

Northampton County Reporter

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VOL. LXI

EASTON, PA March 19, 2020

NO. 12

Commonwealth of Pennsylvania v. Jose Alberto Rodriguez, Jr., Defendant

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INSERT: Green: 1. Welcome Yasmin and Jessica to the NCBA!
2. 2020 Calendar
3. Save the Date!
4. Need a book to read while you are staying home?

NOTICE TO THE BAR...

**Northampton County Court of Common Pleas
Court Notice and Orders**

See pages 26-30.

* * * * *

USDC—Eastern District—Standing Order

See page 31.

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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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NOTICE TO NCBA MEMBERS – BAR NEWS

Northampton County Court of Common Pleas—Notice and Court Orders

See pages 26-30.

United States District Court—Eastern District—Standing Order

Temporary Continuance of Civil and Criminal Jury Trials Due to the Exigent Circumstances Created by COVID-19.

See page 31.

Save the Date!

Thursday, May 28, 2020—“Foundation Libations”

Our Second Annual Foundation Fundraiser.

5:00 – 7:30 p.m. at ArtsQuest, Bethlehem.

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.

Without an adequate response, an epidemic can develop into a pandemic, which generally means it has spread to more than one continent. ~ Alan Huffman

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**CAPECCEI, 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

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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
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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 Asso-
ciates 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,
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Catasauqua, PA 18032

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

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Late of the Township of Forks,
Northampton County, PA

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225 East Lafayette Street,
Easton, PA 18042

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

SECOND PUBLICATION

CLARK, JOAN A., dec'd.

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ton County, PA

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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., Northamp-
ton 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
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18018

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

JAWORSKI, MARIA STELLA,
dec'd.

Late of Easton, Northampton
County, PA

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PA 18018

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

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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
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Peischl, Zulick, Landes &
Brienza, LLP, 1 South Main
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PA 18064

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Northampton County, PA
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Allentown, PA 18104

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Northampton County, PA
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PA 18064

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Late of the Township of Moore,
Northampton County, PA
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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
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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
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Plows c/o Daniel E. Cohen,
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Emrick Blvd., Suite 205,
Bethlehem, PA 18020
Attorneys: Daniel E. Cohen,
Attorney, Hof & Reid, LLC, 3101
Emrick Blvd., Suite 205,
Bethlehem, PA 18020

THIRD PUBLICATION

BERGER, DARRELL J., dec'd.

Late of Nazareth, Northampton
County, PA
Administrator: Jason Berger c/o
Robert B. Roth, Esquire, The
Roth Law Firm, 123 North Fifth
Street, Allentown, PA 18102
Attorneys: Robert B. Roth,
Esquire, The Roth Law Firm, 123
North Fifth Street, Allentown, PA
18102

BISHER, SHIRLEY M., dec'd.

Late of Bangor, Northampton
County, PA
Executor: Andrew J. Bisher c/o
Noonan Law Office, 526 Walnut
Street, Allentown, PA 18101-
2394
Attorneys: Noonan Law Office,
526 Walnut Street, Allentown,
PA 18101-2394

BURGIO, SANDRA A., dec'd.

Late of the City of Easton,
Northampton County, PA
Executor: David Jared Burgio
c/o Goudsouzian & Associates,
2940 William Penn Highway,
Easton, PA 18045-5227
Attorneys: Goudsouzian & Asso-
ciates, 2940 William Penn
Highway, Easton, PA 18045-
5227

CAMPBELL, HARPER EDWIN,
dec'd.

Late of East Allen Township,
Northampton County, PA
Administratrix: Donna Diane
Campbell c/o Joshua D.
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Law Office PC, 1935 Center
Street, Northampton, PA 18067
Attorneys: Joshua D. Shulman,
Esquire, Shulman Law Office PC,
1935 Center Street, North-
ampton, PA 18067

CHESTON, JEANNE C., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA
Executrix: Sharon Gothard
Attorneys: Robert Glazer,
Esquire, McLaughlin & Glazer,
26 N. Third Street, Easton, PA
18042

CROCUS, JEFFREY J., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executor: James David Boyer
c/o Joseph A. Corpora, III,
Esquire, Santander Bank
Building, 100 North Third Street,
Suite 502, Easton, PA 18042
Attorneys: Joseph A. Corpora, III,
Esquire, Santander Bank
Building, 100 North Third Street,
Suite 502, Easton, PA 18042

DePALMA, CARLO NICHOLAS,
dec'd.

Late of Palmer Township,
Northampton County, PA
Executor: Steven B. Molder,
Esquire, 904 Lehigh St., Easton,
PA 18042
Attorney: Steven B. Molder,
Esquire, 904 Lehigh St., Easton,
PA 18042

DIMMIG, ROBERT J., dec'd.

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

Executrix: Gertrude M. Bonser
c/o Bradford D. Wagner, Esquire,
662 Main Street, Hellertown, PA
18055-1726

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

FREY, CATHERINE L., dec'd.

Late of Northampton, Northamp-
ton County, PA

Executor: Raymond L. Frey c/o
Jeffrey F. Hussar, Esquire, 946
Third Street, Whitehall, PA
18052

Attorney: Jeffrey F. Hussar,
Esquire, 946 Third Street,
Whitehall, PA 18052

HARING, HELEN MAE, dec'd.

Late of Easton, Northampton
County, PA

Co-Executors: Debra M.
Tucker-Frank, 203 New Jersey
Ave., Phillipsburg, NJ 08865 and
Robert J. Haring, 668 Howe
Street, Easton, PA 18040

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Esquire, Russo Law Offices, LLC,
633 Belvidere Road, Phillips-
burg, NJ 08865

HAWKES, ANNE J., dec'd.

Late of Bethlehem, Northampton
County, PA

Executor: Steven J. Hawkes c/o
Charles A. Waters, Esquire,
Steckel and Stopp LLC, 125 S.
Walnut Street, Suite 210, Slat-
ington, PA 18080

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

HENN, RUTH H., dec'd.

Late of Borough of Hellertown,
Northampton County, PA

Co-Executors: Beverly K. Koch
and Weston W. Andre-Henn c/o

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

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

HILL, BETTY L., dec'd.

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

Executor: Wayne H. Hill 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

KISH, MARGARET C., dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Jane F. Ahn c/o
Michael Santanasto, Esquire,
210 E. Broad Street, Bethlehem,
PA 18018

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

MACKIN, EVELYN J., dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Lynn M. Posbergh c/o
Fitzpatrick Lentz & Bubba, P.C.,
Two City Center, 645 W.
Hamilton Street, Suite 800,
Allentown, PA 18101

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

MANTO, JOAN S., dec'd.

Late of Bethlehem, Northampton
County, PA

Executor: Gary M. Miller c/o
Michael Santanasto, Esquire,
210 E. Broad Street, Bethlehem,
PA 18018

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

MARKLEY, NELSON GROH, dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executors: Susan Eileen
Junghans and David E. Markley
c/o Judith A. Harris, Esquire,
Norris, McLaughlin & Marcus,
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Suite 502, Allentown, PA 18101
Attorneys: Judith A. Harris,
Esquire, Norris, McLaughlin &
Marcus, P.A., 515 West Hamilton
Street, Suite 502, Allentown, PA
18101

McCARTHY, MARIA M., dec'd.

Late of Nazareth Borough,
Northampton County, PA

Executrix: Maria S. Flaherty c/o
James J. Ruggiero, Jr., Esquire,
Ruggiero Law Offices, LLC, 16
Industrial Blvd., Ste. 211, Paoli,
PA 19301

Attorneys: James J. Ruggiero,
Jr., Esquire, Ruggiero Law
Offices, LLC, 16 Industrial Blvd.,
Ste. 211, Paoli, PA 19301

POWELL, JOYCE A., dec'd.

Late of the Borough of Wilson,
Northampton County, PA

Administratrix: Janice P.
Wolfinger c/o Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045-
5227

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

**PRITCHARD, ALBERT OWEN,
SR., dec'd.**

Late of the Township of Forks,
Northampton County, PA

Executrix: Michelle Kathleen
Pritchard c/o Joseph A. Corpora,
III, Esquire, Santander Bank
Building, 100 North Third Street,
Suite 502, Easton, PA 18042

Attorney: Joseph A. Corpora, III,
Esquire, Santander Bank

Building, 100 North Third Street,
Suite 502, Easton, PA 18042

ROESCH, THELMA M., dec'd.

Late of the Township of Palmer,
Northampton County, PA

Executors: Rosanne R.
Bittenbender and Robert David
Roesch

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

RYAN, MARJORIE B., dec'd.

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

Executrix: Barbara K. Ryan c/o
Bradford D. Wagner, Esquire,
662 Main Street, Hellertown, PA
18055-1726

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

STEVENS, GRACE M., dec'd.

Late of Township of Forks,
Northampton County, PA

Executrices: Vicki L. Hendershot
and Gayle L. Dimmick

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

TIMAR, ROSEMARIE M., dec'd.

Late of Nazareth, Northampton
County, PA

Executor: John L. Klepeis, Jr.
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Roth Law Firm, 123 North Fifth
Street, Allentown, PA 18102

Attorneys: Robert B. Roth,
Esquire, The Roth Law Firm, 123
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18102

VANDEGRIFT, SHIRLEY M., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Executor: Woodlands Bank,
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port, PA 17701

Attorney: Joseph L. Rider,
Esquire, 1700 Four Mile Drive,
Williamsport, PA 17701

WASIEWICZ, HEINZ ROBERT,
dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executor: Michael Brian
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Road, Fogelsville, PA 18051

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

WOLFF, CECILE W., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executor: John Marshall Wolff
a/k/a J. Marshall Wolff

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

WOLLE, PRISCILLA P., dec'd.

Late of Bethlehem, Northampton
County, PA

Executor: Douglas R. Weiller c/o
Michael Santanasto, Esquire,
210 E. Broad Street, Bethlehem,
PA 18018

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

WRIGHT, HELEN M., dec'd.

Late of the Township of Hanover,
Northampton County, PA

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

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

YOHE, JANET A., dec'd.

Late of 526 Wood Street, Apt.
202, Bethlehem, Northampton
County, PA

Executor: Charles E. Yohe c/o
Linda S. Luther-Veno, Esquire,
2204 Walbert Avenue, Allentown,
PA 18104

Attorney: Linda S. Luther-Veno,
Esquire, 2204 Walbert Avenue,
Allentown, PA 18104

**FICTITIOUS NAME
REGISTRATION NOTICE**

An application for registration of
the fictitious name:

**KEYSTONE DRYWALL AND
PROPERTY MANAGEMENT**

1818 Chardonnay Dr., Easton, PA
18045, was filed in the Department
of State at Harrisburg, PA, February
24, 2020, pursuant to the Fictitious
Names Act, Act 1982-295. The name
and address of the person who is a
party to the registration are Michael
J. Klitchko, 1818 Chardonnay Dr.,
Easton, PA 18045.

Mar. 19

**LIMITED LIABILITY COMPANY
NOTICES**

NOTICE IS HEREBY GIVEN that
a Certificate of Organization for a
Domestic Limited Liability Company
has been filed on March 2, 2020 with
the Department of State of the
Commonwealth of Pennsylvania, at
Harrisburg, Pennsylvania, for the
purposes of obtaining a Certificate of
Organization of a proposed domestic
limited liability company to be
organized under the provisions of the
Pennsylvania Limited Liability
Company Law of 1994, 15 Pa. C.S.
§8901 et seq., and any successor
statute, as amended from time to
time.

The name of the limited liability
company is:

433-435 PENN STREET LLC

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

Mar. 19

NOTICE IS HEREBY GIVEN that on February 10, 2020, Certificate of Organization was filed in the Department of State of the Commonwealth of Pennsylvania for:

ALTIERI, 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. 19

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN that Articles of Dissolution have been or are about to be filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the purposes of dissolving the following corporation:

The name of the Corporation is:

Silver Creek Country Club.

JAMES J. HOLZINGER, ESQUIRE
HOLZINGER, HARAK &
SCOMILLIO

1216 Linden Street
Bethlehem, PA 18018

Mar. 19

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

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

ESTATE; Accountant

GLADYS BOWEN; Gary D. Bowen,
Executor

JOANNE Z. CHAUDOIN; Patricia
Holliday, Executrix

AUDIT NOTICE

All parties interested are notified that an audit list will be made up of all Accounts and the said list will be called for audit at the Northampton County Government Center, Easton, PA on: WEDNESDAY, MARCH 25, 2020 AT 9:00 A.M. IN COURTROOM #1.

Gina X. Gibbs
Clerk of Orphans' Court
Mar. 12, 19

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on March 12, 2020, the Petition of Vincent James Eiden was filed in Northampton County Court of Common Pleas at C-48cv2020-2211, seeking to change the name of Greyson Vincent Cacciola to Greyson Vincent Eiden. The court has fixed Monday, April 13, 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. 19

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on March 5, 2020, the Petition of Freddie Hamilton was filed in Northampton County Court of Common Pleas at No. C-49 CV2020 1056, seeking to change the name of Petitioner from Freddie Jean Hamilton to Freddi Carter Hamilton. The Court has fixed Tuesday, May 5, 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. 19

**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
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

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

CIVIL ACTION

JURY TRIAL DEMANDED

DEBORAH POPE

Plaintiff

v.

MARQUAN Z. WHITING; and
HERTZ VEHICLES LLC

Defendants

NO. C-48-CV-2019-10019

NOTICE

TO: Marquan Z. Whiting

NATURE OF THE ACTION:
Personal injury negligence action.

If you want to defend, you must
enter a written appearance person-
ally or by attorney and file your
defenses or objection 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 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.

LAWYER REFERRAL SERVICE
Northampton County
Bar Association
P.O. Box 4733
Easton, PA 18043-4733
(610) 258-6333

WILLIAM CLIFFORD RAMBO,
ESQUIRE
I.D. No.: 318764
COHEN, FEELEY, ALTEMOSE &
RAMBO, P.C.
Attorneys for Plaintiff

2851 Baglyos Circle
Bethlehem, PA 18020
(610) 625-2100
wrambo@cohenfeeley.com

Mar. 19

**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 messuage, 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 messuage, 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 message 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 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, Northamp-
ton 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-2018-06834

BAYVIEW LOAN SERVICING, LLC
vs.

GLENDIA THOMAS, INDIVIDUALLY
AND AS EXECUTRIX OF THE
ESTATE OF VANREA M. DAVIS-
THOMAS a/k/a VANREA
MARJORIE THOMAS, PAMELA
THOMAS-PAYNTER, AS JOINT
TENANTS BY DIRECT DEVISE BY
THE LAST WILL AND TESTAMENT
OF VANREA M. DAVIS-THOMAS
a/k/a VANREA MARJORIE
THOMAS, CUTHBERT THOMAS,
JR., AS JOINT TENANTS BY
DIRECT DEVISE BY THE LAST
WILL AND TESTAMENT OF
VANREA M. DAVIS-THOMAS a/k/a
VANREA MARJORIE THOMAS,
KARLA THOMAS-FLORENCE, AS
JOINT TENANTS BY DIRECT
DEVISE BY THE LAST WILL AND
TESTAMENT OF VANREA M.
DAVIS-THOMAS a/k/a VANREA
MARJORIE THOMAS, VALDEZ
THOMAS, AS JOINT TENANTS BY
DIRECT DEVISE BY THE LAST
WILL AND TESTAMENT OF
VANREA M. DAVIS-THOMAS a/k/a
VANREA MARJORIE THOMAS,
EDRISEU FORBES, AS JOINT
TENANTS BY DIRECT DEVISE BY
THE LAST WILL AND TESTAMENT
OF VANREA M. DAVIS-THOMAS
a/k/a VANREA
MARJORIE THOMAS

Property Address:

636 Snyder Street, Bangor, PA
18013-2821

UPI/Tax Parcel Number:

E9NE3C/2/3/0102

All that certain lot or piece of land
situate in Bangor Borough, North-
ampton County, Pennsylvania.

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

Property Address:

Snyder Street, Bangor, PA 18013

UPI/Tax Parcel Number:

E9NE3C/2/13/0102

All that certain tract, piece or
parcel of land situated in Bangor
Borough, Northampton County,
Pennsylvania.

Being the same property granted
and conveyed unto Vanrea M. Davis-
Thomas by deed from Jennifer L. Cala
and Dionisio A. Cala, h/w, said deed
recorded 12/22/2006 in Deed Book
2006-1, Page 527025. The said
Vanrea Marjorie Thomas a/k/a
Vanrea M. Davis-Thomas departed
this life on or about 7/16/2012.

Thereon being vacant land.

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 Enter-
prises, 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, Northamp-
ton, 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, Northampton 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 Jacksonville 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

GENERAL LIABILITY ATTORNEY

Thomas, Thomas & Hafer LLP, a litigation defense firm, is seeking a hard-working and ambitious general liability attorney for its Lehigh Valley, PA office, with 2-5 years of relevant experience. Candidate must be dedicated, responsible and detail oriented. Barred and practicing in PA required and NJ a plus. Candidates should also have strong interpersonal, organizational and litigation skills. Competitive salary and benefits and great opportunity for income growth. A tremendous opportunity to join a strong firm, grow a client base and engage in challenging work. Submit resume to: resume@tthlaw.com.

Mar. 19

SEEKING WORKERS' COMPENSATION ATTORNEY

Thomas, Thomas & Hafer LLP, a litigation defense firm, is seeking a hard-working and ambitious workers' compensation attorney for its Lehigh Valley, PA office, with 1-3 years of relevant experience. Candidate must be dedicated, responsible and detail oriented. Barred and practicing in PA required, New Jersey a plus. Candidates should also have strong interpersonal, organizational and litigation skills. Competitive salary and benefits and great opportunity for income growth. A tremendous opportunity to join a strong firm, grow a client base and engage in challenging work. Submit resume to: resume@tthlaw.com.

Mar. 19

FULL-TIME ATTORNEY

Grim, Biehn & Thatcher—A 22-attorney law firm in Bucks County is looking for a full-time attorney to join a growing team of municipal attorneys. The firm represents many Municipalities, Townships, Boroughs and Authorities in several counties. Municipal, Litigation, Land Use and/or Labor Law experience of 2-5 years is required. The firm will consider candidates with experience of more than 5 years if qualified. Strong writing skills and monthly appearances at evening public meetings are required. The ideal candidate will be self-motivated, have excellent research, writing, analytical and communication skills. We offer a competitive salary commensurate with experience and a full benefit package.

Please forward a cover letter and resume (including salary requirements) to Heather Petronio, Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944 or hpetronio@grimlaw.com.

Feb. 27; Mar. 5, 12, 19

Due to concerns with the Coronavirus (COVID-19), the Northampton County Court of Common Pleas is taking measures to help reduce the risk to employees and litigants. As such, please take note of the following rescheduled hearings.

ARD, DUI AND NON-DUI HEARINGS—scheduled for March 16, 2020, are continued to April 20, 2020. Notices of rescheduled hearings will be sent to all interested parties by the Adult Probation Office.

ASP HEARINGS—scheduled for March 17, 2020, are continued to April 28, 2020. Notices of rescheduled hearings will be sent to all interested parties by the District Attorney's Office.

SUMMARY APPEALS—scheduled for March 16, 2020, are continued to April 20, 2020 at 1:00 p.m. Notices of rescheduled hearings will be sent to all interested parties by the District Attorney's Office.

ARGUMENT COURT—scheduled for Tuesday, March 17, 2020 is cancelled. All cases on the March 17, 2020 Argument List will be decided on the submitted briefs. If a party or attorney prefers to present oral argument, please complete and submit an Application for Continuance to Court Administration by fax to (610) 559-6702.

MISCELLANEOUS COURT—remains scheduled for Wednesday, March 18, 2020. The list for the March 18, 2020 Miscellaneous Court will be posted on the Court website. The President Judge has preassigned all cases to designated Judges in their respective courtrooms. No one will be required to report to Courtroom 1 for the call of the list. All parties are directed to report to their assigned courtrooms for proceedings.

CUSTODY CONFERENCES—until further notice, all 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.

DOMESTIC RELATIONS—until further notice all support conferences and de novo hearings will be held telephonically. Pa. R.C.P. 1930.3. It shall be the responsibility of each party and attorney to provide an accurate telephone number to the DRS. Parties represented by counsel should appear at their attorney's office and a call will be initiated by the Court to the attorney's office. Any exhibits to be admitted into evidence shall be faxed in advance to the DRS at (610) 253-4135, and also provided to the opposing party or counsel and shall contain thereupon an indication of the names of the parties and case number. All defendants scheduled for non-compliance shall report as scheduled. Plaintiffs wishing to participate must do so telephonically, and must call Domestic Relations at (610) 829-7700 prior to the court date to provide a phone number where they may be reached. No parties, other than defendants and attorneys, will be permitted in the DRS building for non-compliance. Any non-compliance defendant who believes they may have been exposed to the Coronavirus or is currently experiencing symptoms of upper respiratory distress, fever and/or coughing shall contact the Domestic Relations Section prior to their court date for further instructions.

Mar. 19

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

IN RE:) **No. 2020-6**
PUBLIC ACCESS PROHIBITED,)
LIMITED ACCESS—)
NORTHAMPTON COUNTY)
JUVENILE JUSTICE CENTER)

ADMINISTRATIVE ORDER

AND NOW, this 11th day of March, 2020, it appearing that the Medical Director of the Northampton County Juvenile Justice Center, Dr. Albert DeFranco, has recommended that public access to the Northampton County Juvenile Justice Center be prohibited, and that entrance to the building be limited to staff and essential personnel, and that residents within the facility have restricted access to the public to limit the risk of exposure to Coronavirus (COVID-19), it is **ORDERED and DECREED** that the Northampton County Juvenile Justice Center shall be closed to the public and access to the community by residents be limited to an as needed basis, until further notice

BY THE COURT:

/s/Michael J. Koury, Jr.

**MICHAEL J. KOURY, JR.
PRESIDENT JUDGE**

Mar. 19

**IN THE COURT OF COMMON PLEAS OF
NORTHAMPTON COUNTY
COMMONWEALTH OF PENNSYLVANIA
ORPHANS' COURT—JUVENILE DIVISION**

**IN RE: ADMINISTRATIVE ORDER No.: C-48-OC-
2020-7 2020-07
JUVENILE DEPENDENCY AND
DELINQUENCY PROCEEDINGS**

ADMINISTRATIVE ORDER

AND NOW, this 13th day of March, 2020, it appearing that the Medical Director of the Northampton County Juvenile Justice Center, Dr. Albert DeFranco, has recommended that public access to the Northampton County Juvenile Justice Center be prohibited, and that entrance to the building be limited to staff and essential personnel, and that residents within the facility have restricted access to the public to limit the risk of exposure to Coronavirus (COVID-19), it is **ORDERED and DECREED** that for all juvenile dependency and delinquency proceedings:

- (1) All juvenile dependency and delinquency proceedings shall take place at the Northampton County Courthouse in a Courtroom designated by the Court Administrator. No juvenile dependency or delinquency proceedings shall occur in the Juvenile Justice Center; and
- (2) All juveniles are excused from appearing in person for juvenile dependency or delinquency proceedings unless specifically directed to appear in person by a Judge, Hearing Officer, or Juvenile Probation Officer. Residents in the custody and/or care of the Juvenile Justice Center will appear via audio-visual polycom for all court proceedings allowed per the Juvenile Act.

BY THE COURT:

/s/Michael J. Koury, Jr.

**MICHAEL J. KOURY, JR.
PRESIDENT JUDGE**

Mar. 19

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

**IN RE: ADMINISTRATIVE ORDER No.: C-48-AD
2020-8 50-2020**

SUMMARY APPEALS

**ARD, DUI and NON-DUI HEARINGS
ASP HEARINGS**

ADMINISTRATIVE ORDER

AND NOW, this 13th day of March, 2020, in order to limit the risk of exposure to Coronavirus (COVID-19), it is hereby **ORDERED** that:

1. Summary Appeal trials, ARD, DUI and Non-DUI hearings which are currently scheduled for Monday, March 16, 2020 are continued to April 20, 2020 at 9:00 a.m.; and
2. ASP hearings which are currently scheduled for Tuesday, March 17, 2020 are continued to April 28, 2020.

BY THE COURT:

/s/Michael J. Koury, Jr.

**MICHAEL J. KOURY, JR.
PRESIDENT JUDGE**

Mar. 19

**IN THE UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF
PENNSYLVANIA**

IN RE: :
: :
TEMPORARY CONTINUANCE : **STANDING**
OF CIVIL AND CRIMINAL JURY : **ORDER**
TRIALS DUE TO THE EXIGENT :
CIRCUMSTANCES CREATED :
BY COVID-19 :

The Governor of the Commonwealth of Pennsylvania has declared the existence of a disaster emergency throughout the Commonwealth to address the threat posed by the corona virus disease 2019 (COVID-19). An increased number of confirmed cases of COVID-19 have been reported in this district in recent days. The Centers for Disease Control and Prevention and State and local public health authorities have advised that precautions be taken to avoid exposure to the virus and prevent its spread, including implementing social distancing measures such as avoiding large gatherings and refraining from non-essential travel. These and other recent developments with regard to COVID-19 in the geographic area comprising this district adversely affect the Court's ability to obtain an adequate complement of trial jurors from a fair cross-section of the community. In light of these developments, and to protect public health, reduce the size of public gatherings, and reduce unnecessary travel within this district, while allowing the Court to continue to perform its constitutional duties, the Court issues the following Standing Order, effective immediately:

1. The United States District Court for the Eastern District of Pennsylvania will remain open for business in all Court locations (Philadelphia, Allentown, Reading, and Easton), subject to the following limitations.

2. All civil and criminal jury trials and grand jury selections scheduled to begin between now and April 13, 2020, before any district or magistrate judge in any courthouse in the Eastern District of Pennsylvania are CONTINUED pending further Court order.

3. Aside from ordering a jury trial, individual judges presiding over criminal proceedings may take such actions consistent with this Order as may be lawful and appropriate to ensure the fairness of the proceedings and preserve the rights of the parties.

4. The Court is cognizant of the right of criminal defendants to a speedy and public trial under the Sixth Amendment and the particular application of that right in cases involving defendants who are detained pending trial. In light of the developments regarding COVID-19 in this district outlined above and their impact on the Court's ability to obtain an adequate complement of trial jurors, the Court finds the ends of justice served by granting a continuance outweigh the best interest of the public and each defendant in a speedy trial. The time period of any continuance entered as a result of this Standing Order shall therefore be excluded under the Speedy Trial Act, 18 U.S.C. § 3161(h)(7)(A). Any motion by a criminal defendant seeking an exception to this Standing Order for the purpose of exercising the defendant's speedy trial rights shall be referred to the Chief Judge.

5. Grand juries shall continue to meet.

6. All Central Violations Bureau proceedings between now and April 13, 2020, are CONTINUED pending further Court order.

7. All mass public gatherings, other than court proceedings, are SUSPENDED at all Court locations within the Eastern District of Pennsylvania. This includes, but is not limited to, group tours and visits, moot courts and mock trials, bar group meetings, seminars, and naturalization ceremonies.

8. The Eastern District of Pennsylvania will remain open for all other business. The public is encouraged to continue utilizing Court services while following all applicable public health guidelines.

9. This Standing Order will expire no later than April 13, 2020, unless extended by further Court order.

/s/Juan R. Sánchez
Juan R. Sánchez
Chief Judge

Mar. 19

**COMMONWEALTH of PENNSYLVANIA v.
JOSE ALBERTO RODRIGUEZ, JR., Defendant**

Suppression—Suspicion—Expectation of Privacy.

Finding that the police had probable cause to believe that Defendant had just engaged in a drug transaction, the Court found that the stop and search of his person was constitutional, and denied Defendant's motion to suppress the fruits of that search. Defendant's motion to suppress the search of a residence was also denied where the search of his person and the tip of a reliable confidential informant combined to provide probable cause that Defendant was dealing drugs from that home. Furthermore, given that Defendant claimed not to reside in that home, he had no reasonable expectation of privacy therein and thus no standing upon which to seek suppression of the fruits of the search thereof.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Criminal Division—No. CP-48-CR-00419-2019.

ADRIANNE DOLL, ESQUIRE, for the Commonwealth.

GERALD BARR, ESQUIRE, for Defendant.

Order of the Court entered on June 18, 2010 by ROSCIOLI, J.

ORDER

AND NOW, this 18th day of June 2019, upon consideration of Defendant's Motion to Suppress Evidence, and following a hearing, it is hereby ORDERED that the motion is DENIED.

STATEMENT OF REASONS

Defendant Jose Alberto Rodriguez, Jr. is charged herein with two counts of Possession of a Controlled Substance with Intent to Deliver—35 Pa. C.S. §780-113(a)(30) and two counts of Possession of a Controlled Substance—35 Pa. C.S. §780-113(a)(16), arising out of a stop, arrest and two searches—both of Defendant's person and a home at 1834 Lynfield Drive—that occurred on November 1, 2018 in the City of Bethlehem. In the motion now before the Court, Defendant contends that the stop, arrest and searches of his person and the residence in question were unconstitutional, insofar as they were made without the requisite level of suspicion required in order for law enforcement officers to validly stop, arrest or search an individual, or to search a particular location.

The Commonwealth bears the burden of proof when a defendant files a motion to suppress evidence. That burden is to establish, by a preponderance of the evidence, that the challenged evidence is admissible and that it was not obtained in violation of the defendant's rights. *Commonwealth v. Hernandez*, 892 A.2d 11 (Pa. Super. 2006). If the Commonwealth fails to meet its burden, the evidence obtained in violation of the defendant's rights will be suppressed and thus inadmissible at trial. *See Katz v. United States*,

389 U.S. 347 (1967). At a suppression hearing, the court bears the sole responsibility of determining the credibility of the witnesses and the weight to be given to their testimony. See *Commonwealth v. Elmobdy*, 823 A.2d 180 (Pa. Super. 2003). The court is free to believe all, some or none of the evidence presented at the suppression hearing. *Id.*

Having heard all of the testimony presented at the May 31, 2019 suppression hearing, and having reviewed the transcript of the preliminary hearing before Magisterial District Justice Nicholas Englessen on February 4, 2019, we find that the Commonwealth has established the following facts: In the early evening hours of November 1, 2018, Detective Sergeant Michael Mish (Mish) conducted informal surveillance in the area of Figueroa's Market in Bethlehem, an area known to him, by way of personal observation and citizen complaints, to be an area of drug trafficking. Mish was parked at the corner of 9th Street and Lynn Avenue. By way of background, Mish has been a City of Bethlehem police officer since 1999. He began in the patrol division, and was assigned to the Special Operations Vice Unit in 2002. In December 2015, he was placed in charge of that unit and remains in charge of that unit now. He is also a member of the Northampton County Drug Task Force, and worked as a federal agent for the Drug Enforcement Administration for 13 years. He has extensive training in narcotics investigations, including how drugs are distributed and transported. He has observed several hundreds of drug transactions during his career.

At approximately 7:45 p.m. on November 1, 2018, during his surveillance, Mish observed a blue Chrysler pull up to the curb in front of him at 10th Street and Lynn Avenue, across the street from the market. No one entered or exited the vehicle for several minutes. Mish then ran the registration of the vehicle, bearing Pennsylvania plate number KBY7902, and learned that the vehicle was registered to Oscar York, an individual known to Mish as a narcotics dealer with two prior convictions, who was known to be selling drugs of late in the Bethlehem area. Several minutes after the vehicle had arrived, Mish observed an individual, only later identified as this Defendant, approach the Chrysler on foot and enter the passenger door. The vehicle then drove down Lynn Avenue, and was followed by Detective Casella, a member of Mish's team on the Special Operations Vice Unit. The vehicle was followed as it drove for approximately one minute in a circle from its starting position along Argus Street, coming to rest on 9th Street approximately two blocks from where it had begun, in Mish's line of sight down 9th Street. Mish testified that this type of conduct—an individual entering a vehicle and then riding in the vehicle for a very short distance in a circular route—is very typical of drug transactions, in his experience. The same individual seen entering the vehicle then exited the vehicle and began walking down 9th Street towards Mish, passing in front of him. Mish then exited his vehicle and requested to speak with the indi-

vidual, at which time the man moved as though to flee. Detective Marques, another member of Mish's team, had just entered the scene at Mish's request and apprehended the individual, having been advised by Mish via ongoing radio transmissions of his observations of the individual. As the man was apprehended, a white pill fell from his person onto the ground. He was then patted down and a bag of cocaine was found on his person, as well as another pill. The quantity of cocaine found on his person had a street value of approximately \$400. After placing the individual under arrest, Mish was able to identify him as this Defendant.

Both the Fourth Amendment to the United States Constitution and Article I, Section 8 of the Constitution of the Commonwealth of Pennsylvania secure the rights of individuals from unreasonable searches and seizures, "thereby ensuring the 'right of each individual to be let alone.'" *Commonwealth v. Barber*, 889 A.2d 587, 592 (Pa. Super. 2005). Contacts between police and citizens are generally placed into one of three categories: mere encounters, investigative detentions and arrests, each with a specific level of justification that the law requires in order for the contact to be constitutionally permissible. Mere encounters—situations in which a reasonable person would feel free to leave—require no justification. An investigative detention—a situation that involves a brief stop and questioning during which a reasonable person would not feel free to leave—requires an objectively reasonable suspicion that the person stopped is involved in criminal activity. Finally, an arrest requires probable cause, which is defined as "facts available which would justify a person of reasonable caution in the belief that a crime had been committed and that the individual arrested was the probable perpetrator." *Commonwealth v. Wilder*, 461 Pa. 597, 600, 337 A.2d 564, 566 (1975).

At the time that Detective Mish exited his vehicle and asked to speak with the Defendant, he was attempting to engage Defendant in an investigative detention, requiring reasonable suspicion in order to justify his conduct. Reasonable suspicion is present when an "officer is able to articulate specific observations which, in conjunction with reasonable inferences derived from those observations, led him reasonably to conclude, in light of his experience, that criminal activity was afoot and that the person he stopped was involved in that activity." *Commonwealth v. Chambers*, 55 A.3d 1208, 1215 (Pa. Super. 2012). In light of Mish's years of experience and countless similar observations of drug transactions, we believe that it was reasonable for him to believe that this Defendant had just engaged in a drug transaction, and that his stop of the Defendant was therefore privileged.

In order for an individual to be placed under arrest, however, probable cause is required. Again, probable cause is such information that is "sufficient to warrant a person of reasonable caution in the belief that an offense [had] been or [was] being committed." *Commonwealth v. Runyan*,

160 A.3d 831, 837 (Pa. Super. 2017). “In determining whether probable cause ... exists, we must not focus on isolated factors, but must, rather, look at the totality of the circumstances surrounding the arrest.” *Commonwealth v. Kinnon*, 308 Pa. Super. 28, 30, 453 A.2d 1051, 1052 (1982). Given all of the activity observed by Mish in light of his extensive experience as a narcotics officer, and the Defendant’s reaction when asked by Mish to stop for questioning, we believe that the totality of the circumstances were such that a person of reasonable caution would believe that Defendant had just been engaged in a narcotics offense, and thus the arrest by Marques and Mish was likewise privileged. That being the case, suppression of the evidence obtained as a result of that attempted stop and eventual arrest is not warranted, and Defendant’s motion must be denied on this point.

Following Defendant’s arrest and identification, Detective Patrick Maczko (Maczko) of the Bethlehem Police Department made an application for a search warrant of the residence at 1834 Lynfield Drive, Bethlehem. Defendant contends that the warrant for that residence was issued without probable cause. In considering Defendant’s challenge to the issuance of the warrant, we must examine the affidavit submitted in support thereof. Our review is “confined to the averments contained within the four corners of the affidavit,” and we must view it “in a common-sense, non-technical manner.” *Commonwealth v. Wallace*, 615 Pa. 395, 409, 42 A.3d 1040, 1048 (2012); *Commonwealth v. Torres*, 564 Pa. 86, 97, 764 A.2d 532, 538 (2001).

In the affidavit of probable cause in support of the warrant application, Maczko set forth his extensive experience as a narcotics officer, noting *inter alia*, that he has been employed by the Bethlehem Police Department since 2004, first as a patrol officer, then as a member of the Street Crimes Unit and, since March 2013, as a member of the Special Operations Vice Unit, tasked with narcotics investigations. Maczko is a member of the Northampton County Drug Task Force and the Lehigh County Drug Task Force and has participated in hundreds of narcotics investigations, including the execution of search warrants of residences. In his capacity as a narcotics officer, Maczko received information from a known, reliable confidential informant that this Defendant was selling drugs from 1834 Lynfield Drive, Bethlehem. This informant was deemed reliable in light of information he had provided in the past leading to three arrests and the seizure of numerous controlled substances and contraband. Having also conducted surveillance of this Defendant after receiving the tip, Maczko observed this Defendant, on multiple occasions, arrive at and depart from that address. Maczko also noted in his affidavit of probable cause that this Defendant had prior convictions for narcotics offenses. In addition, the affidavit relates the events of the evening of November 1, 2018, including that Defendant was observed entering the passenger seat of a blue Chrysler after arriving at the vehicle on foot, riding in the vehicle for approximately one minute, and then exiting the vehicle, later to be detained and found

to have an oxycodone pill and \$500 of cocaine on his person, a distributable quantity.

Again, when the issuance of a warrant is challenged, “judicial review is confined to the averments contained within the four corners of the affidavit of probable cause.” *Commonwealth v. Wallace*, supra at 408, 42 A.3d at 1048. “Our duty in conducting this review is to determine whether the issuing magistrate had a substantial basis for concluding that probable cause existed.” *Id.* at 410, 42 A.3d at 1049, citing *Commonwealth v. Torres*, 564 Pa. 86, 101, 764 A.2d 532, 540 (2001). We must be mindful, of course, that probable cause is a fluid concept and “as the very name implies, we deal with probabilities. These are not technical; they are the factual and practical considerations of everyday life on which reasonable and prudent men, not legal technicians, act.” *Brinegar v. United States*, 338 U.S. 160, 175 (1949). It is “only the probability, and not a *prima facie* showing, of criminal activity [that] is the standard of probable cause.” *Spinelli v. United States*, 393 U.S. 410, 419 (1969). Furthermore, we are mindful that a magistrate’s “determination of probable cause should be paid great deference by reviewing courts.” *Id.* Applying this standard to the affidavit of probable cause offered in support of the search warrant authorized for the residence at 1834 Lynwood Drive, Bethlehem on November 1, 2018, we find that the warrant was properly issued upon probable cause. Accordingly, Defendant’s Motion to Suppress Evidence must be denied on this point as well.

As a final matter, we must note that while we have found that the search warrant was properly issued upon probable cause, insofar as Defendant contends that he did not reside at 1834 Lynfield Drive, Bethlehem, but rather resided with his mother at 235 Union Boulevard, Bethlehem, Defendant has failed to articulate how he has standing to challenge the search warrant, by demonstrating a reasonable expectation of privacy in 1834 Lynfield Drive. *Commonwealth v. Torres*, supra at 104, 764 A.2d at 542. See also, *Commonwealth v. Enimpah*, 62 A.3d 1028 (Pa. Super. 2013) (the defendant bears the burden of proof to show a reasonable expectation of privacy in the place searched). Defendant cannot simultaneously contend (1) that he is not affiliated with 1834 Lynfield Drive and (2) that his constitutional rights were violated by a search of that residence.

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