, 1113 Limestone Street, North Catasauqua, PA 18032

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

ZYSKOWSKI, RAYMOND T., dec'd.

Late of the Township of Forks, Northampton County, PA

Executor: William Zyskowski, 225 East Lafayette Street, Easton, PA 18042

Attorney: Keene Jabbour, Esquire, 701 Washington Street, Easton, PA 18042

THIRD PUBLICATION**CLARK, JOAN A.,** dec'd.

Late of Moore Twp., Northampton County, PA

Executor: Vincent J. Luburich c/o James M. Pierce, Esquire, Pierce, Caniglia & Taylor, 125 Strafford Ave., Ste. 110, Wayne, PA 19087

Attorneys: James M. Pierce, Esquire, Pierce, Caniglia &

Taylor, 125 Strafford Ave., Ste. 110, P.O. Box 312, Wayne, PA 19087

DOTTER, BARBARA A., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Co-Executrices: Robin Lee Foulk and Kay A. Frace

Attorneys: McFall, Layman & Jordan, P.C., Attorneys at Law, 134 Broadway, Bangor, PA 18013

GILBERT, DORIS, dec'd.

Late of Lower Saucon Township, Northampton County, PA

Executrix: Laurie Ellen Gilbert 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

GOLDSMITH, THOMAS FREDERIC, dec'd.

Late of Palmer Twp., Northampton County, PA

Executor: James T. Goldsmith c/o Alissa B. Gorman, Esquire, Semanoff, Ormsby, Greenberg & Torchia, LLC, 140 E. Butler Ave., Chalfont, PA 18914

Attorneys: Alissa B. Gorman, Esquire, Semanoff, Ormsby, Greenberg & Torchia, LLC, 140 E. Butler Ave., Chalfont, PA 18914

HAHN, DOROTHY H., dec'd.

Late of Nazareth, Northampton County, PA

Executrix: Darlene Dorothy Muschlitz c/o Michael A. Santanasto, Esquire, 210 E. Broad Street, Bethlehem, PA 18018

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

JAWORSKI, MARIA STELLA,
dec'd.

Late of Easton, Northampton
County, PA

Executrix: Loretta Wilson c/o
Michael A. Santanasto, Esquire,
210 E. Broad Street, Bethlehem,
PA 18018

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

KOLB, GLADYS L., dec'd.

Late of Bushkill Township,
Northampton County, PA

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

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

KUHNS, VIRGINIA A., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Co-Executrices: Judith Faye
Kresge and Cynthia Kay
Paukovitch c/o Peters, Moritz,
Peischl, Zulick, Landes &
Brienza, LLP, 1 South Main
Street, Nazareth, PA 18064

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

LaBARRE, JOANNE L., dec'd.

Late of Palmer Township,
Northampton County, PA

Executrix: Jill K. Koose a/k/a Jill
L. Koose 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

LANDIS, DOROTHEA MAE, dec'd.

Late of the Township of Moore,
Northampton County, PA

Co-Executors: Garry Phillip
Landis and Lynn Eugene Landis
c/o Peters, Moritz, Peischl,
Zulick, Landes & Brienza, LLP,
1 South Main Street, Nazareth,
PA 18064

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

MONDSHEIN, FRANCES A., dec'd.

Late of the Township of Moore,
Northampton County, PA

Executrices: Barbara E. Kocher,
Debra K. Becker and Beverly A.
Beal c/o Alfred S. Pierce, Esquire,
Pierce & Steirer, LLC, 124
Belvidere Street, Nazareth, PA
18064

Attorneys: Alfred S. Pierce,
Esquire, Pierce & Steirer, LLC,
124 Belvidere Street, Nazareth,
PA 18064

**MORSE, JoAN BARBARA OYAAS
SANGER,** dec'd.

Late of Hellertown, Northampton
County, PA

Executor: Robert G. Moffett,
Esquire, 125 California Road,
Quakertown, PA 18951

Attorney: Robert G. Moffett,
Esquire, 125 California Road,
Quakertown, PA 18951

NESFEDER, KEITH R., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: Colton Robert Nesfeder
c/o Peters, Moritz, Peischl,
Zulick, Landes & Brienza, LLP,
1 South Main Street, Nazareth,
PA 18064

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

THATCHER, RICHARD J., dec'd.

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

Executrix: Joanne B. Thatcher
c/o Mark P. Albright, Esquire,
403 Main Street, Hellertown, PA
18055-1721

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

WERLEY, JOHN D., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA
Administrator C.T.A.: Robert C.
Plows c/o Daniel E. Cohen,
Attorney, Hof & Reid, LLC, 3101
Emrick Blvd., Suite 205,
Bethlehem, PA 18020

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

**LIMITED LIABILITY COMPANY
NOTICE**

NOTICE IS HEREBY GIVEN that
on March 2, 2020, Certificate of Orga-
nization was filed in the Department
of State of the Commonwealth of
Pennsylvania for:

KAREN F. COOPER, LLC

in accordance with the provisions of
the Limited Liability Act of 1994.

JAMES L. BROUGHAL, ESQUIRE

BROUGHAL & DeVITO, L.L.P.

38 West Market Street
Bethlehem, PA 18018

Mar. 26

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that
on March 17, 2020, the Petition of
Jennifer Byrne was filed in Northamp-
ton County Court of Common Pleas,
seeking to change the name of the
minor child Gianna Margaret Keim to
Gianna Margaret Byrne Acevedo. The
Court has fixed Wednesday, May 6,

2020 at 9:00 a.m. in courtroom #4 at
the Northampton County Courthouse
as the date for hearing of the Petition.
All persons interested in the proposed
change of name may appear and
show cause, if any they have, why the
prayer of the Petitioner should not be
granted.

Mar. 26

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

WELLS FARGO BANK, N.A.

Plaintiff

vs.

FILOMENA ANN CSASZAR a/k/a
FILOMENA A. CSASZAR, in her
capacity as Co-Administrator and
Heir of the Estate of ELIZABETH L.
DELGROSSO a/k/a ELIZABETH
DELGROSSO, DOMENICK PAUL
DELGROSSO a/k/a DOMENICK P.
DELGROSSO, in his capacity as
Co-Administrator and Heir of the
Estate of ELIZABETH L.
DELGROSSO a/k/a ELIZABETH
DELGROSSO, DONNA MARIE
LEON a/k/a DONNA LEON, in her
capacity as Co-Administrator and
Heir of the Estate of ELIZABETH L.
DELGROSSO a/k/a ELIZABETH
DELGROSSO, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER ELIZABETH L.
DELGROSSO a/k/a ELIZABETH
DELGROSSO, DECEASED

Defendants

NO. C-48-CV-2020-01624

NOTICE

To: UNKNOWN HEIRS, SUCCE-
SSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIA-

TIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELIZABETH L. DELGROSSO a/k/a ELIZABETH DELGROSSO, DECEASED

You are hereby notified that on February 21, 2020, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of NORTHAMPTON County, Pennsylvania, docketed to No. C-48-CV-2020-01624. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 2312 HUNTINGTON STREET, BETHLEHEM, PA 18017-4941 whereupon your property would be sold by the Sheriff of NORTHAMPTON County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY

BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

Mar. 26

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY, PENNSYLVANIA**
SHELDON D'COSTA

vs.

TREEZA ANTHONY
NO. C0048CV2018-10636

To: Treeza Anthony

You have failed to answer the divorce complaint or file a counter-affidavit to the §3301(d) affidavit. Therefore, on or after April 30, 2020, the Plaintiff can request the court to enter a final decree in divorce. A true and correct copy of the Praecepto to Transmit can be obtained by contacting the attorney below. If you do not file with the Prothonotary of the court an answer with your signature notarized or verified or a counter-affidavit with twenty (20) days from the date of this publication, the court can enter a final decree in divorce. A counter-affidavit which you may file with the Prothonotary of the court may be obtained by visiting nccpa.org/forms/divorce or by contacting the attorney listed below. Unless you have already filed with the court a written claim for economic relief, you must do so within twenty (20) days from the date of this publication or the court may grant the divorce and you will lose forever the right to ask for economic relief. The filing of the form counter-affidavit alone does not protect your economic claims. YOU SHOULD TAKE THIS PAPER TO

YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

LISA M. SPITALE, ESQUIRE
680 Wolf Avenue
Easton, PA 18042
(610) 258-3757

child may be terminated and ended by the Court without your being present. You have the right to be represented at the hearing by a lawyer.

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

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

ALYSSA LOPIANO-REILLY,
ESQUIRE
(610) 863-0700

Mar. 19, 26; Apr. 2

Mar. 26

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY, PENNSYLVANIA
ORPHANS' COURT**

**INVOLUNTARY TERMINATION OF
PARENTAL RIGHTS**

IN RE: C.A.B., a minor child

NO. 2020-0011

NOTICE

TO: Vincent Guy Bonanni with a last known address of: 1527 Artisan Court, Breinigsville, PA 18031
Via Publication Only

A petition has been filed asking the Court to put an end to all rights you have to your child, C.A.B. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom 4 of the Northampton County Courthouse, 669 Washington Street, Easton, Pennsylvania 18042 on May 12, 2020 at 10 A.M. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on APRIL 9, 2020, at ten o'clock a.m. in the COUNCIL CHAMBERS, THIRD FLOOR, of the Northampton County Government Center, within the City of Easton, County of Northampton and State of Pennsylvania.

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

No. C-48-CV-2014-10438

THE BANK OF NEW YORK
MELLON ET AL.

vs.

JAMES LEWIS, LOUADA LEWIS

Property Address:

1404 Fairmount Street,
Bethlehem, PA 18017

UPI/Tax Parcel Number:

N7SW1C/6/1/0204

All that certain lot or piece of ground situate in the 15th Ward of Bethlehem City, Northampton County, Pennsylvania.

Title to said premises is vested in James Lewis and Louada Lewis, h/w, by deed from James Lewis, said deed recorded 3/2/2005 in Deed Book 2005-1, page 75035.

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

No. C-48-CV-2015-10441

ORANGE CAPITAL FUNDING, LLC

vs.

MICHAEL L. THOMPSON,

REGINA E. THOMPSON

Property Address:

632 Ontario Street, Bethlehem, PA 18015

UPI/Tax Parcel Number:

P6SW3B/6/17/0204

All that certain message, or tenement, lot or parcel of ground situate on the west side of Ontario Street, between Sioux and Itaska Streets, in Bethlehem City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Michael L. Thompson and Regina E. Thompson by deed from Hedwig Rutz, said deed recorded 3/30/1979 in Deed Book 596, Page 875.

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

No. C-48-CV-2015-10939

THE BANK OF NEW YORK

MELLON TRUST

COMPANY, N.A. ET AL.

vs.

SANDRA SUDZIARSKI

Property Address:

642 Broadway, Bethlehem, PA 18015

UPI/Tax Parcel Number:

P6SW2C/17/3/0204

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

Being the same premises granted and conveyed unto Sandra Sudziarski by deed from James Generoso, said deed recorded 3/11/2005 in Deed Book 2005-1, page 89881.

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

No. C-48-CV-2016-01362

NRZ PASS-THROUGH TRUST XI-B

vs.

BRENDON MYERS, ERICA MYERS

Property Address:

674 Ruben Court, Easton, PA 18045

UPI/Tax Parcel Number:

K8/7/3G/0418

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

Title to said premises is vested in Brendon Myers and Erica Myers by deed from Jeffrey J. Sysko and Lauren A. Sysko, said deed recorded 6/18/2004 in Deed Book 2004-1, page 236895.

Thereon being erected a colonial-style single dwelling with vinyl siding/brick exterior, shingle roof, an attached two-car garage and an unfinished detached building.

No. C-48-CV-2016-03636

PNC BANK, NATIONAL

ASSOCIATION ET AL.

vs.

MARITZA DAWSON-WILLIAMS,

JAMES WILLIAMS

Property Address:

27 Highland Court, Mount Bethel, PA 18343

UPI/Tax Parcel Number:

D11/11/1P/0131

All that certain lot, piece or parcel of land situate, lying and being in Upper Mount Bethel Township, Northampton County, Pennsylvania.

Being the same premises conveyed to James Williams and Maritza Dawson-Williams, h/w, by deed from LTS Development LLC s/b/m LTS Development Inc., said deed recorded 11/10/2004 in Deed Book 2004-1, page 439777.

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

No. C-48-CV-2017-02844
PACIFIC UNION FINANCIAL, LLC
vs.

THOMAS J. MALARIK

Property Address:

709 Seitz Street, Easton, PA 18042

UPI/Tax Parcel Number:

M9NE2A/11/4/0310

All those certain lots or pieces of land situate in Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Thomas J. Malarik by deed from U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., 2007-AR7, Mortgage Pass-Through Certificates, Series 2007-AR7 by its Attorney in Fact Wells Fargo Bank, N.A., by Power of Attorney recorded 2/8/2006 Book 2006-1 Page 55573, said deed recorded 1/29/2015 in Deed Book 2015-1, Page 15101.

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

No. C-48-CV-2017-03461
U.S. BANK, N.A.,
SUCCESSOR TRUSTEE ET AL.

vs.

MARIA D. SALAS

Property Address:

3007 Swanson Street, Easton, PA 18045

UPI/Tax Parcel Number:

L8NE4/16/9/0324

All that certain lot or piece of land situate on the north side of Swanson Street between Fischer Road and Radcliffe Street in Palmer Township, Northampton County, Pennsylvania.

Title to said premises is vested in Maria D. Salas by deed from David J. Urevich and Stacy L. Urevich, h/w, said deed recorded 7/25/2005 in Deed Book 2005-1, Page 278051.

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

No. C-48-CV-2017-08458
BOROUGH OF BATH

vs.

RONALD J. PELIZOTO

Property Address:

207 Sleepy Hollow Road, Bath, PA 18014

UPI/Tax Parcel Number:

K6/5/14/0503

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

Being the same premises granted and conveyed unto Ronald J. Pelizoto by deed from Jerome Pritko said deed recorded 8/31/1992 in Deed Book 873, Page 1.

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

No. C-48-CV-2017-10157
CITY OF EASTON

vs.

JERMAINE KWASI
CHEMPHE-AGYEKUM

Property Address:

1020 Spruce Street, Easton, PA 18042

UPI/Tax Parcel Number:

L9SE1D/15/8/0310

All that certain message or tenement and lot or piece of land situated in Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Jermaine Kwasi Chemphe-Agyekum by deed from Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, said deed recorded 8/19/2013 in Deed Book 2013-1, Page 218916.

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

No. C-48-CV-2018-01639

BOROUGH OF
NORTH CATASAUQUA

vs.

ELIZABETH SISCO,
MICHAEL R. SISCO

Property Address:

408 Buttonwood Street, North Catasauqua, PA 18032

UPI/Tax Parcel Number:

M4SE4A/9/13/0923

All that certain message or tenement and parcel or piece of land situate in North Catasauqua Borough, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Michael R. Sisko and Elizabeth O. Sisko, his wife, by deed from Mary Yanek and John Bobalik, Executors of the Last Will and Testament of Mary Bobalik, said deed recorded 11/16/1971 in Deed Book 414, Page 343.

and

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

Being the same premises granted and conveyed unto Michael R. Sisko and Elizabeth O. Sisko, his wife, by

deed from Peter Bonshak and Alma L. Bonshak, his wife, said deed recorded 7/20/1973 in Deed Book 464, Page 302.

Thereon being erected a detached 7-car wood exterior garage.

No. C-48-CV-2018-05740

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

vs.

TERENCE DICKENSON,
CAROL HARVEY-DICKENSON

Property Address:

371 Park Avenue, Bethlehem, PA 18020

UPI/Tax Parcel Number:

L7/5/7G-40/0418

All that certain message or tenement and parcel of land situate on the west side of Park Avenue in Lower Nazareth Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Terence Dickenson and Carol Harvey-Dickenson, as tenants by the entirety, by deed from Hidden Oaks I, LLP, a Pennsylvania Limited Liability Partnership, said deed recorded 9/15/2005 in Deed Book 2005-1, Page 357155.

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

No. C-48-CV-2018-06725

HSBC BANK USA, N.A., AS
INDENTURE TRUSTEE ET AL.

vs.

BARBARA L. SEBRING

Property Address:

Mill Road, Bangor, PA 18013

UPI/Tax Parcel Number:

F9/1/3A/0134

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

Title to said premises is vested in Barbara L. Sebring and Robert R. Sebring, w/h, by deed from Lorrena Winkler, said deed recorded 6/6/2002 in Deed Book 2002-1, Page 147781. The said Robert R. Sebring died on 6/9/2009 thereby vesting title to Barbara L. Sebring.

Thereon being vacant land.

Property Address:

1471 Mill Road, Bangor, PA 18013

UPI/Tax Parcel Number:

F9/1/3B-2/0134

Thereon being erected a ranch-style single dwelling with wood siding exterior, shingle roof and a detached one-car garage.

No. C-48-CV-2018-07613

1900 CAPITAL TRUST II, BY U.S.

BANK TRUST NATIONAL
ASSOCIATION ET AL.

vs.

TTJRAC ENTERPRISES, LLC

Property Address:

613 Northampton Street, Easton,
PA 18042

UPI/Tax Parcel Number:

L9SE2A/7/5/0310

All that certain lot or parcel of land situate in the 4th Ward of Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto TTJRAC Enterprises, LLC by deed from Joseph V. Scorese, said deed recorded 3/8/2006 in Deed Book 2006-1, Page 96297.

Thereon being erected a 3-story 3-unit apartment building with brick exterior and flat roof.

No. C-48-CV-2018-08669

WILSON AREA SCHOOL DISTRICT

vs.

JOHN H. ALLEN, JR.,

BUFFY A. ALLEN

Property Address:

451 Iron Street, Easton, PA 18042-
5384

UPI/Tax Parcel Number:

M9NW2A/9/40/0837

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

Being the same premises granted and conveyed unto John H. Allen, Jr. and Buffy A. Allen by deed from Peter L. Tucker and Judith L. Tucker, h/w, said deed recorded 10/8/1998 in Deed Book 1998-1, Page 138354.

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

No. C-48-CV-2018-11455

MTGLQ INVESTORS, LP

vs.

AARON C. TULLY

Property Address:

1389 Stewart Street, Northampton, PA 18067

UPI/Tax Parcel Number:

M4NW1B/19/30/0522

All that certain messuage or tenement situate on the east side of Stewart Street between Kalusky Avenue and 14th Street in the 4th Ward of Northampton Borough, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Aaron C. Tully, as sole owner, by deed from John A. Pasko, individually, said deed recorded 7/16/2001 in Deed Book 2001-1, Page 136195.

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

No. C-48-CV-2019-00452

LEGACY MORTGAGE ASSET

TRUST 2017-GS2

vs.

ANNA MAE WERNER, AS

SURVIVING HEIR OF BARRY A.

WERNER, DECEASED, GREGORY

WERNER, AS SURVIVING HEIR

OF BARRY A. WERNER,

DECEASED, WILLIAM WERNER,

SR., AS SURVIVING HEIR OF
BARRY A. WERNER, DECEASED,
THE UNITED STATES OF
AMERICA, BARRY A. WERNER,
DECEASED, UNKNOWN
SURVIVING HEIRS OF BARRY A.
WERNER, DECEASED

Property Address:

3784 Old Philadelphia Pike,
Bethlehem, PA 18015

UPI/Tax Parcel Number:

Q6NW3/5/5A-2/0719

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

Being the same premises granted
and conveyed unto Barry A. Werner
by deed from Texas Commerce Bank,
N.A., Trustee, said deed recorded
5/2/1996 in Deed Book 1996-1, Page
41692. The said Barry A. Werner died
on 1/5/2018. Upon information and
belief, his surviving heirs are Anna
Mae Werner, Gregory Werner and
William Werner, Sr.

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

No. C-48-CV-2019-01079

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

vs.

CARRIEANN KEELING,
DAVID R. KEELING

Property Address:

427 South 21st Street, Easton, PA
18042

UPI/Tax Parcel Number:

L9SW4B/15/6/0837

All that certain lot, tract or parcel
of land situate on the west side of 21st
Street in Wilson Borough, Northamp-
ton County, Pennsylvania.

Being the same premises granted
and conveyed unto Carrie Keeling by
deed from David Keeling, said quit

claim deed recorded 4/18/2019, in
Deed Book 2019-1, Page 68793.

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

No. C-48-CV-2019-05193

THE BANK OF NEW YORK
MELLON ET AL.

vs.

AMANDA A. ANGARITA

Property Address:

857 Willow Road, Hellertown, PA
18055

UPI/Tax Parcel Number:

Q7SE4A/12/7/0715

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

Being the same premises granted
and conveyed unto Amanda A.
Angarita, married, by deed from
Frederick L. Adelman and Nicole
Adelman, h/w, said deed recorded
5/8/2006 in Deed Book 2006-1, Page
181342.

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

No. C-48-CV-2019-05434

PHH MORTGAGE CORPORATION

vs.

LAURA J. SERAFIN

Property Address:

955 Berger Road, Easton, PA
18042

UPI/Tax Parcel Number:

N9/2/1D/0836

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

Title vested in John F. Serafin, Jr.
and Laura J. Serafin, h/w, by deed
from SJP Development Corporation,
said deed recorded 3/28/1994 in

Deed Book 1994-2, Page 12541. The said John F. Serafin, Jr. died on 3/15/2008, whereupon title to premises in question became vested in Laura J. Serafin, by right of survivorship.

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

No. C-48-CV-2019-06461

BANK OF AMERICA, N.A.

vs.

BRUCE PAUL, HEIR OF MARLA PISKEL a/k/a MARLA L. PISKEL a/k/a MARLA BARONIO PISKEL, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARLA PISKEL a/k/a MARLA L. PISKEL a/k/a MARLA BARONIO PISKEL, DECEASED, MARIA BARONIO PISKEL a/k/a MARLA L. PISKEL a/k/a MARLA PISKEL, DECEASED, JONATHAN PISKEL, HEIR OF MARLA PISKEL a/k/a MARLA L. PISKEL a/k/a MARLA BARONIO PISKEL, DECEASED

Property Address:

3155 Lucas Drive, Bethlehem, PA 18017-2769

UPI/Tax Parcel Number:

M7SW4/21/9/0204

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

Title to said premises is vested in Marla Piskel, an individual, by deed from Shirley A. Gehman, a widow, said deed recorded 1/16/2004 in Deed Book 2004-1, Page 18691. Mortgagor Marla Piskel a/k/a Marla L. Piskel a/k/a Marla Baronio Piskel

died on 9/11/2018 and upon information and belief, her surviving heirs are Katie Katsch, Bruce Paul and Jonathan Piskel. By executed waiver, Katie Katsch waived her right to be named in the foreclosure action.

Thereon being erected a 3-story row home dwelling with brick exterior, shingle roof and an attached one-car garage.

No. C-48-CV-2019-07555

GSMPS MORTGAGE

LOAN TRUST 2005-RP3 ET AL.

vs.

CHARLES T. SELLITTI,
MICHELLE L. SELLITTI

Property Address:

1189 Arcadia Street, Bethlehem, PA 18018

UPI/Tax Parcel Number:

N6SE3B/21/2/0204

All that certain messuage or tenement and lot or piece of ground, hereditaments and appurtenances, situate in the 15th Ward of Bethlehem City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Michelle L. Sellitti by deed from Charles T. Sellitti and Michelle L. Sellitti, h/w, said deed recorded 8/14/2015 in Deed Book 2015-1, Page 156609.

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

No. C-48-CV-2019-07760

DITECH FINANCIAL LLC

vs.

ALBERT CLAVO

Property Address:

1540 Ciara Drive, Bethlehem, PA 18017

UPI/Tax Parcel Number:

N6/22/1-81/0214

All that certain tract or parcel of land situate at the northwesterly corner of the intersection of Jackson-

ville Road and Macada Road in Hanover Township, Northampton County, Pennsylvania.

Title to said premises is vested in Albert Clavo, unmarried, by deed from NVR, Inc., A Virginia Corporation t/a Ryan Homes, said deed recorded 10/19/2005 in Deed Book 2005-1, Page 413968.

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

No. C-48-CV-2019-07766

WELLS FARGO BANK, N.A.

vs.

LAURA E. COTTO,
MIGUEL A. COTTO, SR.

Property Address:

1140 Vera Drive, Easton, PA 18040-5823

UPI/Tax Parcel Number:

K9/10/6-192/0311E

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

Title to said premises is vested in Miguel A. Cotto, Sr. and Laura E. Cotto by deed from Raymond E. Wilkins and Jeanette H. Wilkins, h/w, said deed recorded 9/2/2010 in Deed Book 2010-1, Page 174458.

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

No. C-48-CV-2019-08218

UNIVEST BANK AND TRUST CO.

vs.

SHANNON E. MCNEILL

Property Address:

1116 3rd Street, North Catasauqua, PA 18032-2712

UPI/Tax Parcel Number:

M4SE4D/12/3/0923

All that certain message, tenement and lot or piece of ground

situate in North Catasauqua Borough, Northampton County, Pennsylvania.

Title to said premises is vested in Shannon E. McNeill by deed from Daniel T. McNeill and Jeanne M. McNeill, said deed recorded 11/3/2016 in Deed Book 2016-1, Page 239944.

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

No. C-48-CV-2019-08408

PENNYMAC LOAN SERVICES, LLC

vs.

ALICEA JULIAN, AS HEIR OF ROBERT A. JULIAN, DECEASED, JESSICA JULIAN, AS HEIR OF ROBERT A. JULIAN, DECEASED, ROBERT A. JULIAN, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT A. JULIAN, DECEASED

Property Address:

59 Main Street, Easton, PA 18040-6546

UPI/Tax Parcel Number:

J8/9/2B/0429

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

Title to said premises is vested in Robert A. Julian by deed from Gloria A. Miller, said deed recorded 7/25/2013 in Deed Book 2013-1, Page 195997. Robert A. Julian died on 10/28/2018 and upon information and belief, his surviving heirs are Alicea Julian, Jeremy Julian and Jessica Julian. Jeremy Julian waived his interest in the property on 6/25/2019.

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

No. C-48-CV-2019-08566

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

vs.

TAMMY RISTETER

Property Address:

2750 Stonewood Drive, Bethlehem,
PA 18017

UPI/Tax Parcel Number:

N6NW1/5/2/0214

All that certain lot or parcel of ground situate on the east side of Stonewood Drive between Briarcliff Drive and Whitewood Road in Hanover Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Tammy C. Risteter by deed from Joseph M. Risteter and Tammy C. Risteter, said deed recorded 10/27/1995 in Deed Book 1995-1, Page 102134.

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

No. C-48-CV-2019-09164

NEWREZ LLC ET AL.

vs.

DONALD H. OLSON, ELIZABETH
K. GRAEME-OLSON

Property Address:

2300 Wagon Wheel Drive, Easton,
PA 18040

UPI/Tax Parcel Number:

K9/11/2-15A/0311

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

Being the same premises granted and conveyed unto Donald H. Olson and Elizabeth K. Graeme-Olson, h/w, by deed from Albert F. Jinks and Patricia A. Jinks, h/w, said deed recorded on 9/2/1999 in Deed Book 1999-1, Page 135723.

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

No. C-48-CV-2019-09198

MIDFIRST BANK

vs.

ANTHONY BALDELLI, JR.

Property Address:

1335 Spruce Street, Easton, PA
18042

UPI/Tax Parcel Number:

L9SW2C/12/17/0310

All that certain frame messuage, tenement, lot or piece of land situate in the 8th Ward of Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Anthony Baldelli, Jr. by deed from Raju Vikram, said deed recorded 7/31/2018 in Deed Book 2018-1, Page 161328.

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

No. C-48-CV-2019-09207

NATIONSTAR MORTGAGE

LLC ET AL.

vs.

WARREN E. TOYBERG, II

Property Address:

578 Batts Switch Road, Pen Argyl,
PA 18072

UPI/Tax Parcel Number:

G8/11/13/0626

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

Title to said premises is vested in Warren E. Toyberg, II by deed from James W. Knoble, said deed recorded 7/13/2004 in Deed Book 2004-1, Page 269263.

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

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

RICHARD H. JOHNSTON

Sheriff

Northampton County,

Pennsylvania

DAVID J. CERAUL, ESQUIRE

Solicitor to the Sheriff

Mar. 19, 26; Apr. 2

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON COUNTY
COMMONWEALTH OF PENNSYLVANIA
CRIMINAL DIVISION—LAW**

**IN RE: ADMINISTRATIVE No.: C-48-AD-51-2020
ORDER 2020-9
Pa.R.J.A. 1952—
JUDICIAL EMERGENCY**

ADMINISTRATIVE ORDER

AND NOW, this 17th day of March, 2020, pursuant to the Pennsylvania Supreme Court's Order dated March 16, 2020 declaring a general, statewide judicial emergency until April 14, 2020 in order to limit the risk of exposure to Coronavirus (COVID-19) to the public, and this Court's Declaration of a judicial emergency in the Third Judicial District, and pursuant to Pennsylvania Rule of Judicial Administration 1952, it is hereby **ORDERED** that:

I. The following proceedings are suspended through April 14, 2020:

1. Jury duty for criminal and civil trials;
2. Formal Arraignments (March 26, 2020 and April 9, 2020);
3. Criminal jury and non-jury trials (April 6, 2020);
4. Guilty pleas and sentencings of non-incarcerated defendants;
5. Criminal trial scheduling conferences (March 19, 2020 and April 2, 2020);
6. Civil jury trials (April 13, 2020);
7. Miscellaneous Court (March 18, 2020, March 25, 2020, April 1, 2020 and April 8, 2020);
8. Motions Court (March 18, 2020 through April 14, 2020);
9. Call of the Civil jury trial list (April 1, 2020);
10. Child Custody Relocation hearings;
11. Child adoption hearings;

12. Call of the Orphans Court Audit list (March 25, 2020);
 13. Settlement conferences;
 14. Divorce Master conferences and hearings;
 15. Asbestos pretrial conferences (April 1, 2020);
 16. Mortgage foreclosure conferences;
 17. License Suspension Appeals (March 19, 2020, March 26, 2020, April 2, 2020 and April 9, 2020);
 18. Preliminary hearings before Magisterial District Judges of non-incarcerated defendants; and
 19. Summary criminal trials, civil trials, and landlord/tenant proceedings before Magisterial District Judges.
- II. Criminal trials scheduled for April 6, 2020 are continued to May 4, 2020.
 - III. Civil jury trials scheduled for April 13, 2020 are continued to May 11, 2020.
 - IV. Formal Arraignments scheduled for Thursday, March 26, 2020 are continued to Friday, April 17, 2020.
 - V. Formal Arraignments scheduled for Thursday, April 9, 2020 are continued to Friday, May 8, 2020.
 - VI. Time calculations for the purposes of time computation relevant to Court cases or other Judicial business, as well as time deadlines, are suspended from March 18, 2020 to April 14, 2020.
 - VII. The following proceedings of incarcerated defendants shall **only** be conducted by use of two-way simultaneous audio-visual communication:
 1. Preliminary arraignments;
 2. Preliminary hearings;
 3. Bench warrant (criminal and domestic relations) hearings;
 4. Bail modification and revocation hearings;
 5. Guilty plea hearings;

6. Sentencing hearings;
 7. Gagnon I hearings;
 8. Gagnon II parole, probation and intermediate punishment revocation hearings; and
 9. Petition for Parole hearings.
- VIII. All hearings and proceedings held pursuant to the Rules of Juvenile Court Procedure shall **only** be conducted by use of two-way simultaneous audio-visual communication.
- IX. The duration of an order appointing an Emergency Guardian of the person or estate of an incapacitated person pursuant to 20 Pa.C.S.A. § 5513 shall be extended from 72 hours to 30 days from date of issuance of the order.
- X. The duration of an order granting a temporary *ex parte* Protection from Abuse petition and scheduling a final hearing pursuant to 23 Pa.C.S.A. § 6107(b) shall be extended such that the date of the hearing pursuant to 23 Pa.C.S.A. § 6107(a) shall be extended from 10 business days to 30 business days from the date of the issuance of the temporary order. All final hearings previously scheduled pursuant to 23 Pa.C.S.A. § 6107(a) for a date between March 17, 2020 and April 14, 2020 shall be continued until April 15, 2020 at 1:00 p.m. and the temporary orders in those cases shall be extended until that time.
- XI. Complaints for child custody and petitions for modification or contempt of child custody shall be filed by mail to the Office of Court Administration, along with all required filing fees, related documents and a self-addressed, stamped envelope.
- XII. Civil Pretrial conferences scheduled for March 24, 2020 shall be conducted only by telephone. The Court will initiate the call to the parties or, in the case of represented parties, to their attorneys, at the time of the conference.

- XIII. Child Custody conferences before a Custody Master shall be conducted only by telephone. The custody office will initiate the call to the parties or, in the case of represented parties, to their attorneys, at the time of the conference. To the extent feasible, attorneys should arrange to have their clients present in their offices with them at the time of the conference. If an attorney cannot arrange to have the client present in the attorney's office, the attorney shall arrange to be able to speak to the client by telephone during the conference. All parties and attorneys shall notify the Court in advance if there is any change to their telephone numbers.
- XIV. Hearings pursuant to the Mental Health Procedures Act, 50 P.S. § 7101, shall be conducted only by telephone.
- XV. Domestic Relations support conferences shall be conducted only by telephone. The Domestic Relations Division will initiate the call to the parties or, in the case of represented parties, to their attorneys, at the time of the conference. To the extent feasible, attorneys should arrange to have their clients present in their offices with them at the time of the conference. If an attorney cannot arrange to have the client present in the attorney's office, the attorney shall arrange to be able to speak to the client by telephone during the conference. All parties and attorneys shall notify the Domestic Relations Division in advance if there is any change to their telephone numbers.
- XVI. Payments of fines and costs for cases pending before a Magisterial District Judge shall only be made online at <https://ujportal.pacourts.us/PayOnline.aspx>. No payments will be accepted at the Magisterial District Courts.

- XVII. Uncontested motions and agreed-upon, stipulated orders shall be submitted by mail to the Office of Court Administration (jgreene@nccpa.org) and will be signed by the President Judge.
- XVIII. Because Motions Court and Miscellaneous Court are suspended through April 14, 2020 due to the general, statewide judicial emergency and this Court's Declaration of a judicial emergency in the Third Judicial District, a party or attorney who must present a contested motion or petition to the Court prior to April 14, 2020 which is not specifically set forth in Section XIX below as an essential judicial service, shall:
1. Email a .pdf copy of the motion to the office of Court Administration (jgreene@nccpa.org), together with a memorandum of law in accordance with Northampton County Local Rule N210; and
 2. Serve the motion and memorandum of law upon the opposing party and attorney of record by email, by first class mail, and by certified mail, return receipt requested, restricted delivery, with a statement to the opposing party and attorney that the opposing party and attorney must, within five days of receipt, email a .pdf copy of the motion to the office of Court Administration (jgreene@nccpa.org), together with a memorandum of law in accordance with Northampton County Local Rule N210.

If the motion or petition requires testimony, the parties shall arrange for depositions and submit a .pdf copy of the depositions to the Office of Court Administration (j.greene@nccpa.org). The Court will thereafter decide the motion and issue an order.

- XIX. Pursuant to the Pennsylvania Supreme Court's Order dated March 16, 2020, requiring Judicial Districts under a judicial emergency to continue to provide essential judicial services:
1. Magisterial District Judges will remain continuously available 24 hours per day (subject to the limitations set forth in Northampton County Administrative Order 2015-9) to handle:
 - a. preliminary arraignments;
 - b. complaints for indirect criminal contempt of a protection from abuse order;
 - c. emergency petitions for protection from abuse;
 - d. emergency petitions for protection from elder abuse;
 - e. emergency petitions for protection of victims of sexual violence or intimidation; and
 - f. search warrants and arrest warrants.
 2. Guilty plea hearings, sentencing hearings, Gagnon II hearings and Petition for Parole hearings of incarcerated defendants pursuant to paragraph VII (5), (6), (8) and (9) above shall be scheduled by the Office of Court Administration for the judge assigned to the case.
 3. Northampton County Courtroom 1 will remain open during Court business hours as an "Essential Services Court." The President Judge of the Court of Common Pleas will preside over this Essential Services Court to handle the following proceedings:
 - a. complaints for indirect criminal contempt of a protection from abuse order;

- b. emergency petitions for protection from abuse;
- c. emergency petitions for protection from elder abuse;
- d. emergency petitions for protection of victims of sexual violence or intimidation;
- e. search warrants and arrest warrants;
- f. bail modification and revocation hearings;
- g. bench warrant hearings for criminal and domestic relations matters;
- h. petitions for Emergency Guardian of the person or estate of an incapacitated person pursuant to 20 Pa.C.S.A. § 5513;
- i. actions for emergency child protective services by the Northampton County Division of Children, Youth and Families;
- j. preliminary injunction proceedings where the moving party can establish a threat of irreparable harm, in which case, before appearing in Court, the moving party shall email a .pdf copy of the motion to the office of Court Administration (j.greene@nccpa.org), together with a memorandum of law in accordance with Northampton County Local Rule N210, and thereafter, the Court Administrator will contact the parties and inform them whether the President Judge has approved an emergency hearing in the matter; and
- k. petitions for emergency child custody pursuant to Pa.R.C.P. 1915.4, where there is an immediate danger to the

safety, health or well-being of the child.

The proceedings listed in paragraph XIX (3) of this order may be conducted by use of two-way simultaneous audio-visual communication, including but not limited to Polycom video conferencing, Skype and Facetime.

- XX. Pursuant to the Pennsylvania Supreme Court's Order dated March 16, 2020 declaring a general, statewide judicial emergency until April 14, 2020 in order to limit the risk of exposure to Coronavirus (COVID-19) to the public, and this Court's Declaration of a judicial emergency in the Third Judicial District, and pursuant to the mandate of Pennsylvania Rule of Judicial Administration 1952(B)(2) to "take necessary action to provide for the ... the safety of court personnel, court users and the public ... ," it is hereby **ORDERED** that the following individuals will be prohibited from entering any courtroom or court facility under the direction of the President Judge, including all Magisterial District Courts, the Office of Court Administration, the Domestic Relations Building, the Juvenile Justice Center, and the offices of Adult Probation and Pretrial Services:

All individuals who:

- Have been in any of the following countries within the last 14 days: China, Iran, South Korea, Austria, Belgium, Czech Republic, Denmark, Estonia, Finland, France, Germany, Greece, Hungary, Iceland, Italy, Latvia, Liechtenstein, Lithuania, Luxembourg, Malta, Netherlands, Norway, Poland, Portugal, Slovakia, Slovenia, Spain, Sweden, Switzerland, Monaco, San Marino, Vatican City, or any other country reported by the

Centers for Disease Control (<https://www.cdc.gov/coronavirus/2019-ncov/index.html>) as having “widespread sustained” or “sustained community” spread of the coronavirus; or

- Reside or have had close contact with anyone who has been in one of the countries listed above within the last 14 days; or
- Have been directed to quarantine, isolate or self-monitor at home for the coronavirus by any doctor, hospital or health agency; or
- Have been diagnosed with, or have had close contact with anyone diagnosed with, COVID-19; or
- Have flu-like symptoms.

It is further **ORDERED** that the Posters attached as Exhibit A [not published herein] shall be posted on the entry doors of any courtroom or court facility under the direction of the President Judge, including all Magisterial District Courts, the Office of Court Administration, the Domestic Relations Building, the Juvenile Justice Center, and the offices of Adult Probation and Pretrial Services. This Order shall become effective on March 18, 2020 at 8:30 a.m.

BY THE COURT:

/s/Michael J. Koury, Jr.

MICHAEL J. KOURY, JR.
PRESIDENT JUDGE

Mar. 26

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON COUNTY
COMMONWEALTH OF PENNSYLVANIA
CRIMINAL DIVISION—LAW**

**IN RE: ADMINISTRATIVE No.: C-48-AD-55-2020
ORDER 2020-10
Pa.R.J.A. 1952—
JUDICIAL EMERGENCY**

ADMINISTRATIVE ORDER

AND NOW, this 19th day of March, 2020, pursuant to the Pennsylvania Supreme Court’s Order dated March 16, 2020 declaring a general, statewide judicial emergency until April 14, 2020 in order to limit the risk of exposure to Coronavirus (COVID-19) to the public, this Court’s Declaration of a judicial emergency in the Third Judicial District, the Pennsylvania Supreme Court’s Order dated March 18, 2020 stating that the Courts of Pennsylvania are **“CLOSED TO THE PUBLIC,”** and pursuant to Pennsylvania Rule of Judicial Administration 1952, it is hereby **ORDERED** that:

1. Courtroom 1 of the Northampton County Courthouse will remain open during Court business hours as an “Essential Services Court.” The President Judge of the Northampton County Court of the Common Pleas is assigned to **solely** preside over the Essential Services Court to handle all the proceedings set forth in:
 - a. Paragraphs VII(5)-(7), (9), XIX(2), and (3)(a)-(k) of Northampton County Administrative Order 2020-9;
 - b. Motions for bail modification for incarcerated defendants awaiting hearings for Gagnon II parole, probation, and intermediate punishment revocation hearings;
 - c. Juvenile emergency shelter and detention hearings; and

- d. Any pleading or motion relating to public health concerns and involving immediate and irreparable harm.
2. During the effective period of this Order, hearings pursuant to the Mental Health Procedures Act, 50 P.S. § 7101, shall be conducted **only** by telephone by a Court Master;
3. In order to limit the risk of exposure to Coronavirus (COVID-19) to the public, and pursuant to this Court's Declaration of a judicial emergency in the Third Judicial District and the mandate of Pennsylvania Rule of Judicial Administration 1952(B)(2) to "take necessary action to provide for the ... the safety of court personnel, court users and the public ... ," it is hereby **ORDERED** that:
 - a. During the effective period of this Order, all court cases previously assigned to any other Judge of the Court of Common Pleas, or any of the administrative judges of any of the divisions of the Court of Common Pleas, shall be reassigned to the President Judge;
 - b. Unless specifically assigned by written Order of Court issued and filed by the President Judge, all other Judges of the Court of Common Pleas, and all administrative judges of any of the divisions of the Court of Common Pleas, **shall not conduct any of the proceedings set forth in paragraph 1(a)-(d) above, and shall not conduct any other type of proceeding or hearing other than conducting by telephone the preassigned civil pretrial conferences scheduled for March 25, 2020.** See Paragraph XII of Northampton County Administrative Order 2020-9; and
 - c. The Sheriff of Northampton County shall only allow entry to court facilities, which are under the direction and control of the President Judge, to attorneys, parties and

witnesses for the proceedings set forth above in paragraph 1(a)-(d).

4. All preliminary arraignments by magisterial district judges, regardless of whether the arrest is made during “normal business hours” or “at times other than normal business hours” as those terms are defined in Northampton County Administrative Order 2007-3, shall be conducted pursuant to paragraph 4(A) of Northampton County Administrative Order 2007-3;
5. During “normal business hours” as that term is defined in Northampton County Administrative Order 2007-3, each magisterial district court shall remain open to the Commonwealth for the filing and subsequent processing of criminal case filings;
6. All applications for arrest and search warrants to magisterial district judges, and the issuance thereof by magisterial district judges, regardless of whether the application is made during “normal business hours” or “at times other than normal business hours” as those terms are defined in Northampton County Administrative Order 2007-3, shall be conducted pursuant to paragraph 8 of Northampton County Administrative Order 2007-3;
7. All emergency petitions and hearings for protection from abuse, protection from elder abuse, and protection of victims of sexual violence or intimidation, which are presented between the hours of 2:30 p.m. to 4:30 p.m., Monday through Friday, and “at times other than normal business hours” as that term is defined in Northampton County Administrative Order 2007-3, shall be conducted by magisterial district judges pursuant to paragraph 9 of Northampton County Administrative Order 2007-3. Complaints for indirect criminal contempt of protection from abuse, protection from elder abuse, and protection of

victims of sexual violence or intimidation orders, which are presented between the hours of 2:30 p.m. to 4:30 p.m., Monday through Friday, and “at times other than normal business hours” as that term is defined in Northampton County Administrative Order 2007-3, shall be processed by magisterial district judges pursuant to paragraph 9 of Northampton County Administrative Order 2007-3;

8. During “normal business hours” as that term is defined in Northampton County Administrative Order 2007-3, each magisterial district judge shall conduct the proceedings set forth in paragraphs 4 through 6 of this Order, which occur in his/her magisterial district; and
9. “At times other than normal business hours” as that term is defined in Northampton County Administrative Order 2007-3, the magisterial district judge who is temporarily assigned as the issuing authority for all magisterial districts in the Third Judicial District pursuant to the December 16, 2019 Order of Court, shall conduct the proceedings set forth in paragraphs 4 through 6 of this Order, and **all** proceedings set forth in paragraph 7 of this Order.

It is further **ORDERED** that:

1. The requirements in Northampton County Administrative Order 2020-5, directing that magisterial district judges provide requested case records to the public or press, shall apply to all proceedings in paragraphs 4 through 6, regardless of whether the proceeding occurs during “normal business hours” or “at times other than normal business hours” as those terms are defined in Northampton County Administrative Order 2007-3;
2. Nothing in this Order amends or changes the terms of:

- a. Paragraph 4(A) of Northampton County Administrative Order 2015-9; or
 - b. The terms of paragraph VII(2) Northampton County Administrative Order 2020-9. Therefore, magisterial district judges will continue to conduct preliminary hearings as set forth in paragraph VII(2) Northampton County Administrative Order 2020-9;
3. To the extent this Order conflicts with Administrative Order 2020-9, this Order shall govern; and
4. The Court will direct the production of posters for the entry doors of any courtroom or court facility under the direction of the President Judge, the Office of Court Administration, the Domestic Relations Building, the Juvenile Justice Center, the offices of Adult Probation and Pretrial Services, and the entry door of all Magisterial District Courts, which will notify the public of the mandates of the Pennsylvania Supreme Court's March 18, 2020 Order and Northampton County Administrative Orders 2020-9 and 2020-10. This Order shall become effective on March 19, 2020 at 4:30 p.m. and expire on April 3, 2020 at 4:30 p.m. unless extended by further Order of Court.

BY THE COURT:

/s/Michael J. Koury, Jr.

MICHAEL J. KOURY, JR.

PRESIDENT JUDGE

Mar. 26

IN RE: STATEWIDE : IN THE SUPERIOR
JUDICIAL EMERGENCY : COURT OF
—SUSPENSION : PENNSYLVANIA
SUPERIOR COURT OF : No. 3 Administrative Docket
PENNSYLVANIA :

ORDER

AND NOW, this 17th day of March 2020, in accordance with the Order of the Supreme Court of Pennsylvania, declaring a general, statewide, judicial emergency, *see* 532 Judicial Administration Docket (Mar. 16, 2020), the following is hereby ORDERED:

- A. The public counters for all three Superior Court Offices of the Prothonotary are CLOSED until further Order of this Court. The Court will continue to accept filings ONLY through PACFile electronic filing, through the United States Postal Service, or by commercial delivery carrier.
- B. The due dates for all filings due in the Superior Court between March 17, 2020, and April 17, 2020, are EXTENDED by 30 days. Filings for matters classified as Children's Fast Track, *see* Pa.R.A.P. 102 (relating to definitions), are NOT SUBJECT to this extension;
- C. All timelines imposed by Pennsylvania Rule of Appellate Procedure 903, for appeals from orders entered between March 17, 2020, and April 17, 2020, that would be subject to the Superior Court's jurisdiction, are EXTENDED by 30 days. The courts of common pleas are directed to ensure all notices of appeals filed in their courts bear a date stamp of the court's receipt of the notice of appeal, and that each notice of appeal either bears an electronic-filing stamp or is attached to the postmark from the envelope that contained the notice of appeal. Notices of appeal in matters classified as Children's Fast Track, *see* Pa.R.A.P. 102 (relating to definitions), are NOT SUBJECT to this extension;

- D. The due dates for applications for reconsideration or reargument, as imposed by Pennsylvania Rule of Appellate Procedure 2542(a), are EXTENDED by 30 days. The due dates for applications for reconsideration or reargument of Children's Fast Track cases, as imposed by Pennsylvania Rule of Appellate Procedure 2542(b), are NOT SUBJECT to this extension;
- E. Any requests for extensions of time or other extraordinary relief related to applications filed pursuant to the Wiretapping and Electronic Surveillance Control Act, 18 Pa.C.S. §§ 5701, *et seq.* ("Wiretap Act") shall be made to the judge who has been assigned to the particular wiretap application or, if the wiretap application has not yet been assigned, then to the Wiretap Act Supervising Judge. The time limits for any order authorizing the interception of any wire, electronic or oral communication as set forth in § 5712(b) of the Wiretap Act shall remain in full force and effect; AND
- F. All emergency motions shall be filed through the PACFile electronic filing system, and must be clearly titled as an Emergency Motion. To the extent a party is unable to file an emergency motion on PACFile, they are encouraged to call the respective district's Prothonotary's Office, which phone numbers may be found at: <http://www.pacourts.us/courts/superior-court/prothonotarys-addresses>. Parties are on notice that emergency motions may take longer than usual to address.

Children's Fast Track filings must be made within the time established by general rule using the PACFile electronic filing system, *see* Pa.R.A.P. 125 (relating to electronic filing), or by proper postmark or receipt as provided by the United States Postal Service or commercial delivery carrier.

Any future Orders regarding Superior Court operations during the COVID-19 situation shall be docketed at this Administration Docket number and posted on the Unified Judicial System website.

This Court's Prothonotary is DIRECTED to transmit this Order to the Pennsylvania Bar Association, with a request that such association promptly forward the notice to all members and all local bar associations.

This Order shall terminate on April 17, 2020, unless renewed on or before that date.

By the Court: Jack A. Panella,
President Judge
Mar. 26

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE: : NO. 832
ORDER MODIFYING § 4 : SUPREME COURT
OF THE PENNSYLVANIA : RULES DOCKET
CONTINUING LEGAL :
EDUCATION BOARD :
REGULATIONS :
:

ORDER**PER CURIAM**

AND NOW, this 19th day of March, 2020, upon the recommendation of the Continuing Legal Education (“CLE”) Board,

IT IS ORDERED pursuant to Article V, Section 10 of the Constitution of Pennsylvania, and Rule 1952(A) of the Rules of Judicial Administration, that § 4 of the Pennsylvania Continuing Legal Education Board Regulations, implementing Rule 105(a)(1) of the Pennsylvania Rules for Continuing Education, is modified as follows:

The April 30, 2020 CLE compliance deadline applicable to Compliance Group 1 is hereby extended to August 31, 2020. All other 2020 annual compliance deadlines remain unchanged and on standard schedule.

This **ORDER** shall be processed in accordance with Pa.R.J.A. No. 103(b), and shall be effective immediately.

Mar. 26; Apr. 2, 9



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, March 30, 2020**