

Northampton County Reporter

(USPS 395-280)

VOL. LXI

EASTON, PA February 27, 2020

NO. 9

**PAJ Ventures, LP, Appellant v. Zoning Hearing Board of
Moore Township, Appellee v. Township of Moore, Intervenor**

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2. 2020 Calendar
3. Save the Date!
4. PA CLE Requirements

Cream: 1. "Sentencing Commission Update"

2. "Lincoln, Gettysburg and a New Moral and Constitutional Course for America"
3. "Important New Developments in Personal Injury Law"
4. YLD Happy Hour

NOTICE TO THE BAR...

March Quarterly Association Meeting

Thursday, March 19, 2020

Registration form inside.

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Deborah J. FlanaganAttorney Referral

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

Quarterly Association Meeting – Thursday, March 19, 2020

Registration form inside.

Save the Date!

Thursday, May 28, 2020 – “Foundation Libations”

Our Second Annual Foundation Fundraiser.

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

Public Notice for Reappointment of Bankruptcy Judge

The current 14-year term of office for U.S. Bankruptcy Judge Michael B. Kaplan for the District of New Jersey is due to expire on October 2, 2020. The U.S. Court of Appeals for the Third Circuit is considering reappointment to a new 14-year term of office.

Members of the bar and the public are invited to submit comments for consideration by the Court of Appeals regarding the reappointment of Judge Michael B. Kaplan. All comments should be directed to: Kaplan_Reappointment@ca3.uscourts.gov.

U.S. Bankruptcy Judgeship Vacancy – Middle District of PA (Wilkes-Barre)

Chief Judge D. Brooks Smith of the U.S. Court of Appeals for the Third Circuit announces the application process for a bankruptcy judgeship in the Middle District of PA, seated in Wilkes-Barre. The position will require duties in Wilkes-Barre and Williamsport, along with associated travel. A bankruptcy judge is appointed to a 14-year term pursuant to 28 U.S.C. §152.

The application process is entirely automated. No paper applications will be accepted. Applications must be submitted electronically by noon on March 25, 2020. Applications must be submitted only by the potential nominee personally. To apply, go to www.ca3.uscourts.gov for more information or call the Circuit Executive's Office at 215-597-0718.

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.

Either you run the day, or the day runs you. ~ Jim Rohn

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**BUCK, MARGARET ELIZABETH,**
dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executrix: Roberta K. Sinift,
1495 Stafore Drive, Bethlehem,
PA 18017

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

BUTKOWSKI, LYNN JOYCE, dec'd.

Late of the Township of Plain-
field, Northampton County, PA
Executor: Peter John Butkowski
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

COSTAGLIOLA, ROBERT J.,
dec'd.

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

Executrix: Kathy L. Schriener 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

DLUGOS, CHRISTINA M., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Executrix: Susan D. Gruschow
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

FREY, CAROL A., dec'd.

Late of Easton, 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

FUHR, BELVA E., dec'd.

Late of the City of Easton,
Northampton County, PA

Executor: Patrick H. Reilly 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

GOODMAN, WILLIAM NORTON,
dec'd.

Late of the Township of Plain-
field, Northampton County, PA
Executor: Bruce David Goodman
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

HOERL, FELIX W., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Ms. Tara Capria c/o Robert E. Donatelli, Esquire, Norris, McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

Attorneys: Robert E. Donatelli, Esquire, Norris, McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

HOLOWKA, RUTH MARY, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Ruthann Helen Lacovara c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

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

KOCH, SUSAN T. a/k/a SUSAN TAYLOR KOCH, dec'd.

Late of Nazareth, Northampton County, PA

Personal Representative: Amy E. Millhouse c/o Peter P. Perry, Esquire, 1600 Lehigh Parkway East, 1E, Allentown, PA 18103-3097

Attorney: Peter P. Perry, Esquire, 1600 Lehigh Parkway East, 1E, Allentown, PA 18103-3097

MATTHENIUS, JACOB C., JR., dec'd.

Late of Bethlehem, Northampton County, PA

Executor: William J. Fries c/o W. Ryan Schuster, Esquire, The Atrium, 2895 Hamilton Boulevard, Suite 106, Allentown, PA 18104

Attorney: W. Ryan Schuster, Esquire, The Atrium, 2895 Hamilton Boulevard, Suite 106, Allentown, PA 18104

STAPLETON, JEAN L., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: Michael Gerard Stapleton 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

TERSIGNI, SUSAN YVONNE, dec'd.

Late of Lehigh Township, Northampton County, PA

Administratrix: Linda A. Stokes c/o James R. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229

Attorneys: James R. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229

SECOND PUBLICATION

CAPUANO, LUCY M., dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executrix: Marie A. Kresge c/o Kevin F. Danyi, Esquire, Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018

Attorneys: Kevin F. Danyi, Esquire, Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018

CYPHERS, CHARLES EDWARD,
dec'd.

Late of the Borough of Hellertown, Northampton County, PA
Executrix: Karen R. Long c/o Mark P. Albright, Esquire, 403 Main Street, Hellertown, PA 18055-1721

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

ENTLER, GEORGE MICHAEL,
dec'd.

Late of the Borough of Hellertown, Northampton County, PA
Administratrix: Lucia G. Spada c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

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

EVANS, SALLY M., dec'd.

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

Executor: Mr. William Edward Evans, Jr. 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

FRENCHKO, JAYNE E. a/k/a JAYNE E. ZILKER a/k/a JAYNE E. BOGUSKY, dec'd.

Late of Palmer Township, Northampton County, PA

Executors: Daniel Paul Zilker, Jr. and David Craig Zilker c/o Theodore R. Lewis, Esquire, Lewis and Walters, 46 S. 4th Street, Easton, PA 18042

Attorneys: Theodore R. Lewis, Esquire, Lewis and Walters, 46 South Fourth Street, Easton, PA 18042

HOWER, PAULINE A., dec'd.

Late of the Township of Washington, Northampton County, PA
Executrix: Paige Allison DePue 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

JONES, ETHEL I., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Richard E. Harney 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

JURASITS, HERMINA R., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Co-Executrices: Janet Frace and Kelly Beers Caprez c/o Stanley M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

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

KIVIAT, JACOB L., dec'd.**KIVIAT, IRMA,** dec'd.

Late of Northampton County, PA
The Jacob L. Kiviat and Irma Kiviat Revocable Living Trust
Dated March 23, 2011

Co-Trustees: Robin Feldman, Belle Levine and Shelley Blumenthal c/o R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

Attorneys: R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

KOSTELNIK, GEORGE J., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Kevin John Kostelnik c/o Mary Ann Snell, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017

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

PINTANDE, NATALENA M., dec'd.

Late of the City of Easton, Northampton County, PA

Executor: Gary V. Ramunni 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

REHRIG, JOAN E., dec'd.

Late of Walnutport Borough, Northampton County, PA

Executor: Matthew J. Rehrig c/o David B. Shulman, Esquire, Shulman Law Office PC, 419 Delaware Avenue, P.O. Box 175, Palmerton, PA 18071

Attorneys: David B. Shulman, Esquire, Shulman Law Office PC, 419 Delaware Avenue, P.O. Box 175, Palmerton, PA 18071

ROTH, GLORIA V., dec'd.

Late of Northampton, Northampton County, PA

Executor: Glenn M. Roth c/o Rebecca M. Young, Esquire and Lia K. Snyder, Esquire, Young & Young, 119 E. Main Street, Macungie, PA 18062

Attorneys: Rebecca M. Young, Esquire and Lia K. Snyder, Esquire, Young & Young, 119 E. Main Street, Macungie, PA 18062

ROTH, PATRICIA A., dec'd.

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

Executrix: Barbara Schwenk Mahoney 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

SOBLER, CARLA JO, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executor: Benjamin Colin Sobler c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

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

STOUT, ELLEN, dec'd.

Late of Northampton, Northampton County, PA

Stout Family Trust Dated April 19, 2005

Successor Trustee: Mark J. Stout c/o R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box

4060, Allentown, PA 18105-4060

Attorneys: R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

WELTY, ROBERT T., SR., dec'd.

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

Co-Executors: Robert T. Welty, Jr., Deborah Elaine Miller and Jeffrey A. Welty 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

THIRD PUBLICATION

ALBERT, CAROLYN F., dec'd.

Late of the Township of Palmer, Northampton County, PA
Executrix: Marilyn E. Coon c/o Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042
Attorney: Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

CHRISTMAN, OLGA V., dec'd.

Late of Northampton Borough, Northampton County, PA
Executor: Adam Guy Christman c/o P.O. Box 324, Northampton, PA 18067

CORRADO, CONSTANCE B., dec'd.

Late of the Township of Forks, Northampton County, PA
Executor: Paul F. Corrado 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

EVANCHO, SUZANNE M., dec'd.

Late of the Township of Forks, Northampton County, PA
Executor: Matthew A. Evancho c/o Jamie Michael McFadden, Esquire, 3055 College Heights Blvd., Suite 2B, Allentown, PA 18104

Attorney: Jamie Michael McFadden, Esquire, 3055 College Heights Blvd., Suite 2B, Allentown, PA 18104

GEIGER, EVELYN M., dec'd.

Late of the Borough of Catasauqua, Northampton County, PA
Executor: Edward Scott Rizza 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

GILBERT, JANE L., dec'd.

Late of the Borough of Nazareth, Northampton County, PA
Executor: Quentin Robert Gilbert, Jr. c/o Gary Neil Asteak, Esquire, 726 Walnut Street, Easton, PA 18042
Attorney: Gary Neil Asteak, Esquire, 726 Walnut Street, Easton, PA 18042

GRAVINA, JULIE MAY, dec'd.

Late of Northampton County, PA
Executrix: Terry Ripa Pavlacka
Attorneys: Dean C. Berg Law Offices, 1820 Main Street, P.O. Box 10, Northampton, PA 18067-0010

HEWKO, ELAINE R., dec'd.

Late of Northampton, Northampton County, PA

Executrix: Bettyann Woyewoda 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

KOCH, JAY F., dec'd.

Late of Northampton, Northampton County, PA

Executrix: Jayne Koch c/o T. Benjamin Traud, Esquire, Traud Law Offices, 3055 College Heights Blvd., Ste. 2A, Allentown, PA 18104

Attorneys: T. Benjamin Traud, Esquire, Traud Law Offices, 3055 College Heights Blvd., Ste. 2A, Allentown, PA 18104

KROBOTH, ALFRED M., dec'd.

Late of the Township of Upper Nazareth, Northampton County, PA

Co-Executors: Ronald Kroboth and Tamimarie Lintner 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

ROSAR, PAUL, JR., dec'd.

Late of the City of Easton, Northampton County, PA

Executor: Paul Daniel Rosar c/o Richard P. Kovacs, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

Attorneys: Richard P. Kovacs, Esquire, Pierce & Steirer, LLC,

124 Belvidere Street, Nazareth, PA 18064

SERFASS, EDWARD R., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

The Serfass Family Trust Dated January 17, 2001

Settlers: Edward R. Serfass and Helga M. Serfass

Successor Trustee: Robert A. Serfass c/o Mark P. Albright, Esquire, 403 Main Street, Hellertown, PA 18055-1721

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

STROHE, CAROL ANN, dec'd.

Late of the Township of East Allen, Northampton County, PA

Executor: David John Faust 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

TRAPP, LESTER ALBERT, JR., dec'd.

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

Executor: Richard Trapp 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

NOTICE OF ANNUAL MEETING

NOTICE IS HEREBY GIVEN that the Annual Meeting of the members of Nazareth Mutual Insurance Company will be held at the office of the Company, 114 South Main Street, Nazareth, Pennsylvania, on Saturday,

March 14, 2020 at ten o'clock a.m., local time, for:

1. Election of three directors, each to serve for a three-year term; and
2. The transaction of such other business as may properly come before the meeting.
3. Proxy ballots are available and may be obtained from the company by policyholder request and submitted prior to the above date.
4. Financial statements are available from the company by policyholder request.

John G. Abbott
Chairman

Attest: Kathleen Wapinski, Secretary
Feb. 13, 20, 27

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been or are about to be filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988 (P.L. 1444, No. 177), by the following corporation:

The name of the corporation is:

ABE DIRECT CREMATION SERVICES INC.

Mark P. Albricht, Esquire
403 Main Street
Hellertown, PA 18055-1721

Feb. 27

NOTICE OF NONPROFIT INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation—Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purposes of obtaining a Certificate of Incorporation of a proposed nonprofit corporation to be

organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is:

EASTON AREA BASEBALL ORGANIZATION, INC.

The Articles of Incorporation were filed on December 11, 2019.

HOLZINGER, HARAK &
SCOMILLIO

1216 Linden Street
P.O. Box 1409
Bethlehem, PA 18016

Feb. 27

FICTITIOUS NAME REGISTRATION NOTICES

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295 of 1982, as amended, of intention to file, or the filing of, in the Office of the Secretary of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Pennsylvania, under the assumed or fictitious name, style, or designation of:

ISO BALANCE

with its principal place of business at: 1505 Stump Rd., Easton, PA 18040.

The name and address of the person owning or interested in said business are: Susan Elton, 1505 Stump Rd., Easton, PA 18040.

The certificate was filed on November 1, 2019.

Feb. 27

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Fictitious Name Act of 1982 (54 Pa. C.S. §§301 et seq.) under the requirements of 54 Pa. C.S. §311 (rev. 2/2017).

The name of the Fictitious Name is:

**LEHIGH VALLEY
ROOF CONTRACTORS**

having a principal place of business at: 701 South 23rd Street, Easton, PA 18042.

The Registration of Fictitious Name was filed on January 21, 2020.

JOHN MOLNAR, ESQUIRE
THE MOLNAR LAW OFFICES

31 West First Street
Unit J
Wind Gap, PA 18091

Feb. 27

**CORPORATE FICTITIOUS NAME
REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295 of 1982, as amended, of intention to file, or the filing of, in the office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Pennsylvania, under the assumed or fictitious name, style or designation of:

Fictitious Name:

SHINE DERMA SPA

Principal place of business: 32 Kichline Avenue, Hellertown, PA 18055.

The name and address of the entity owning or interested in said business are: Pamela L. Meyer, D.O., P.C., 32 Kichline Avenue, Hellertown, PA 18055.

The certificate will be filed on or after February 12, 2020.

TJERAND R. SNIK, ESQUIRE
210 E. Broad Street
Bethlehem, PA 18018

Feb. 27

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on January 14, 2020, the Petition of Daniel James Haney, Jr. was filed in Northampton County Court of Common Pleas at No. C-48-2020-369, seeking to change the name of

Petitioner from Daniel James Haney, Jr. to Daniel James Brown. The Court has fixed Tuesday, March 17, 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.

Feb. 27

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY, PENNSYLVANIA
CIVIL DIVISION**

CIVIL ACTION
FIRST COMMONWEALTH
FEDERAL CREDIT UNION

Plaintiff

v.

LEWIS R. SMITH

Defendant

NO.: C48-CV-2019-7316

NOTICE

TAKE NOTICE THAT First Commonwealth Federal Credit Union has filed a Complaint in the aforesaid Court at the above docket number seeking damages in excess of \$20,000.00.

If you wish to defend, you must take action within twenty (20) days, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the pleading or for any other claim or 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

P.O. Box 4733

Easton, PA 18043-4733

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MICHAEL R. NESFEDER,
ESQUIRE

I.D. No. 49563

FITZPATRICK LENTZ &

BUBBA, P.C.

Attorneys for Plaintiff

645 W. Hamilton Street

Suite 800

Allentown, PA 18101

Feb. 27

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

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
MILL CITY MORTGAGE
LOAN TRUST 2019-1

Plaintiff

vs.

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
TERRY L. VANHORN a/k/a TERRY
VANHORN, DECEASED

Defendants

NO. C-48-CV-2020-00307

NOTICE

To: UNKNOWN HEIRS, SUCCESSIONS, ASSIGNS AND ALL

PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TERRY L. VANHORN a/k/a TERRY VANHORN, DECEASED

You are hereby notified that on January 13, 2020, Plaintiff, MILL CITY MORTGAGE LOAN TRUST 2019-1, 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-2020-00307. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1227 JACKSON STREET, EASTON, PA 18042-3237 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 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
P.O. Box 4733
Easton, PA 18043-4733
Telephone: (610) 258-6333

Feb. 27

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on MARCH 6, 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-2009-03177

WELLS FARGO BANK,
NATIONAL ASSOCIATION ET AL.

vs.

EDWARD G. RULAND

Property Address:

4155 Easton Avenue, Bethlehem,
PA 18018

UPI/Tax Parcel Number:

M7/14/8D/0205

All those certain tracts, pieces or parcels of land situate, lying and being in Bethlehem Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Edward G. Ruland by deed from Edward G. Ruland and Bertha A. Ruland, his wife, said deed recorded 5/20/1988 in Deed Book 747, page 1124.

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

No. C-48-CV-2013-03022

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

vs.

ANTRON FLOWERS, UNITED
STATES OF AMERICA

Property Address:

2915 Whitewood Road, Bethlehem,
PA 18017

UPI/Tax Parcel Number:

N6NW1/1/2/0214

All that certain lot or parcel of ground situate in Hanover Township, Northampton County, Pennsylvania.

Title to said premises is vested in Antron Flowers, unmarried, by deed from Audrey L. George, widow, said deed recorded 7/3/2002 in Deed Book 2002-1, Page 173017.

Thereon being erected a ranch-style single dwelling with wood/brick exterior, shingle roof, attached two-car garage and an in-ground pool.

No. C-48-CV-2016-01399

WELLS FARGO BANK, NA

vs.

DONALD F. MELVIN,
RENEE M. CHADWICK-MELVIN

Property Address:

1240 Island Park Road, Easton,
PA 18042-9523

UPI/Tax Parcel Number:

N8/12/4A/0836

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

Title to said premises is vested in Donald F. Melvin and Renee M. Chadwick-Melvin, h/w, by deed from Larry A. Sgarlata and Sandra M. Sgarlata, said deed recorded 5/14/2013 in Deed Book 2013-1, Page 122947.

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-2017-10358

FEDERAL NATIONAL
MORTGAGE ASSOCIATION
vs.

LORI ANNE McGUIRE,
MARK McGUIRE

Property Address:

2716 Auburn Avenue, Easton, PA
18045

UPI/Tax Parcel Number:

L8NW2/7/2/0324

All that certain lot or tract of land on the south side of Auburn Avenue in Palmer Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Mark McGuire and Lori Anne McGuire, h/w, by deed from Michael R. Schultz and Karen M. Schultz, h/w, said deed recorded 10/4/1993 in Deed Book 911, page 398.

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

No. C-48-CV-2018-02785

FULTON BANK, N.A. ET AL.
vs.

EDWIN M. FELICIANO, KNOWN
HEIR, ALL OF THE UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER EDWIN FELCIANO, JR.,
DECEASED MORTGAGOR

Property Address:

532 Hayes Street, Bethlehem, PA
18015

UPI/Tax Parcel Number:

P6SE2D/3/15/0204

All that certain lot or piece of ground situated in Bethlehem City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Edwin Feliciano, Jr. by deed from Housing Opportunity Counsel, Inc., a Pennsylvania non-profit corporation, said deed recorded 9/10/2009 in Deed Book 2009-1, page 235365. The said Edwin Feliciano, Jr. departed this earth on or about 5/28/2016.

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

No. C-48-CV-2018-03187

PNC BANK, NATIONAL
ASSOCIATION ET AL.
vs.

NICOLE M. TREXLER,
GREGORY N. TREXLER, JR.

Property Address:

3624 Strauss Avenue, Bethlehem,
PA 18015-5336

UPI/Tax Parcel Number:

Q6SW2/11/2/0719

All that certain tract of land situate on the west side of Strauss Avenue in Lower Saucon Township, Northampton County, Pennsylvania.

Title to said premises is vested in Gregory N. Trexler, Jr. and Nicole M. Trexler, as tenants by the entirety, by deed from Kay A. Kern, said deed recorded 6/6/2011 in Deed Book 2011-1, Page 117800.

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

No. C-48-CV-2018-05698

PNC BANK, NATIONAL
ASSOCIATION ET AL.
vs.

REBECCA A. GROLLER,
ADMINISTRATRIX AND KNOWN
HEIR TO THE ESTATE OF

JEFFREY SCOTT GROLLER a/k/a
JEFFREY S. GROLLER,
DECEASED, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER JEFFREY SCOTT
GROLLER a/k/a JEFFREY S.
GROLLER, DECEASED, ESTATE
OF JEFFREY SCOTT GROLLER

Property Address:

5839 Sullivan Trail, Nazareth, PA
18064

UPI/Tax Parcel Number:

H8NW3/4/10/0626

All those certain messages or
tenement and tracts or piece of land
situate in Plainfield Township,
Northampton County, Pennsylvania.

Title to said premises is vested in
Jeffrey S. Groller, Deceased, by deed
from Mark A. Stempien and Donna
M. Stempien, h/w, said deed recorded
5/11/2004 in Deed Book 2004-1,
Page 178152. The said Jeffrey S.
Groller departed this life on
7/25/2017. Estate No. 48-17-1026
was filed with the Register of Wills of
Northampton County naming
Rebecca A. Groller as Administratrix
to the Estate of Jeffrey Scott Groller
a/k/a Jeffrey S. Groller.

Thereon being erected a two-story
half-double dwelling with vinyl siding,
shingle roof and a detached one-car
garage.

No. C-48-CV-2018-09752

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
vs.

COREY WILLIAMS

Property Address:

316 Blaine Street, Bangor, PA
18013-2108

UPI/Tax Parcel Number:

D10SW1C/5/4/0109

All that certain lot situate on the
northwest corner of Sampson and
Blaine Streets in East Bangor
Borough, Northampton County,
Pennsylvania.

Title to said premises is vested in
Corey Williams by deed from Carolyn
Leidy, Executrix of the Estate of Frank
E. Thompson and Carolyn Leidy,
individually, said deed recorded
5/4/2011 in Deed Book 2011-1, page
94356.

Thereon being erected a colonial-
style single dwelling with vinyl siding,
shingle roof and a detached one-car
garage.

No. C-48-CV-2018-11240

NATIONS LENDING
CORPORATION ET AL.

vs.

MICHAEL EARL FREI,
TINALEE FREI

Property Address:

336 South 3rd Street, Bangor, PA
18013-2522

UPI/Tax Parcel Number:

E9NE4B/3/7/0102

All that certain message,
tenement and lot or piece of ground
situate on the westerly side of South
3rd Street in the 3rd Ward of Bangor
Borough, Northampton County,
Pennsylvania.

Title to said premises is vested in
Michael Earl Frei and Tinallee Frei,
h/w, by deed from Mark Brown, said
deed recorded 6/30/2016 in Deed
Book 2016-1, page 132231.

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

No. C-48-CV-2019-00928

CARRINGTON MORTGAGE
SERVICES, LLC

vs.

CHRISTIAN W. HORVATH,
MISTY LEE HORVATH

Property Address:

1116 North New Street, Bethlehem,
PA 18018

UPI/Tax Parcel Number:

N6SE4D/6/6/0204

All that certain lot or piece of land with the messuage or tenement, situate, lying and being in the 9th Ward of Bethlehem City, Northampton County, Pennsylvania.

Being the same premises conveyed to Christian W. Horvath and Misty L. Horvath, h/w, by deed from Albert R. DeAngelis, Jr. and Sharon DeAngelis, h/w, said deed recorded 10/24/2008 in Deed Book 2008-1, Page 289529.

Thereon being erected a two-story townhouse dwelling with brick exterior, shingle roof and a detached two-car garage.

No. C-48-CV-2019-02117

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

vs.

KENNY T. NGUYEN

Property Address:

3103 Applewood Drive, Bethlehem,
PA 18020

UPI/Tax Parcel Number:

M7/17B/3/0205

All that certain messuage, tenement and lot or parcel of land situate on the east side of Washington Street and the west side of Applewood Drive in Bethlehem Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Kenny T. Nguyen by deed from Quang M. Vo, married, said deed recorded 12/19/2005 in Deed Book 2005-1, Page 510953.

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

No. C-48-CV-2019-03352

LAKEVIEW LOAN SERVICING, LLC
vs.

RENEE SAYLOR

Property Address:

1016 Main Street, Northampton,
PA 18067-1605

UPI/Tax Parcel Number:

M4NW2D/12/3/0522

All that certain messuage, tenement, lot or piece of ground situate in the 3rd Ward of Northampton Borough, Northampton County, Pennsylvania.

Title to said premises is vested in Renee Saylor, a single person, by deed from Dennis D. Warnken and Lisa S. Hochrine, h/w, said deed recorded 7/7/2010 in Deed Book 2010-1, Page 132217.

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

No. C-48-CV-2019-03612

EMBRACE HOME LOANS, INC.

vs.

ROBERTO J. SANCHEZ,
ZULMARI RIVERA

Property Address:

689 Long Lane Road, Walnutport,
PA 18088

UPI/Tax Parcel Number:

J2/21/5A/0516

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

Title vested in Roberto J. Sanchez and Zulmari Rivera, as tenants by the entirety, by deed from Joan C. Sherwood, said deed recorded 12/5/2016 in Deed Book 2016-1, Page 262737.

Thereon being erected a ranch-style single dwelling with brick exterior and slate roof.

No. C-48-CV-2019-03720

MIDFIRST BANK

vs.

NICOLE WILDONER a/k/a

NICOLE MARIE JEDREYCZYK

Property Address:

462 East 10th Street, Northampton, PA 18067

UPI/Tax Parcel Number:

M4NE1D/1/4/0522

All that certain piece or parcel of land situate on the south side of 10th Street in Northampton Borough, Northampton County, Pennsylvania.

Being the same property conveyed to Nicole Wildoner by deed from Bruce L. Keefer and Patricia A. Keefer, said deed recorded 10/19/2007 in Deed Book 2007-1, Page 385361.

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

No. C-48-CV-2019-04266

LPP MORTGAGE, INC. ET AL.

vs.

BRYAN P. JENNINGS

Property Address:

217 Chestnut Street, Bangor, PA 18013

UPI/Tax Parcel Number:

E9NE2D/11/15/0102

All that certain lot or piece of ground situate on the north side of Chestnut Street in Bangor Borough, Northampton County, Pennsylvania.

Being the same property conveyed to Bryan P. Jennings by deed from Betty L. Jennings, said deed recorded 5/5/2003 in Deed Book 2003-1, Page 159141.

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

No. C-48-CV-2019-04674PNC BANK, NATIONAL
ASSOCIATION ET AL.

vs.

TAMMY L. HECKMAN

Property Address:

8 Kessler Street, Nazareth, PA 18064

UPI/Tax Parcel Number:

J8NW4/12/2/0432

All that certain messuage or tenement and lots or tracts of land situate in Upper Nazareth Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Tammy L. Heckman by deed from Barry L. Rennie and Sandra K. Dague, said deed recorded 4/1/2005 in Deed Book 2005-1, Page 114753.

Thereon being erected a bi-level single dwelling with aluminum siding, shingle roof and a detached one-car garage.

No. C-48-CV-2019-06041U.S. BANK NATIONAL
ASSOCIATION, AS INDENTURE
TRUSTEE ET AL.

vs.

TRACEY O'GORMAN

Property Address:

1439 Church Road, Wind Gap, PA 18091

UPI/Tax Parcel Number:

G6/13/3B/0406

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

Being the same premises conveyed to Tracey O'Gorman, unmarried, by deed from Scott A. Baltz and Deborah A. Baltz, h/w, said deed recorded 1/26/2007 in Deed Book 2007-1, Page 36340.

Thereon being erected a bi-level single dwelling with vinyl siding/brick exterior and slate roof.

No. C-48-CV-2019-06048NATIONSTAR
MORTGAGE LLC ET AL.

vs.

JILL J. KRATZER

Property Address:

4136 Butternut Drive, Walnutport, PA 18088

UPI/Tax Parcel Number:

H3/10/6A/0516

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

Being the same premises granted and conveyed unto Edward S. Kratzer and Jill J. Kratzer, h/w, by deed from Edward S. Kratzer and Jill J. Kratzer, his wife, said deed recorded 7/16/1993 in Deed Book 903, Page 5. The said Edward S. Kratzer departed this life on 1/20/2001 thereby vesting title solely to Jill J. Kratzer.

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

No. C-48-CV-2019-06320

M&T BANK ET AL.

vs.

PEDRO A. REYES

Property Address:

1148 East 4th Street Rear, Bethlehem, PA 18015

UPI/Tax Parcel Number:

P6SE2B/11/2A/0204

All that certain messuage, lot or piece of land situated on the south side of East 4th Street in Bethlehem City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Pedro A. Reyes, single man, by deed from Pedro A. Reyes and Linda J. Reyes, formerly husband and wife, said deed recorded 4/9/1999 in Deed Book 1999-1, Page 49555.

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

No. C-48-CV-2019-07007

LOANCARE LLC

vs.

JONATHAN P. TOCCI

Property Address:

328 East Goepp Street, Bethlehem, PA 18018-4120

UPI/Tax Parcel Number:

P6NE2A/7/3/0204

All that certain messuage, tenement and lot or piece of ground situate in Bethlehem City, Northampton County, Pennsylvania.

Title to said premises is vested in Jonathan P. Tocci by deed from Jonathan P. Tocci and Jessica A. Vertilla a/k/a Jessica A. Tocci, said deed recorded 2/27/2017 in Deed Book 2017-1, Page 40652.

Thereon being erected a two-story townhouse dwelling with vinyl siding, shingle roof and a detached one-car garage.

No. C-48-CV-2019-07759

NATIONSTAR

MORTGAGE LLC ET AL.

vs.

RICHARD T. SEAMAN

Property Address:

1420 Oakwood Drive, Bethlehem, PA 18017

UPI/Tax Parcel Number:

N6NW1/2/19A/0214

All that certain lot or parcel of ground situate in Hanover Township, Northampton County, Pennsylvania.

Title to said premises is vested in Richard T. Seaman by deed from Wilma C. Seaman, widow, said deed recorded 9/8/2000 in Deed Book 2000-1, Page 117413.

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

No. C-48-CV-2019-08201

BANK OF NEW YORK

MELLON TRUST COMPANY, N.A.,
AS TRUSTEE ET AL.

vs.

VICTORIA G. ROBERTS,
EXECUTRIX OF THE
ESTATE OF THOMAS FRANK
FENTZLAFF, ESTATE OF
THOMAS FRANK FENTZLAFF

Property Address:

680 Million Dollar Highway,
Bangor, PA 18013

UPI/Tax Parcel Number:

C10/7/12A/0131

All that certain tract of land situate
in Upper Mount Bethel Township,
Northampton County, Pennsylvania.

Being the same premises granted
and conveyed unto Thomas Frank
Fentzlaff by deed from Anna Fentzlaff,
said deed recorded 5/12/1988 in
Deed Book 747, Page 613. The said
Thomas Frank Fentzlaff departed this
life on or about 3/22/2019 thereby
vesting title unto Victoria G. Roberts,
Executrix of the Estate of Thomas
Frank Fentzlaff.

Thereon being erected a ranch-
style single dwelling with vinyl siding/
brick exterior, shingle roof, detached
storage facility, barn and post & beam
building.

No. C-48-CV-2019-08217

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

HELPYS TEJADA, MICHAEL RAM

Property Address:

1914 Freemansburg Avenue,
Easton, PA 18042-5475

UPI/Tax Parcel Number:

L9SW3D/4/16/0837

All that certain lot of land situate,
lying and being on the south side of
Wilson Borough, Northampton
County, Pennsylvania.

Title to said premises is vested in
Helpys Tejada and Michael Ram by
deed from Paul D. Ferency and Penny
A. Ferency, h/w, said deed recorded
11/22/2011 in Deed Book 2011-1,
Page 240927.

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

No. C-48-CV-2019-08385

BANK OF AMERICA, N.A. ET AL.

vs.

MARIA MELENDEZ-CRUZ

Property Address:

280 West Joseph Street, Easton,
PA 18042

UPI/Tax Parcel Number:

L9SE3A/15/1/0310

All that certain lot or piece of land
situate in Easton City, Northampton
County, Pennsylvania.

Title to said premises is vested in
Radames Melendez-Cruz and Maria
Melendez-Cruz a/k/a Maria J.
Melendez a/k/a Maria Melendez by
deed from Regina M. Deanehan,
Executrix of the Last Will and
Testament of Arthur E. Bowman,
Deceased and Regina M. Deanehan,
Individually and Charles F. Renz and
Carol Renz, his wife, said deed
recorded 7/1/1997 in Deed Book
1997-1, Page 069014. The said
Radames Melendez-Cruz departed
this life on 7/26/2018, whereupon,
title vested in Maria Melendez-Cruz
a/k/a Maria J. Melendez a/k/a
Maria Melendez, his wife.

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

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

RICHARD H. JOHNSTON

Sheriff

Northampton County,
Pennsylvania

DAVID J. CERAUL, ESQUIRE

Solicitor to the Sheriff

Feb. 13, 20, 27

**ZONING HEARING BOARD SOLICITOR AND
TOWNSHIP ALTERNATE SOLICITOR**

Washington Township, Northampton County, will be accepting letters of interest for the Zoning Hearing Board Solicitor and the Township Alternate Solicitor.

Please indicate if you are interested in either or both positions.

Please submit your interest to Wtbsassistant@epix.net through March 6, 2020.

Feb. 20, 27

**PLAINFIELD TOWNSHIP ZONING
HEARING BOARD SOLICITOR REQUEST
FOR PROPOSALS (RFP)—PUBLIC NOTICE**

Plainfield Township, which is a Township of the Second Class located in Northampton County, Pennsylvania, is soliciting proposals for a Zoning Hearing Board Solicitor, in accordance with this Request for Proposals (RFP). The RFP is available at the Plainfield Township Municipal Building, which is located at 6292 Sullivan Trail, Nazareth, PA 18064, between the hours of 8:00 A.M. and 4:30 P.M. or on the Plainfield Township website at <https://plainfieldtownship.org/administration/zoning-code-enforcement/>.

All proposals must be received on or before **12:00 P.M. (Noon), Friday, March 13, 2020, prevailing time.** Proposals shall be submitted and delivered to: Plainfield Township c/o Thomas R. Petrucci, Township Manager, 6292 Sullivan Trail, Nazareth, PA 18064 in an envelope marked "Proposal for Zoning Hearing Board Solicitor." ***E-mailed and faxed proposals will not be accepted.***

Plainfield Township reserves the right to reject any and all proposals, with or without cause, and waive any immaterial defects, irregularities or minor informalities in the proposals. The Township also reserves the right to negotiate with all qualified candidates, or cancel the RFP (in part or in its entirety) when the Township determines that such action is in the best interests of the Township, in its sole discretion.

Thomas R. Petrucci
Township Manager/Secretary

Feb. 27

ASSOCIATE ATTORNEY

Established medical malpractice defense law firm seeking Attorney with three to five years' experience for Bethlehem office. Experience in litigation a plus. Salary commensurate with experience. Full benefits package offered.

Send resume in confidence to: The Perry Law Firm, LLC, 401 W. Broad Street, Bethlehem, PA 18018, fax (610) 694-1120 or e-mail to JRH@theperrylawfirm.com.

Feb. 27; Mar. 5

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, Perkasie, PA 18944 or hpetronio@grimlaw.com.

Feb. 27; Mar. 5, 12, 19

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

On February 10, 2020, pursuant to 28 U.S.C. §2071(e), the judges of the United States District Court for the Eastern District of Pennsylvania having determined that there is an immediate need to amend the local bankruptcy rules to implement the procedural and substantive changes to the Bankruptcy Code made by the Small Business Reorganization Act of 2019 approved a Resolution amending the Local Bankruptcy Rules. The amended Local Bankruptcy Rules are available on the Eastern District of Pennsylvania's website: www.paed.uscourts.gov.

The amended local bankruptcy rules are based on interim bankruptcy rules (the Interim Rules) prepared by the Advisory Committee on Bankruptcy Rules and approved by the Judicial Conference of the United States to be adopted as local rules to implement the procedural and substantive changes to the Bankruptcy Code made by the Small Business Reorganization Act of 2019. The Interim Rules will be withdrawn after similar amendments can be made to the Rules of Bankruptcy Procedure under the normal Rules Enabling Act process.

The adoption of these amendments does not change the conformance of the Local Rules of Bankruptcy Procedures and the Local Bankruptcy Forms with the Federal Rules of Bankruptcy Procedures. Accordingly, an Order of the Court was entered on February 14, 2020 making these amendments effective February 19, 2020 with a period to follow of forty-five (45) days for purposes of Notice to the Bar and Public and Solicitation of Comment pursuant to 28 U.S.C. §2071(e).

Those wishing to offer comments on these amendments may do so by submitting said comments to the attention of Kate Barkman, Clerk of Court, United States Courthouse, 601 Market St., Room 2609, Philadelphia, PA 19106, before the close of business, April 1, 2020. Copies of the amended Local Bankruptcy Rules may be obtained by submitting a request at the address listed above, or by obtaining them in person at the Clerk's Office, or at the court's website, www.paed.uscourts.gov.

Juan R. Sánchez
Chief Judge

**IN THE UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA
IN RE: LOCAL RULES OF BANKRUPTCY PROCEDURE
ORDER**

AND NOW, this 14th, day of February, 2020, it appearing that this Court is vested with authority, pursuant to 28 U.S.C. §§2071(e), 2077, and *Fed. R. Bankr. P. 9029* ;

AND, in accordance with the resolution of the Judges of the Court on February 10, 2020, the court has determined that there is a need to amend the Local Rules of Bankruptcy Procedure effective February 19, 2020;

AND, as the amendments to Local Rules of Bankruptcy Procedure are immediately needed to implement the procedural and substantive changes to the Bankruptcy Code made by the Small Business Reorganization Act of 2019;

AND, as the amendments are based on interim bankruptcy rules (the Interim Rules) prepared by the Advisory Committee on Bankruptcy Rules and approved by the Judicial Conference of the United States to be adopted as local rules to implement the procedural and substantive changes to the Bankruptcy Code made by the Small Business Reorganization Act of 2019. The Interim Rules will be withdrawn after similar amendments can be made to the Rules of Bankruptcy Procedure under the normal Rules Enabling Act process, it is hereby

ORDERED that amendments to the Local Bankruptcy Rules, **as set forth on the attachments to this Order** [not published herein], are approved and adopted by the court, effective February 19, 2020, with a period to follow of forty-five (45) days afforded for purposes of Notice to the Bar and Public and Solicitation of Comment pursuant to 28 U.S.C. § 2071(e).

It is **FURTHER ORDERED** that the Clerk of Court transmit a copy of the amendments to the Local Bankruptcy Rules, as approved and adopted by the Court, to the Director of the Administrative Office of the United States Courts and the Judicial Council of the Third Circuit Court of Appeals and make said Rules and Forms available to the bar and public.

FOR THE COURT:

/s/Juan R. Sánchez

Juan R. Sánchez, Chief Judge

Feb. 27

MARCH 2020

MON	TUE	WED	THU	FRI
2 Juvenile Criminal	3 Criminal	4 Criminal Misc. Hrngs.	5 Juvenile Dependency Criminal Scheduling Confs.	6
9 Juvenile Civil	10 Civil	11 Civil Misc. Hrngs.	12 Juvenile Dependency Arraignments	13
16 Juvenile ARD/ Summaries DRS	17 Argument DRS	18 Misc. Hrngs.	19 Juvenile Dependency Criminal Scheduling Confs.	20
23 Juvenile	24 Civil Pretrials	25 Misc. Hrngs. O.C. Audit	26 Juvenile Dependency Arraignments	27
30 Juvenile	31			

**PAJ VENTURES, LP, Appellant v. ZONING HEARING
BOARD of MOORE TOWNSHIP, Appellee v.
TOWNSHIP of MOORE, Intervenor**

Zoning Appeal—Nonconforming Use—Abandoned—Intent.

The Court affirmed the findings of the Moore Township Zoning Hearing Board that the prior nonconforming use of the land in question had been abandoned, and that the applicant had failed to present sufficient evidence to warrant granting a use variance.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—No. C-48-CV-2017-09168.

JAMES F. PRESTON, ESQUIRE, for Appellant.

THOMAS M. CAFFREY, ESQUIRE, for Appellee.

DAVID M. BACKENSTOE, ESQUIRE, for Intervenor.

Order of the Court entered on March 13, 2019 by ROSCIOLI, J.

OPINION

This matter comes to the Court on appeal from the decision of the Zoning Hearing Board of Moore Township, which denied a zoning permit application from PAJ Ventures, LP, Appellant herein, seeking an interpretation that a prior nonconforming use was not abandoned or, in the alternative, a use variance. A hearing was held on Appellant's requests on August 2, 2017, and the decision of the Board was issued on September 6, 2017. The instant appeal was assigned to the Honorable Paula A. Roscioli for decision from the February 19, 2019 Argument List. All parties in the matter have submitted briefs outlining their respective arguments. The transcript of the Board hearing, all exhibits, and the written decision of the Board have been submitted for our review. The matter is now ready for disposition.

I. Factual Background

The subject property in this case is situated at 942 Liberty Street, Bath, Northampton County, Pennsylvania, consisting of roughly 14.35 acres in a Rural Agricultural zone in Moore Township. The property is currently owned by Plaintiff PAJ Ventures, LP, having been purchased in 2015. The previous owners, Joseph and Dorothy Timmer, purchased the property in 1970. Mr. Timmer passed away in 2015, prior to the sale.

For many years during the Timmers' ownership, the property was used as an outdoor entertainment facility, known colloquially as "Timmers' Grove." Polka dances were often held there. There are some structures on the property, and it appears from the record that there was some food service on the property during the Timmers' ownership. The Timmers' use of the

property was not a permitted use in the Moore Township Rural Agricultural zone, but the use was permitted as an existing nonconforming use, having been in place prior to the enactment of the Township's zoning ordinance in 1973. The use was likewise not permitted under the 1980 or 2011 revisions to the zoning ordinance, but continued to be permitted as an existing nonconforming use. In or about 2011, the Timmers ceased operations at the property.

Testimony was offered by members of the public that the property was not used, nor was anything done to maintain the property, after 2011. More specifically, not only was the property not used as it had been in the past, but the weeds and grass were permitted to grow from 2011 onward, such that in 2013 complaints were made to the Township. When the township zoning officer visited the property in 2013, he found the weeds and grass so high that he was unable to traverse the property. Members of the public also testified that the buildings on the property are in disrepair. The manager of Appellant offered hearsay testimony that Mr. Timmer had been declared incapacitated in 2014. No other evidence was offered in support of the conclusion that the Timmers' discontinuance of their nonconforming use of the property was a result of Mr. Timmer's incapacity, or the date of such incapacity.

Appellant purchased the property on December 18, 2015. On November 30, 2016, Appellant filed an application with the Township seeking permission to continue the prior nonconforming use of the property. There is no indication in the record that Appellant had notified the Township of its intentions for the use of the property prior to that date, such as by registering the nonconforming use after purchase of the land. That application was denied, by way of correspondence dated December 5, 2016. Therein, Appellant was advised that the application was denied as a nonconforming use, and on the basis that (a) the new owner had failed to register the prior nonconforming use within 60 days of new ownership, and (b) the prior nonconforming use had been abandoned. Appellant did not file an appeal of that denial, but submitted a new application on June 16, 2017. That application was again denied, on the same bases as before. Following that denial, Appellant filed an appeal to the Moore Township Zoning Hearing Board, seeking a determination that the prior nonconforming use had not been abandoned or, in the alternative, a use variance. A hearing was held before the Board on August 2, 2017. By decision of September 6, 2017, the appeal was denied, on the basis that the prior nonconforming use had been abandoned, and on the basis that Appellant failed to present sufficient evidence to warrant granting a use variance. Appellant thereafter filed the within appeal to the Court of Common Pleas of Northampton County.

II. Standard of Review

The Court having received no additional evidence in this matter following the decision of the Zoning Hearing Board, our scope of review is

limited to a determination of whether the Zoning Hearing Board committed a manifest abuse of discretion or an error of law in denying the requested relief. *Valley View Civic Association v. Zoning Board of Adjustment*, 501 Pa. 550, 462 A.2d 637 (1983). We may find an abuse of discretion only where the findings of the Board are not supported by substantial evidence. *Human Services Consultants, Inc. v. Zoning Hearing Board of Butler Township*, 137 Pa. Commonwealth Ct. 594, 587 A.2d 40 (1991). Substantial evidence is that relevant evidence which reasonable minds might accept as adequate to support a conclusion. *Sweeney v. Zoning Hearing Board of Lower Merion Township*, 534 Pa. 197, 626 A.2d 1147 (1993).

As the reviewing authority in this matter, we may not reverse the decision of the Board even where we would have reached the contrary decision based upon the same evidence, as the Board, being familiar with the land in question, is in the better position to make a decision regarding variances. *Board of Commissioners of Upper Moreland Township v. Decision and Action of the Zoning Hearing Board of Upper Moreland Township*, 25 Pa. Commonwealth Ct. 626, 361 A.2d 455 (1976). Furthermore, we are to give due deference to the Zoning Hearing Board's interpretation of its own municipality's zoning ordinance, as the Board is the body charged with the execution and application of that ordinance. *Smith v. Zoning Hearing Board of Huntingdon Borough*, 734 A.2d 55 (Pa. Commw. 1999).

With respect to the question of abandonment, the burden of proof lies with the party asserting abandonment. *Zitelli v. Zoning Hearing Board of the Borough of Munhall*, 850 A.2d 769 (Pa. Commw. 2004). That burden requires proof that the landowner "(1) intended to abandon the non-conforming use, and (2) actually abandoned the use." *Id.* at 771. Intent to abandon can be proven by non-use for a period of time prescribed by statute. Section 200-33.F of the Moore Township zoning ordinance provides:

Abandonment. If a nonconforming use of a building, structure or land is discontinued, razed, removed, or abandoned for 12 consecutive months, subsequent use of such building, structure or land shall conform to the regulations of the district in which it is located, unless another nonconforming use is approved by the Zoning Hearing Board in accordance with Section 200-33.G and that such approved use been initiated within 30 days after the end of the twelfth month.

The effect of this provision is to create a presumption of the landowner's intent to abandon the nonconforming use where the use has been discontinued for a period of 12 consecutive months. *Smith v. Board of Zoning Appeals of the City of Scranton*, 74 Pa. Commonwealth Ct. 405, 459 A.2d 1350 (1983). "The burden of persuasion then rests with the party challenging the claim of abandonment. If evidence of a contrary intent is introduced, the presumption is rebutted and the burden of persuasion [on the issue of intent] shifts back to the party claiming abandonment." *Latrobe Speedway*,

Inc. v. Zoning Hearing Board of Unity Township, Westmoreland County, 553 Pa. 583, 592, 720 A.2d 127, 132 (1998).

After an intent to abandon is established, the party asserting abandonment then bears the burden of proving actual abandonment. “What is critical is that the intention to abandon is only one element of the burden of proof on the party asserting abandonment. The second element of the burden of proof is actual abandonment of the use for the prescribed period. This is separate from the element of intent.” *Id.* “[A] showing of actual abandonment ... is not proved by a mere temporary discontinuance of the business which is the result of forces or events beyond his control including war, shortage of materials or supplies necessary for the continued operation of the use, destruction of the property by natural disaster, the financial inability of the owner to carry on due to ... economic depression, and cessation of business during repair on the property.” *Smith*, supra at 410, 459 A.2d at 1353. Moreover, actual abandonment “cannot be inferred from or established by a period of nonuse alone.” *Zitelli*, supra at 772 (internal quotations omitted). “Abandonment may be determined by overt acts, a failure to act, or statements.” *Metzger v. Bensalem Township Zoning Hearing Board*, 165 Pa. Commonwealth Ct. 351, 355, 645 A.2d 369, 370 (1994). Furthermore, “abandonment requires proof of an intent to relinquish the use voluntarily.” *Id.* at 356, 645 A.2d at 371.

With respect to the question of a use variance, a zoning hearing board may grant a variance when an applicant establishes *all* of the following elements:

- (1) an unnecessary hardship will result if the variance is denied, due to the unique physical circumstances or conditions of the property;
- (2) because of such physical circumstances or conditions the property cannot be developed in strict conformity with the provisions of the zoning ordinance and a variance is necessary to enable the reasonable use of the property;
- (3) the hardship is not self-inflicted;
- (4) granting the variance will not alter the essential character of the neighborhood nor be detrimental to the public welfare; and
- (5) the variance sought is the minimum variance that will afford relief.

Taliaferro v. Darby Township Zoning Hearing Board, 873 A.2d 807, 811-12 (Pa. Commw. 2005).

III. Discussion

After consideration of all the evidence presented at the hearing, the Zoning Hearing Board determined that the nonconforming use of the subject property had been abandoned by the Timmers in or about 2011. Having reviewed the record presented to the Court in this matter, we find that the Moore Township Zoning Hearing Board fairly considered the record before it and did not commit an abuse of discretion or an error of law in denying

request to conclude that the nonconforming use of the subject property had not been abandoned. Their decision is supported by substantial evidence that the Timmers intended to and did actually abandon the nonconforming use by voluntarily failing to maintain the property for use from 2011, resulting in an abandonment of the nonconforming use well in excess of 12 months prior to Appellant's application. Furthermore, Appellant offered no evidence that would support the grant of a use variance. Accordingly, we must affirm the decision of the Board.

WHEREFORE, we enter the following:

ORDER

AND NOW, this 13th day of March 2019, upon consideration of the within appeal, it is hereby ORDERED that the September 6, 2017 decision of the Moore Township Zoning Hearing Board is AFFIRMED.

Northampton County Bar Association
Notification of Change Form

In order to maintain up-to-date information on all members and subscribers of the *Reporter*, complete the form below and return it to the NCBA Office whenever you have a change and/or addition to your address, telephone number, fax number or e-mail address. *Return to:* Northampton County Bar Association, 155 South Ninth Street, Easton, PA 18042-4399, FAX: (610) 258-8715.

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PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, March 2, 2020**