

# Northampton County Reporter

(USPS 395-280)

VOL. LXI

EASTON, PA January 2, 2020

NO. 1

**Abigail Figueroa, Plaintiff v. Eileen Meitzner, Defendant**

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**INSERT:** Blue: 1. Hartford Wolf Pack vs. Lehigh Valley Phantoms  
2. 2020 Calendar  
3. Annual Association Meeting  
4. PA CLE Requirements

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

#### **Northampton County Court PFA Change**

Please be advised that starting in the year 2020, Final PFA Hearings will be held on Mondays, Wednesdays and Fridays at 1:00 p.m., with the exception of the first Miscellaneous List on Thursday, 1/2/20.

\* \* \* \* \*

#### **Northampton County Court Swearing-in Ceremonies**

See page 3.

\* \* \* \* \*

#### **NCBA Annual Meeting – Thursday, January 23, 2020**

See insert for registration.

**NORTHAMPTON COUNTY BAR ASSOCIATION  
2020 BAR ASSOCIATION OFFICERS**

Robert Eyer ..... President  
Maura Zajac McGuire ..... President-Elect  
Paul J. Harak ..... Vice President  
Steven B. Molder ..... Treasurer  
Jeremy F. Clark ..... Secretary  
Lisa M. Spitale ..... Past President

**BOARD OF GOVERNORS**

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Richard Eugene Santee  
Douglas Jon Tkacik  
David M. Backenstoe  
Scott M. Wilhelm  
Joshua D. Fulmer  
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Joel M. Scheer  
Michael C. Deschler  
Keri A. Schantz  
Frank W. Yandrisevits  
Lisa M. Spitale  
Jonathan M. Huerta, Zone Governor

*Northampton County Reporter*  
**Attorney Referral & Information Service**  
**155 South Ninth Street, P.O. Box 4733**  
**Easton, PA 18042**  
**Phone (610) 258-6333 Fax (610) 258-8715**  
**E-mail: [ncba@norcobar.org](mailto:ncba@norcobar.org)**  
**PBA (800) 932-0311—PBI (800) 932-4637**  
**BAR ASSOCIATION STAFF**

Mary Beth Leeson .....Executive Director  
Patti A. Gober .....Accounting  
..... Legal Journal  
Heather Rizzotto-Stefanik .....Attorney Referral  
Deborah J. Flanagan .....Attorney Referral

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The Northampton County Reporter will be published every Thursday by the Northampton County Bar Association, 155 South Ninth St., Easton, PA 18042-4399. All legal notices relating to the business of the county, are required by rule of Court, to be published in this Journal. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes to content.

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Ralph J. Bellafatto, Esquire  
Editor

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

#### **Northampton County Court Announces Dates and Times for Swearing-in Ceremonies**

The Northampton County Court is pleased to announce the upcoming ceremonies:

- The Swearing-in Ceremony for newly elected **County Controller, incumbent and newly elected Magisterial District Judges and County Councilmen** will be held on Monday, January 6, 2020 at 3:30 p.m. in Courtroom #1.
- The Swearing-in Ceremony for newly elected **District Attorney Terence P. Houck** will be held on Friday, January 10, 2020 at 3:30 p.m. in Courtroom #1.
- The Induction Ceremony of the **Hon. Abraham P. Kassis** as Judge of the Northampton County Court of Common Pleas will be held on Friday, January 17, 2020 at 3:30 p.m. in Courtroom #1.
- The Induction Ceremony of the **Hon. John M. Morganelli** as Judge of the Northampton County Court of Common Pleas will be held on Friday, January 31, 2020 at 3:30 p.m. in Courtroom #1.

#### **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.

Change your thoughts and you change your world. ~ Norman Vincent Peale

**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****BOWMAN, ALICE M. L.,** dec'd.

Late of the Borough of Hellertown, Northampton County, PA  
Executrix: Nancy J. Althouse  
Attorney: David M. Backenstoe, Esquire, 148 Main Street, Hellertown, PA 18055

**BRICKLER, EDWARD,** dec'd.

Late of Scranton, Lackawanna County and Lehigh Township, Northampton County, PA  
Executors: Thomas L. Brickler and Annette M. Shannon c/o Stephen A. Strack, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080  
Attorneys: Stephen A. Strack, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

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

Late of the Township of Moore, Northampton County, PA

Executrix: Kimberly Yvonne Houck a/k/a Kimberly Yvonne Greene, 74 Roth Street, Nazareth, PA 18064

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

**KORELL, WILLIAM K.,** dec'd.

Late of Bangor, Northampton County, PA

Executrix: Elizabeth Caesar c/o Law Office of David A. Martino, Esquire, 1854 PA Rte. 209, P.O. Box 420, Brodheadsville, PA 18322

Attorneys: Law Office of David A. Martino, Esquire, 1854 PA Rte. 209, P.O. Box 420, Brodheadsville, PA 18322

**KUPIS, KATHLEEN P.,** dec'd.

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

Executrices: JoAnn M. Billig and Marie Elaine Bigas 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

**PARILLO, MARGARET,** dec'd.

Late of Lower Mt. Bethel, Northampton County, PA

Executor: Joseph Parillo, 6078 Hillendale Road, Bangor, PA 18013

**SCHURDAK, ELEANORA W.,** dec'd.

Late of Bethlehem, Northampton County, PA

Personal Representative: Ellen C. Schurdak c/o Kirby G. Upright, Esquire, King Spry Herman

Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

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

**WERTMAN, ALBERTA M. a/k/a ALBERTA WERTMAN**, dec'd.

Late of Walnutport Borough, Northampton County, PA

Co-Executors: Carol L. Polkowski and Jeffrey C. Wertman c/o Joshua D. Shulman, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067

Attorneys: Joshua D. Shulman, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067

**SECOND PUBLICATION**

**FLOWERS, RAYMOND A., SR.**, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Raymond A. Flowers, Jr. c/o Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 W. Lafayette St., Suite 100, Easton, PA 18042

Attorneys: Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 W. Lafayette Street, Suite 100, Easton, PA 18042

**HOUCK, VIRGINIA A.**, dec'd.

Late of 2901 Stephens Street, Easton, Township of Palmer, Northampton County, PA

Administrator: Robert Manzella, 4506 Edgewood Drive, Reading, PA 19606

Attorneys: John M. Stott, Esquire, Brumbach, Mancuso &

Fegley, P.C., 11 East Lancaster Avenue, P.O. Box 500, Shillington, PA 19607-0500

**KEIPER, LORRAINE B.**, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Douglas James Keiper c/o Michael E. Riskin, Esquire, 18 E. Market Street, Bethlehem, PA 18018

Attorney: Michael E. Riskin, Esquire, 18 E. Market Street, Bethlehem, PA 18018

**LEMLEY, GLADYS E.**, dec'd.

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

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

**RIDDLE, BARBARA L.**, dec'd.

Late of the Township of Palmer, Northampton County, PA

Administrator: David Allen Riddle  
Attorneys: Brandon M. Benner, Esquire, Benner & Trovato, 2005 City Line Road, Suite 106, Bethlehem, PA 18017

**RYBITSKI, ROBERT R.**, dec'd.

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

Executrix: Bobbie-Ann Dumoff 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

**THIRD PUBLICATION**

**BACHMAN, RICHARD J.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Ronald D. Bachman  
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

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

Late of Bethlehem, Northampton  
County, PA

Executrix: Nancy A. Horwath c/o  
William J. Fries, Esquire, The  
Atrium, 2895 Hamilton  
Boulevard, Suite 106, Allentown,  
PA 18104

Attorney: William J. Fries,  
Esquire, The Atrium, 2895  
Hamilton Boulevard, Suite 106,  
Allentown, PA 18104

**BENNETT, ALICE C.,** dec'd.

Late of Palmer Township, North-  
ampton County, PA

Executor: Robert J. Bennett, 302  
Three Bridges Rd., Hillsborough,  
NJ 08844

**CALDWELL, BARBARA B.,** dec'd.

Late of Hanover Township,  
Northampton County, PA

Executrix: Kendis Ashley  
Caldwell c/o Daniel M. O'Donnell,  
Esquire, 901 West Lehigh Street,  
Bethlehem, PA 18018

Attorney: Daniel M. O'Donnell,  
Esquire, 901 West Lehigh Street,  
Bethlehem, PA 18018

**DAVIS, ROSE MARIE,** dec'd.

Late of the Township of Williams,  
Northampton County, PA

Executor: Kevin John Davis c/o  
Robert C. Brown, Jr., Esquire,  
Fox, Oldt & Brown, 940 W.  
Lafayette St., Suite 100, Easton,  
PA 18042

Attorneys: Robert C. Brown, Jr.,  
Esquire, Fox, Oldt & Brown, 940

W. Lafayette Street, Suite 100,  
Easton, PA 18042

**DUTT, JEAN G.,** dec'd.

Late of the Township of Upper  
Mount Bethel, Northampton  
County, PA

Executors: Kyle Wayne Dutt and  
Jeffrey Alan Dutt 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

**FRABLE, ARLENE B. a/k/a  
ARLENE FRABLE,** dec'd.

Late of the Township of Allen,  
Northampton County, PA

Executrix: Susan E. Borger c/o  
David B. Shulman, Esquire,  
Shulman Law Office PC, 1935  
Center Street, Northampton, PA  
18067

Attorneys: David B. Shulman,  
Esquire, Shulman Law Office PC,  
1935 Center Street, Northamp-  
ton, PA 18067

**GROMAN, LEONA M.,** dec'd.

Late of Catasauqua, North-  
ampton County, PA

Executrix: Linda M. Marucci c/o  
Stephen A. Strack, Esquire,  
Steckel and Stopp LLC, 125 S.  
Walnut Street, Suite 210, Slat-  
ington, PA 18080

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

**GUTIERREZ, MARIE JOYCE,**  
dec'd.

Late of the Borough of Nazareth,  
Northampton County, PA

Executor: Joseph C. Gutierrez  
c/o Robert C. Brown, Jr.,  
Esquire, Fox, Oldt & Brown, 940

W. Lafayette St., Suite 100,  
Easton, PA 18042

Attorneys: Robert C. Brown, Jr.,  
Esquire, Fox, Oldt & Brown, 940  
W. Lafayette Street, Suite 100,  
Easton, PA 18042

**KAISER, WINIFRED A.,** dec'd.

Late of Nazareth Borough, North-  
ampton County, PA

Administrators: Keith Martin  
Kaiser and Gerald M. Kaiser, Jr.  
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

**PAMBIANCHI, LAWRENCE E.,**  
dec'd.

Late of the Township of Palmer,  
Northampton County, PA

Executor: Lawrence N.  
Pambianchi c/o Alexander J.  
Karam, Jr., Esquire, Alexander  
J. Karam, Jr., P.C., 675 Walnut  
Street, Easton, PA 18042

Attorneys: Alexander J. Karam,  
Jr., Esquire, Alexander J. Karam,  
Jr., P.C., 675 Walnut Street,  
Easton, PA 18042

**RAUB, JOHN H., III,** dec'd.

Late of the Borough of Bangor,  
Northampton County, PA

Administratrix: Robyn Raub c/o  
Robert A. Pinel, Esquire, Law  
Offices of Robert A. Pinel, LLC,  
1502 Center Street, Suite 201,  
Bethlehem, PA 18018

Attorneys: Robert A. Pinel,  
Esquire, Law Offices of Robert A.

Pinel, LLC, 1502 Center Street,  
Suite 201, Bethlehem, PA 18018

**VOGEL, HAROLD P.,** dec'd.

Late of the Township of Palmer,  
Northampton County, PA

Co-Executors: Robert John  
Vogel and Patricia Ann Young  
c/o Robert C. Brown, Jr.,  
Esquire, Fox, Oldt & Brown, 940  
W. Lafayette St., Suite 100,  
Easton, PA 18042

Attorneys: Robert C. Brown, Jr.,  
Esquire, Fox, Oldt & Brown, 940  
W. Lafayette Street, Suite 100,  
Easton, PA 18042

**WOLLMAN, MARY LOU,** dec'd.

Late of the Township of  
Bethlehem, Northampton  
County, PA

Executrix: Susan M. Gannon 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

**YOO, JOSEPH S., SR.,** dec'd.

Late of the Township of Hanover,  
Northampton County, PA

Executor: Joseph Stephen Yoo,  
Jr. c/o Robert C. Brown, Jr.,  
Esquire, Fox, Oldt & Brown, 940  
W. Lafayette St., Suite 100,  
Easton, PA 18042

Attorneys: Robert C. Brown, Jr.,  
Esquire, Fox, Oldt & Brown, 940  
W. Lafayette Street, Suite 100,  
Easton, PA 18042

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**NOTICE OF ADMINISTRATIVE  
SUSPENSION**

NOTICE IS HEREBY GIVEN that  
Timothy Oliver Krause of Northamp-  
ton County has been Administra-  
tively Suspended by Order of the  
Supreme Court of Pennsylvania dated



November 20, 2019, pursuant to Rule 111(b), Pa. R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective December 20, 2019 for Compliance Group 1.

Suzanne E. Price  
Attorney Registrar  
The Disciplinary Board  
of the Supreme Court  
of Pennsylvania  
Jan. 2

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

IN RE: Petition of Career Institute  
of Technology for Approval of  
Private Sale of Land Totaling  
Approximately .26 Acres Located at  
548 Toboggan Trail, Easton,  
Northampton County, Pennsylvania  
**C-48-CV-2019-12191**

**PUBLIC NOTICE**

All parties interested are notified that the Career Institute of Technology desires to sell improved real property consisting of .26 acres and located at 548 Toboggan Trail, Forks Township, Northampton County, Pennsylvania, by private sale for the purchase price of \$285,000.00 and has filed a Petition for Approval of Private Sale of Land in the Court of Common Pleas of Northampton County.

All parties interested are notified that a hearing on the Petition for Approval of Private Sale of Land is scheduled on January 22, 2020 at 9:00 a.m. in Courtroom No. 1 of the Court of Common Pleas of Northampton County, located at 669 Washington Street, Easton, PA. Any party interested shall appear to be heard.

Jan. 2, 9, 16

**COURT OF COMMON  
PLEAS OF NORTHAMPTON  
COUNTY, PENNSYLVANIA**

City of Easton

vs.

Joseph N. Sardina

**NO. C48CV-2015-06194**

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2014-2016 real estate taxes for property located at 838 Wolf Avenue, Easton, PA, Tax Parcel No. L9SE1C 26 4. A Writ of Scire Facias for \$3,875.14 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, property or other rights important to you. **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.**

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

PORTNOFF LAW ASSOC., LTD.  
P.O. Box 391  
Norristown, PA 19404  
(866) 211-9466

Dec. 26; Jan. 2, 9



**COURT OF COMMON  
PLEAS OF NORTHAMPTON  
COUNTY, PENNSYLVANIA**

City of Easton

vs.

Frank Pugliese

**NO. C48CV-2013-04311**

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2012-2017 real estate taxes for property located at 1218 Ferry Street, Easton, PA, Tax Parcel No. L9SE1D 5 3. An Amended Writ of Scire Facias for \$8,392.09 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, property or other rights important to you. 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.

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**COURT OF COMMON  
PLEAS OF NORTHAMPTON  
COUNTY, PENNSYLVANIA**

City of Easton

vs.

Carmen Ramirez

**NO. C48CV-2018-00640**

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2015-2017 sewer and trash fees for property located at 109 W. St. Joseph Street, Easton, PA, Tax Parcel No. L9SE3B 6 3. A Writ of Scire Facias for \$1,137.73 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, property or other rights important to you. 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.

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Dec. 26; Jan. 2, 9

**COURT OF COMMON  
PLEAS OF NORTHAMPTON  
COUNTY, PENNSYLVANIA**

Wilson Area School District

vs.

Ruth D. Harvey

**NO. C48CV-2016-07068**

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2015-2017 real estate taxes for property located at 1905 Lehigh Street, Wilson, PA, Tax Parcel No. L9SW2D 20 3. An Amended Writ of Scire Facias for \$6,547.03 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, property or other rights important to you. 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.

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Dec. 26; Jan. 2, 9

**COURT OF COMMON  
PLEAS OF NORTHAMPTON  
COUNTY, PENNSYLVANIA**

Bethlehem Area School District

vs.

Arminder Singh

**NO. C48CV-2018-04398**

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2017/2018 real estate taxes for property located at 4063 Nazareth Pike, Bethlehem Township, PA, Tax Parcel No. M7 4 4A. A Writ of Scire Facias for \$6,216.40 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, property or other rights important to you. 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.

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Dec. 26; Jan. 2, 9

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on JANUARY 10, 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-2013-03651**

DEUTSCHE BANK  
NATIONAL TRUST COMPANY,  
AS TRUSTEE ET AL.

vs.

NANCY A. SIGLEY,  
RODNEY D. SIGLEY

***Property Address:***

489 Johnston Drive, Bethlehem,  
PA 18017

***UPI/Tax Parcel Number:***

M6SE4/10/7/0204

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

Being the same premises granted and conveyed unto Rodney D. Sigley and Nancy A. Sigley, h/w, by deed from Fei Minn Fann and Lilly Lu Fann a/k/a Lilly Lu, h/w, said deed recorded 10/3/2001 in Deed Book 2001-1, page 205034.

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-2014-07331**

BETHLEHEM AREA  
SCHOOL DISTRICT

vs.

JASON STEENHAGEN,  
JEREMY STEENHAGEN

***Property Address:***

622 Shields Street, Bethlehem, PA  
18015-3526

***UPI/Tax Parcel Number:***

P6SE2D/17/24/0204

All that certain message, tenement and parcel of land situate along the easterly side of Shields Street, between Sullivan and East 7th Streets, in Bethlehem City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Jason Steenhagen and Jeremy Steenhagen by deed from Jessica A. Sinsky and Gregory Sinsky, her husband, said deed recorded 7/2/2007 in Deed Book 2007-1, Page 242428.

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

**No. C-48-CV-2015-01992**

WILMINGTON SAVINGS FUND  
SOCIETY, FSB, AS OWNER  
TRUSTEE ET AL.

vs.

ANTHONY RODRIGUEZ

***Property Address:***

725 Hillside Avenue, Bethlehem,  
PA 18015

***UPI/Tax Parcel Number:***

P6SE2D/20/11/0204

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

Being the same premises granted and conveyed unto Anthony Rodriguez by deed from Catherine Shestok, (incorrectly referred to as Katherine C. in previous deed) by her

attorney-in-fact, Catherine M. Shestokj said Special Warranty Deed recorded 10/25/2000 in Deed Book 2000-1, Page 140690.

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

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**No. C-48-CV-2015-11762**

NEW YORK MORTGAGE  
TRUST 2005-2 ET AL.

vs.

JUDITH A. DEMPSEY-ORTLEB,  
ROBERT F. ORTLEB, JR.

**Property Address:**

174 Augusta Terrace, Easton, PA  
18042

**UPI/Tax Parcel Number:**

M10/3/41-174/0836

All that certain unit in Country Classics at Morgan Hill, a Condominium located in Williams Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Robert F. Ortleb, Jr. and Judith Dempsey-Ortleb by deed from Country Classics at Morgan Hill, LLC, said deed recorded 2/11/2005 in Deed Book 2005-1, Page 54481.

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

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**No. C-48-CV-2016-00833**

FEDERAL NATIONAL  
MORTGAGE ASSOCIATION

vs.

JOHN H. HART, SARAH M. HART

**Property Address:**

3518 North Drive, Bethlehem, PA  
18015

**UPI/Tax Parcel Number:**

Q6SE4/4/3/0719

All that certain lot or parcel of ground situate on the west side of North Drive in Lower Saucon Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto John H. Hart and Sarah M. Hart, his wife, by deed from Frederick P. Baynard and Doris M. Baynard, h/w, said deed recorded 9/18/2001 in Deed Book 2001-1, page 191388.

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

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**No. C-48-CV-2016-01699**

DITECH FINANCIAL LLC

vs.

MELISSA Y. BOWENS a/k/a

MELISSA Y. BROWN,  
SANTEARGO V. BROWN, SR.

**Property Address:**

937 Jackson Street, Easton, PA  
18042

**UPI/Tax Parcel Number:**

L9NE4D/8/4/0310

All that certain lot or piece of land situated near the northeast corner of 10th and Jackson Streets in Easton City, Northampton County, Pennsylvania.

Being the same premises conveyed to Melissa Y. Bowens n/k/a Melissa Y. Brown by quit claim deed from Santeargo V. Brown, Jr., said deed recorded 3/28/2013 in Deed Book 2013-1, page 79219.

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

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**No. C-48-CV-2016-06941**

CITY OF EASTON

vs.

TEFLORNE FITZGERALD

**Property Address:**

405 East Kleinhans Street,  
Easton, PA 18042

**UPI/Tax Parcel Number:**

L10SW4D/5/2/0310

All that certain parcel of land situate in Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Teflorne Fitzgerald by deed from Teflorne Fitzgerald, Executrix of the Last Will and Testament of Dorothy A. Lang, Deceased, said deed recorded 2/4/2016 in Deed Book 2016-1, Page 22745.

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

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**No. C-48-CV-2016-08952**

NATIONSTAR  
MORTGAGE LLC ET AL.  
vs.

LARRY E. STEIN,  
MARY JANE M. STEIN

***Property Address:***

252 Riverview Drive, Walnutport,  
PA 18088

***UPI/Tax Parcel Number:***

K2/6/12/0516

All that certain lot or parcel of land situate along the northeastern side of Traffic Route 145 in Lehigh Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Larry E. Stein and Mary Jane M. Stein, h/w, by deed from William J. Noss and Kim M. Noss, h/w, said deed recorded 3/27/1989 in Deed Book 765, Page 425.

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

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**No. C-48-CV-2017-02682**

U.S. BANK NATIONAL  
ASSOCIATION ET AL.  
vs.

AMARDEEP SINGH,  
DALVINDER MATHARU

***Property Address:***

104 Walker Drive, Northampton,  
PA 18067

***UPI/Tax Parcel Number:***

M4/3/4-124/0501

All that certain lot or piece of ground situate in Allen Township, Northampton County, Pennsylvania.

Title to said premises is vested in Amardeep Singh by deed from Amardeep Singh and Dalvinder Matharu, married, said deed recorded 5/1/2019 in Deed Book 2019-1, Page 78464.

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

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**No. C-48-CV-2017-02964**

NORTHAMPTON BOROUGH  
vs.

SCOTT S. LEWIS

***Property Address:***

913 Lincoln Avenue, Northampton, PA 18067-1726

***UPI/Tax Parcel Number:***

M4NW2C/5/14/0522

All that certain messuage or tenement, lot or piece of land situate on the east side of Lincoln Avenue, between 9th and 10th Streets, in the 3rd Ward of Northampton Borough, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Scott S. Lewis by deed from Beneficial Savings Bank, said deed recorded 5/5/1999 in Deed Book 1999-1, Page 64125.

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

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**No. C-48-CV-2017-09505**

BAYVIEW LOAN SERVICING, LLC  
vs.

JULIA C. SIRACUSA,  
PHILIP K. SIRACUSA

***Property Address:***

1750 Deer Path Road, Easton, PA  
18040

***UPI/Tax Parcel Number:***

K9SW4/6/15/0311

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

Being the same premises granted and conveyed unto Philip K. Siracusa and Julia C. Siracusa by deed from Peter Chie and Laura Chie, h/w, said deed recorded 6/30/2010 in Deed Book 2010-1, Page 127750.

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

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**No. C-48-CV-2018-00323**

NATIONSTAR  
MORTGAGE LLC ET AL.

vs

SHIRLEY M. HORLBECK,  
A. RALPH HORLBECK

***Property Address:***

4096 Pine Hurst Drive, Northampton, PA 18067

***UPI/Tax Parcel Number:***

M4/3/6-25/0501

All that certain unit located in Allen Township and Northampton Borough, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto A. Ralph Horlbeck and Shirley M. Horlbeck, h/w, by deed from Willow Green Homes, L.P., a Pennsylvania Limited Partnership, said deed recorded 1/18/2007 in Deed Book 2007-1, Page 23204.

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

**No. C-48-CV-2018-05335**

NATIONSTAR  
MORTGAGE LLC ET AL.

vs.

DAVID EMORY REITZ,  
CO-EXECUTOR OF THE ESTATE  
OF FERN A. REITZ AND KNOWN  
HEIR, LARRY ALLEN REITZ,  
CO-EXECUTOR OF THE ESTATE  
OF FERN A. REITZ AND KNOWN  
HEIR, PEGGY F. URANKO, KNOWN  
HEIR OF ESTATE OF FERN A.  
REITZ AND AS TRUSTEE AND/OR  
GUARDIAN OF ROBERT REITZ,  
ROBERT REITZ, AS KNOWN HEIR  
OF THE ESTATE OF FERN A.  
REITZ c/o PEGGY F. URANKO,  
TRUSTEE AND/OR GUARDIAN OF  
ROBERT REITZ, UNKNOWN  
HEIRS, SUCCESSORS AND  
ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE AND  
INTEREST UNDER  
FERN A. REITZ, ESTATE OF  
FERN REITZ, DECEASED

***Property Address:***

3696 Lehigh Drive, Northampton,  
PA 18067

***UPI/Tax Parcel Number:***

J4/6/9/0516

All that certain piece of ground situated in Lehigh Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Allen E. Reitz and Fern A. Reitz, his wife, by deed from Marvin L. Rape and Betty M. Rape, his wife, said deed recorded 10/8/1954 in Deed Book C94, Page 280. Allen E. Reitz departed this life on 3/30/2017. Fern A. Reitz departed this life on 4/17/2017.

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

**No. C-48-CV-2018-05513**

DITECH FINANCIAL LLC

vs.

CHRISTOPHER B. GAFFNEY,

MEREDITH D. GAFFNEY

**Property Address:**

214 North Schanck Avenue, Pen  
Argyl, PA 18072

**UPI/Tax Parcel Number:**

E8NE2A/21/10/0625

All that certain lot situate in Pen  
Argyl Borough, Northampton County,  
Pennsylvania.

Title to said premises is vested in  
Meredith D. Gaffney by deed from  
Christopher B. Gaffney and Meredith  
D. Gaffney, h/w, said deed recorded  
1/14/2013 in Deed Book 2013-1,  
Page 12676.

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

**No. C-48-CV-2018-06676**

PNC BANK,

NATIONAL ASSOCIATION

vs.

JUSTIN R. KUMERNITSKY,

ERIC CHARLES ERNST

**Property Address:**

835 Hickory Road, Walnutport, PA  
18088-9704

**UPI/Tax Parcel Number:**

J2/8/4/0516

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

Title to said premises is vested in  
Justin Kumernitsky and Eric Ernst  
by deed from Donald F. Arner and  
Susan Arner, said deed recorded  
3/21/2017 in Deed Book 2017-1,  
Page 56434.

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

**No. C-48-CV-2018-06835**

US BANK TRUST

NATIONAL ASSOCIATION

vs.

ROSA ANA FERMIN n/k/a

ROSA ANN GENAO a/k/a

ROSA A. GENAO

**Property Address:**

4210 Jeanette Drive, Bethlehem,  
PA 18020-9330

**UPI/Tax Parcel Number:**

M7/11/3C-109/0205

All that certain lot or parcel of land  
situated in Bethlehem Township,  
Northampton County, Pennsylvania.

Title to said premises is vested in  
Rosa A. Genao by deed from Rosa A.  
Genao and Hector Genao, as joint  
tenants with the right of survivorship  
and not as tenants in common, said  
deed recorded 6/18/2018 in Deed  
Book 2018-1, Page 124114.

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

**No. C-48-CV-2018-10777**

NEWREZ LLC ET AL.

vs.

GARY P. TOTH

**Property Address:**

3051 Keystone Street, Bethlehem,  
PA 18020

**UPI/Tax Parcel Number:**

N7NW3/25/9/0205

All that certain messuage,  
tenement and eight certain lots  
situate in Bethlehem Township,  
Northampton County, Pennsylvania.

Being the same premises granted  
and conveyed unto Gary P. Toth by  
deed from Janet L. Kaiser, Executrix  
of the Estate of Marie H. Lerch,  
Deceased, said deed recorded  
2/21/2005 in Deed Book 2005-1,  
Page 62888.



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

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**No. C-48-CV-2018-10819**

FREEDOM  
MORTGAGE CORPORATION  
vs.

LORI BROWN,  
CHRISTOPHER BROWN

**Property Address:**

223 Edmonds Avenue, Northampton, PA 18067

**UPI/Tax Parcel Number:**

J5/18/3Z/0520

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

Being the same premises granted and conveyed unto Christopher Brown and Lori Brown, h/w, by deed from David Gracia and Martha J. Gracia, h/w, said deed recorded 5/4/2017 in Deed Book 2017-1, Page 90032.

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

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**No. C-48-CV-2018-11511**

FULTON BANK, N.A.  
vs.

JOHN DiFRANCESCA,  
KAY DiFRANCESCA

**Property Address:**

940 Tatamy Road, Easton, PA 18045

**UPI/Tax Parcel Number:**

L9NW1D/6/1/0324

All that certain messuage or tenement and lot or piece of land situate in Palmer Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto John DiFrancesca and Kay DiFrancesca, his wife, by deed from John DiFrancesca and Kay DiFrancesca, his wife, said deed

recorded 2/23/1971 in Deed Book 392, Page 81. The said John DiFrancesca died on 4/30/2018 thereby vesting title solely to Kay DiFrancesca.

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

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**No. C-48-CV-2019-00932**

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

vs.

JOSEPH F. SWIERC

**Property Address:**

9 Tamarack Court, Easton, PA 18040

**UPI/Tax Parcel Number:**

K9SW2/1/53-27/0311

All that certain unit in 'Holly Tamarack Court, a Condominium' located in Forks Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Joseph F. Swierc by deed from James J. Palmeri and Carol M. Palmeri, said deed recorded 7/5/2005 in Deed Book 2005-1, Page 247368.

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

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**No. C-48-CV-2019-00954**

FREEDOM  
MORTGAGE CORPORATION  
vs.

DAESHAWN CARNELL MILLER,  
AALIYAH CAMILLE SMITH

**Property Address:**

409 Highlands Boulevard, Easton, PA 18042

**UPI/Tax Parcel Number:**

M10/2/10-38/0310

All that certain lot of land situated in Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Daeshawn Carnell Miller and Aaliyah Camille Smith by deed from Lexicon Government Services, LLC, said deed recorded 9/13/2017 in Deed Book 2017-1, Page 199526.

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

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**No. C-48-CV-2019-01048**

QUICKEN LOANS INC.

vs.

ELLEN B. LAIR

***Property Address:***

649 Philadelphia Road, Easton, PA 18042

***UPI/Tax Parcel Number:***

M9NE2A/10/6/0310

All that certain parcel of land situate in Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Ellen B. Lair, single, by deed from Agnes E. Hancaviz, single, and Joseph F. Hancaviz and Rita Hancaviz, h/w, said deed recorded 5/20/1999 in Deed Book 1999-1, Page 73784.

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

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**No. C-48-CV-2019-01335**

QUICKEN LOANS INC.

vs.

JUDITH MCGROGGAN

***Property Address:***

721 Willow Drive, Catasauqua, PA 18032

***UPI/Tax Parcel Number:***

M4SE1B/4/3/0923

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

Being the same premises granted and conveyed unto Judith McGroggan

by deed from Herbert Hooks and Karen L. Hooks, said deed recorded 12/23/2014 in Deed Book 2014-1, Page 225886.

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

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**No. C-48-CV-2019-01531**

FULTON BANK, N.A. ET AL.

vs.

NATALIE A. DeMARCO,  
HARLESS A. BLACK, THE UNITED  
STATES OF AMERICA

***Property Address:***

3758 Carrington Circle, Easton, PA 18045

***UPI/Tax Parcel Number:***

M8/5/1A-19B/0205

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

Being the same premises granted and conveyed unto Natalie A. DeMarco and Harless A. Black, as tenants by the entireties, by deed from Frank A. Alexander and Donna R. Alexander, h/w, said deed recorded 4/4/2006 in Deed Book 2006-1, Page 132256.

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

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**No. C-48-CV-2019-02045**

PNC BANK,  
NATIONAL ASSOCIATION

vs.

CHAD T. SHANABERGER

***Property Address:***

1397 Stewart Street, Northampton, PA 18067

***UPI/Tax Parcel Number:***

M4NW1B/19/34/0522

All that certain messuage or tenement and tract or piece of land situate in the 4th Ward of Northampton Borough, Northampton County, Pennsylvania.

Being the same property granted and conveyed unto Chad T. Shanaberger by deed from Chad T. Shanaberger and Jennifer Shanaberger, h/w, said deed recorded 9/23/2011 in Deed Book 2011-1, Page 195629.

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

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**No. C-48-CV-2019-02973**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

WALTER M. CORRALES

**Property Address:**

1095 Riverview Drive, Walnutport,  
PA 18088-9115

**UPI/Tax Parcel Number:**

H2SW4/6/8/0516

All those certain lots or pieces of ground located in Lehigh Township, Northampton County, Pennsylvania.

Title to said premises is vested in Walter M. Corrales by deed from Stephen M. Nesgoda and Sarah A. Swankoski n/k/a Sarah A. Nesgoda, h/w, said deed recorded 10/27/2016 in Deed Book 2016-1, Page 233954.

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

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**No. C-48-CV-2019-04046**

NATIONSTAR

MORTGAGE LLC ET AL.

vs.

FELICIA H. WOLLMAN,  
EXECUTRIX AND KNOWN HEIR,  
DEVISEE AND/OR DISTRIBUTE  
OF THE ESTATE OF SUSAN G.  
TINSCHMIDT a/k/a SUSAN  
TINSCHMIDT, DECEASED,  
ESTATE OF SUSAN G.  
TINSCHMIDT, DECEASED,  
JOSEPH T. CASALE, HEIR,  
DEVISEE AND/OR DISTRIBUTE  
OF THE ESTATE OF SUSAN G.  
TINSCHMIDT a/k/a SUSAN  
TINSCHMIDT, DECEASED

**Property Address:**

222 Vista Drive, Easton, PA 18042

**UPI/Tax Parcel Number:**

L10SW4C/1/33/0310

All that certain piece of ground situated in Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Susan G. Tinschmidt, sole owner, by deed from Frank Netz and Bridget Netz, said deed recorded 7/2/2001 in Deed Book 2001-1, Page 124540. The said Susan G. Tinschmidt departed this life on 10/9/2018.

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

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**No. C-48-CV-2019-04913**

FAIRWAY CONSUMER  
DISCOUNT COMPANY

vs.

JONATHAN VASQUEZ,  
MICHELE VASQUEZ

**Property Address:**

3645 Nijaro Road, Bethlehem, PA  
18017

**UPI/Tax Parcel Number:**

M7NW4/1/1F/0205

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

Being the same premises granted and conveyed unto Jonathan Vasquez and Michele Vasquez, h/w, by deed from Kenton R. Sem and Jennifer L. Sem, h/w, said deed recorded 11/2/2015 in Deed Book 2015-1, Page 215945.

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

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**No. C-48-CV-2019-04985**

PENNSYLVANIA  
HOUSING FINANCE AGENCY

vs.

KIMBERLY M. REESE

***Property Address:***

2741 Gila Drive, Unit M3, Easton,  
PA 18040-5854

***UPI/Tax Parcel Number:***

K9/10/616/0311

All that certain condominium unit located in Forks Township, Northampton County, Pennsylvania.

Title to said premises is vested in Kimberly M. Reese, a single individual, by deed from Atlantic Equities, Inc., A Pennsylvania Corporation, said deed recorded 7/13/2010 in Deed Book 2010-1, page 135854.

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

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**No. C-48-CV-2019-05080**

CARRINGTON MORTGAGE  
SERVICES, LLC

vs.

DAWN P. COX

***Property Address:***

1444 Lehigh Street, Easton, PA  
18042

***UPI/Tax Parcel Number:***

L9SW2C/21/4/0310

All that certain message and lot of land situate on the south side of Lehigh Street in Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Dawn P. Cox, single, by deed from William O. Cramer and Cindy L. Cramer, h/w, said deed recorded 3/23/2000 in Deed Book 2000-1, Page 32772.

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

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**No. C-48-CV-2019-05578**

JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION

vs.

SONIA N. CANARIO, HEIR OF  
FRANCISCA SOLANO, DECEASED,  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
FRANCISCA SOLANO, DECEASED,  
FRANCISCA SOLANO, DECEASED,  
SANDRA MALDONADO, HEIR OF  
FRANCISCA SOLANO, DECEASED

***Property Address:***

630 East 5th Street, Bethlehem,  
PA 18015-1826

***UPI/Tax Parcel Number:***

P6SE2A/23/9/0204

All those certain messuages or tenements and lots or pieces of land situate in the 4th Ward of Bethlehem City, Northampton County, Pennsylvania.

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

***Property Address:***

632 East 5th Street, Bethlehem,  
PA 18015-1826

***UPI/Tax Parcel Number:***

P6SE2A/23/8/0204

All those certain messuages or tenements and lots or pieces of land situate in the 4th Ward of Bethlehem City, Northampton County, Pennsylvania.

Title to said premises is vested in Jose L. Solano and Francisca Solano, h/w, by deed from Paul T. Engleman, widower, said deed recorded 2/26/1996 in Deed Book 1996-1, Page 16004. Jose L. Solano was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Jose L. Solano's death on or about 7/26/2003, his ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor Francisca Solano died on 12/25/2018 and upon information

and belief, her surviving heirs are Sandra Maldonado and Sonia N. Canario.

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

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**No. C-48-CV-2019-06549**

WELLS FARGO BANK, N.A.

vs.

DONALD STUMPP, JR.,

TINA M. STUMPP

***Property Address:***

922 Walnut Street, Bangor, PA  
18013

***UPI/Tax Parcel Number:***

E9NE4A/6/4/0134

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

Title to said premises is vested in Donald Stumpp, Jr. and Tina M. Stumpp, h/w, by deed from William Dixon, said deed recorded 6/8/2012 in Deed Book 2012-1, Page 132081.

Thereon being erected a ranch-style single dwelling with brick exterior, metal roof, attached one-car garage and an aluminum carport (2 car).

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

Dec. 19, 26; Jan. 2

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The Law Firm of  
**KING, SPRY, HERMAN, FREUND & FAUL, LLC**  
is pleased to announce



**JESSICA F. MOYER, ESQ.**

has been named

**Deputy Managing Partner of the Firm**

**Effective January 1, 2020**



One West Broad Street, Suite 700

Bethlehem, PA 18018

Phone: 610-332-0390

[www.kingspry.com](http://www.kingspry.com)

Jan. 2

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

**IN RE: ADMINISTRATIVE ORDER      No.: C-48-CV-  
2019-7 MORTGAGE FORECLOSURE      2009-4101  
PROGRAM**

***ADMINISTRATIVE ORDER***

**AND NOW**, this 16th day of December, 2019, it is hereby  
**ORDERED** that the Mortgage Foreclosure Program, as  
defined in Northampton County Administrative Order  
#2009-4, shall be extended to June 30, 2020.

**BY THE COURT:**

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

FILED  
2019 DEC 16 P 1:49  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
NORTHAMPTON COUNTY, PA

Jan. 2



**ABIGAIL FIGUEROA, Plaintiff v.  
EILEEN MEITZNER, Defendant**

*Slip and Fall—Hills and Ridges—Post-Trial Motions—Judgment n.o.v.—  
Life Expectancy—Jury Charge—Objections—Waiver—Remittitur.*

Defendant's post-trial motion for judgment notwithstanding the verdict was denied, where there was sufficient evidence of record from which a jury could find that general slippery conditions did not prevail in the community, thereby making the hills and ridges doctrine inapplicable. Defendant's post-trial motion was further denied on the issue of the charge to the jury, where the Court determined that the jury was properly charged on the life expectancy of the Plaintiff after evidence was presented that her injury was permanent. Defendant waived objections to the admission of various evidence where counsel failed to make those objections at trial. Finally, the Court determined that a remittitur was not warranted, as the verdict did not shock the conscience and was not excessive.

In the Court of Common Pleas of Northampton County, Pennsylvania,  
Civil Division—No. C-48-CV-2017-01004.

STEPHEN ZAKOS, ESQUIRE, for the Plaintiff.

HARRY T. COLEMAN, ESQUIRE, for the Defendant.

Order of the Court entered on August 1, 2019 by ROSCIOLI, J.

*OPINION*

This matter is presently before the Court on the post-trial motions of Defendant Eileen Meitzner (Defendant), and the motion for delay damages filed by Plaintiff Abigail Figueroa (Plaintiff), following a jury verdict in favor of Plaintiff. Plaintiff, a FedEx-contracted delivery driver, slipped and fell on a patch of ice on a sidewalk located on the property of Defendant's home in Bethlehem, Pennsylvania on February 12, 2015. As a result of her fall, Plaintiff suffered physical injury and continues to have substantial pain. She brought a claim of negligence against Defendant, seeking compensation for her pain and suffering and for payment of her workers' compensation and medical liens, which totaled \$125,610. At trial, Plaintiff testified on her own behalf, and also presented the testimony of her friend Maribel Soto and that of an independent medical examiner, Dr. Robert Mauthe. Various exhibits, including photographs and a meteorological report, were also presented by the Plaintiff. Defendant was excused from the trial for medical reasons, but her husband was present and testified on her behalf. Defendant also presented various medical records of the Plaintiff. Following deliberations, the jury returned a verdict of \$1,500,000, which the Court molded to \$900,000 in light of the jury's determination that Defendant was 60% at fault for Plaintiff's harm and that Plaintiff was 40% at fault for her own harm. Defendant filed timely post-trial motions, which are now before the Court, and Plaintiff filed a motion for delay dam-

ages, which Defendant concedes should be granted. On April 9, 2019, by request of the parties in light of their desire to conduct settlement discussions, the Court granted a 60-day stay of Defendant's post-trial motions. The parties having timely submitted their respective briefs with regard to Defendant's post-trial motions, the matter is now ready for disposition.

*Plaintiff Was Not Required to Prove the Presence of Hills and Ridges in the Ice Upon Which She Fell, Where There Was Sufficient Evidence to Support a Conclusion That General Slippery Conditions Did Not Prevail in the Community.*

In §I.A of her omnibus post-trial motion, Defendant moves this Court for judgment in her favor notwithstanding the verdict, contending that the verdict of the jury is not supported by sufficient evidence. More specifically, Defendant contends that Plaintiff failed to prove the presence of hills and ridges in the accumulation of ice upon which she fell, which proof was required given that general slippery conditions prevailed in the community at the time of her fall. Defendant raises related arguments in §§II.A and II.E of her omnibus motion for a new trial, wherein she contends (1) that “[t]he Court [e]rred and [a]bused its [d]iscretion by [a]llowing the [j]ury to [d]eliberate on the [c]ase when the [e]vidence of the Plaintiff was [l]egally [i]nsufficient,” and (2) that “[t]he [v]erdict is [a]gainst the [w]eight of the [e]vidence.”

At the root of these three motions is Defendant's contention that generally slippery conditions did prevail in the community at the time of Plaintiff's fall and that, because hills and ridges were not present at the location of the fall, the Court should have concluded as a matter of law that Defendant was not liable to Plaintiff. What Defendant appears to fail to appreciate, however, is that the question of whether general slippery conditions prevailed in the community and, if so, the question of whether hills and ridges were present at the location of the fall were questions of *fact* to be resolved by the jury. Neither party presented such a wealth of evidence on this issue as to entitle her to judgment as a matter of law on these issues.

With respect to the question of generally slippery conditions, the Plaintiff gave testimony that a “coating” of snow fell on the morning of February 12, 2015, but that it had stopped snowing while she was out delivering packages prior to her fall. (N.T. 3/5/19, pp. 50, 51.) She testified that she had no trouble walking in her sneakers at any of the 10-15 other locations where she had walked, on paved surfaces, to deliver packages prior to her fall that morning. (N.T. 3/5/19, pp. 51, 57.) She also testified that the driveway at the Defendant's property, where she parked her delivery vehicle, was “clean,” containing “no snow.” (N.T. 3/5/19, pp. 53, 54.) This testimony was corroborated by Plaintiff's Exhibit No. 2, a CompuWeather report for the area of the Defendant's address on the date of the fall. This meteorological report indicated that the temperature at the time

of the fall at Defendant's address was 35 degrees Fahrenheit, and that approximately four inches of snow were present on untreated surfaces from snow and ice that had fallen on and prior to February 10, 2015—two days prior to the incident—in addition to the flurries that had fallen on the morning of February 12. On February 10, only a trace of snow had fallen. On February 11, there was no precipitation. Nighttime temperatures in the days preceding the fall were well below freezing. While he contributed the absence of any accumulation on the driveway to "solar radiation" warming "black surfaces," Defendant's husband, Carl Meitzner, agreed that the driveway was clear on the morning of February 12, 2015. (N.T. 3/6/19, p. 199.) Based upon this evidence, we believe it was appropriate to leave to the jury the question of whether generally slippery conditions prevailed in the community at the time of Plaintiff's fall.

With respect to the question of hills and ridges, Plaintiff did not offer testimony or other evidence that the ice upon which she fell was of such a character as would be required to find that hills and ridges were present. Rather, her testimony was that the ice upon which she fell was "like an ice skating rink." (N.T. 3/5/19, pp. 60, 65.) She also agreed that there were "no bumps or hills or elevations on that ice skating rink." (N.T. 3/5/19, p. 109.)

As we instructed the jury, utilizing an instruction prepared by Defendant's own counsel, "the hills and ridges doctrine applies only where there is a generally slippery condition at the time of an accident. The doctrine may be applied only in cases where the snow and ice complained of are the result of a recent snowfall that results in an entirely natural accumulation." (N.T. 3/6/19, p. 270.) As Defendant must no doubt concede, the jury was properly instructed on this issue, and the jury is presumed to abide by the Court's instructions.

Based upon the evidence presented by the parties and the verdict of the jury, it is apparent that the jury considered the question of whether generally slippery conditions prevailed in the community and concluded that such conditions did not prevail. This conclusion is supported by a preponderance of the evidence presented. Where generally slippery conditions do not prevail in the community, the doctrine of hills and ridges simply does not apply, and proof of such a hazard is not required. *See Mahanoy Area School District v. Budwash*, 146 Pa. Commonwealth Ct. 72, 604 A.2d 1156 (1992). *See also, Tonik v. Apex Garages, Inc.*, 442 Pa. 373, 275 A.2d 296 (1971). While Defendant may disagree with the jury's conclusion respecting whether generally slippery conditions were present, sufficient evidence to support this conclusion was presented at trial. Accordingly, Defendant's motions asserting that the verdict was not supported by sufficient evidence and that the verdict was against the weight of the evidence are denied. Defendant is not entitled to a new trial on these bases.

On a related point, Defendant also contends, in §II.F of her omnibus post-trial motion, that we erred in allowing Plaintiff to testify as to the

conditions she encountered at her other delivery locations on the morning in question, arguing that such testimony was irrelevant. To the contrary, such testimony was highly relevant to the key question of the prevailing conditions in the community. Defendant also argues that this testimony was highly prejudicial “as it impermissibly allowed the jury to conclude that somehow the sidewalk at issue was different than other sidewalks she had encountered that morning in a negative way.” (Def. Motion, p. 9.) Again, that was a key question before the jury—were there generally slippery conditions in the community? While the testimony of the Plaintiff did not paint a positive picture for Defendant, that does not make the testimony unfairly prejudicial, it simply helped Plaintiff to meet her burden of proof. Defendant’s motion is likewise denied on this point.

*The Jury Was Properly Charged on the Issue of  
Defendant’s Life Expectancy.*

In §II.C of her omnibus motion for a new trial, Defendant claims that “[t]he Court [a]bused its [d]iscretion in [c]harging the [j]ury on the Plaintiff’s [l]ife [e]xpectancy in this [p]ain and [s]uffering case as it [l]acked a [p]roper [m]edical [f]oundation,” arguing that an instruction to the jury on the Plaintiff’s life expectancy was improper because there were no claims for future economic damages, and “[t]here was no testimony from a medical expert that would allow the jury to conclude that the [P]laintiff’s injuries were likely to be life-long or that those life-long injuries would be associated with pain and suffering.” (Def. Motion, pp. 7-8.)

As an initial matter, while Defendant’s counsel did initially object to the life expectancy jury charge during the charging conference, we do not believe it is clear that this objection was preserved, where he failed to note any continuing objection after the Court’s explanation for giving the charge, when given clear opportunities to do so. (N.T. 3/6/19, pp. 221, 274.) Nevertheless, even if the objection has been preserved, we find that it was appropriate to give the charge to which Defendant now objects. On this point, we note first that Defendant’s contention is factually inaccurate. In his capacity as an independent medical examiner on behalf of the Plaintiff, Dr. Robert Mauthe examined the Plaintiff in February 2019. In his examination, he determined that she suffered injuries as a result of her fall on Defendant’s property, including impingement of the rotator cuff and aggravation of degenerative disc disease, with lumbar radiculopathy. In Dr. Mauthe’s opinion, Plaintiff “had ongoing objective residual impairments of the shoulder with inability to reach overhead [sic] or lift anything heavy.” (Pl. Ex. 3, p. 32.) He also noted that her “spine will be limited in terms of sitting, standing, walking and bending and lifting as well.” (Pl. Ex. 3, pp. 32-33.) Importantly, when asked about Plaintiff’s prognosis, Dr. Mauthe opined: “I think she is as good as she is going to get. She is not felt to be a surgical candidate. So she is left with what we call permanent residual

functional impairment. She has ongoing problems that have not resolved and it is unlikely they will.” (Pl. Ex. 3, p. 33.) Clearly, then, there was testimony from a medical expert tending to show that Plaintiff’s injuries are permanent. While Defendant acknowledges in her brief Dr. Mauthe’s statement that Plaintiff is “as good as she is going to get,” she incongruently argues that Dr. Mauthe “never was asked to, or in fact did, opine as to if Plaintiff’s injuries will remain with her for the remainder of her life[.]” (Def. Brief, p. 23.) Unlike Defendant, we believe that the statement that Plaintiff is “as good as she is going to get” is the equivalent of a statement that she will not improve any further, which is to say that her injury is permanent. In addition to this statement, the jury heard the testimony of Plaintiff herself, wherein she described the effect that the injuries have had on her, including the changes in her lifestyle and the need for physical therapy, treatment with a pain management physician, regular pain medication injections, and daily prescription pain medications. Simply stated, these pain management activities are not the activities of a person who does not suffer from pain. Based upon this evidence, we believe it was entirely appropriate for the jury to conclude that Plaintiff suffered an injury, the injury is causing her regular pain, the injury has resolved to the fullest anticipated extent. From there, no great leap of logic is required to conclude that the Plaintiff will continue to suffer regular pain for the remainder of her life. Notably, despite Defendant’s present objection to the award of any damages for future non-economic loss, counsel did not object to the jury being instructed on the issue of past *and future* non-economic loss, even when the question was specifically posed. (N.T. 3/6/19, p. 219.)

Where there is a jury question on the issue of damages for future pain and suffering, it is appropriate for the jury to likewise be instructed on the issue of life expectancy. In fact, the standard jury instruction for life expectancy specifically provides: “If you find that the plaintiff’s injuries will continue beyond today, you *must* decide the life expectancy of the plaintiff.” Pa. S.S.J.I. §7.240 (emphasis added). The subcommittee note to the instruction likewise notes: “In every case where there is evidence of permanency (including scars), a charge with respect to the life expectancy of the plaintiff should be given.” Thus it is clear that a life expectancy charge was appropriate. While Defendant does not appear to quibble with the wording of the instruction, and more specifically with the number of years instructed, we note that we read the entire suggested standard jury instruction to the jury, including the fact that the specific number of years was only to be used as a guide that could be effected by a number of named factors. Furthermore, as we noted during the charging conference, the number of 43.5 years given to the jury was determined from the U.S. Department of Health and Human Services vital statistics tables, based upon the Plaintiff’s age, sex, and race. Accordingly, Defendant’s motion is denied on this point.

*The Court Appropriately Ruled on All Objections Actually  
Made by Defense Counsel.*

In §II.B of her omnibus motion for a new trial, Defendant contends that “[t]he Court [a]bused its [d]iscretion in [a]llowing evidence through the Plaintiff herself as to findings of an Independent Medical Evaluation in an [u]nderlying Workers’ Compensation [p]roceeding,” contending that the Plaintiff should not have been permitted to testify to the findings of the IME physician, specifically with respect to the question of Plaintiff’s ability to return to work, because such evidence was “inadmissible hearsay and should have been excluded as such[.]” (Def. Motion, p. 7.) We note that the relevant testimony and objection thereto can be found at pp. 72-74 of the trial transcript. This issue is waived. Pa. R.C.P. 227.1(b)(1). While counsel for Defendant did object to this testimony at trial, he made his objection on the basis of relevance, and not on the basis of hearsay. While the Court may have sustained an objection on the basis of hearsay, we cannot rule on objections that counsel does not make. With respect to the question of relevance, we found that the conclusion of the IME physician, selected by Plaintiff’s employer and not Plaintiff herself, was relevant insofar as it lent credibility to Plaintiff’s testimony that none of her own treating physicians had returned her to work. Notably, defense counsel did not object when Plaintiff testified that none of her treating physicians had returned her to work.

This issue is echoed in §II.D of Defendant’s omnibus motion, wherein she contends that “[t]he Court [a]bused its [d]iscretion in [a]llowing [h]earsay [t]estimony from the Plaintiff,” contending that we “erred in permitting Abigail Figueroa to testify, in some detail concerning statements made by other physicians,” as “[t]his testimony constituted classic hearsay.” (Def. Motion, p. 8.) This issue is likewise waived. First, we note that, as with §II.B, Defendant failed to brief this issue in order to develop her argument. While such a failure does not itself result in waiver of the issue, we cannot rule upon a motion when its subject is a matter of guesswork, and the Rules of Civil Procedure specifically require the grounds for the motion to be specified therein. Pa. R.C.P. 227.1(b)(2). Nowhere in either her motion or her brief does Defendant specify the testimony to which she now objects. Perhaps more importantly, no hearsay objection was made during the trial—in fact, the word “hearsay” appears nowhere in the index to the trial transcript—and the failure to preserve any objection at trial also results in its waiver. Whether or not any particular testimony given at trial is “classic hearsay,” the Court can only rule upon hearsay objections that are made during the trial. Post-trial motions practice does not give counsel an opportunity to make objections he failed to consider at trial. *Note*, Pa. R.C.P. 227.1(b)(1). (“If no objection is made, error which could have been corrected in pre-trial proceedings or during trial by timely objection may not constitute a ground for post-trial relief.”)

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*There Is No Evidence to Support Defendant's Contention That the Jury's Verdict Was Motivated by an Improper Purpose.*

In §II.G of Defendant's omnibus post-trial motion, she claims that she is entitled to a new trial because "[t]he [j]ury's [v]erdict here was [m]otivated by [i]mproper reasons including the [p]erceived [w]ealth of the Defendant," and asks the Court to take judicial notice that "North Bethlehem is viewed as an affluent section of the City of Bethlehem" and that "the [D]efendant's road-way, West Macada Road in Bethlehem is viewed as a street with residents of wealth." (Def. Motion, p. 10.) The motion is denied with respect to this point. The Court will not take judicial notice of the opinions of the community at large—which may differ widely among members of the community—with respect to the affluence or lack thereof of any particular neighborhood in our jurisdiction. Moreover, we find Defendant's motion on this point to be wholly speculative—notably lacking in any reference to the record and any brief with supporting argument—as there is no basis in the record to conclude that the jury was motivated by such an improper purpose.

*The Court Finds That a Remittitur Is Not Warranted in This Case.*

Finally, Defendant makes a motion for remittitur, both in §III.H of her omnibus motion and as a separate motion, contending therein that the jury's verdict must be set aside because it "is grossly excessive, shocks the conscience and is without evidence in the basis of record." (Def. Motion, p. 11). "The grant or refusal of a new trial because of the excessiveness of the verdict is within the discretion of the trial court. ... [The] court will not find a verdict excessive unless it is so grossly excessive as to shock our sense of justice. ... We begin with the premise that large verdicts are not necessarily excessive verdicts. Each case is unique and dependent on its own special circumstances[.]" *Gbur v. Golio*, 932 A.2d 203, 212 (Pa. Super. 2007) (citations omitted). In ruling on a motion for remittitur, there are six factors that the court should consider: "1.) the severity of the injury; 2.) whether the injury is demonstrated by objective physical evidence or subjective evidence; 3.) whether the injury is permanent; 4.) the plaintiff's ability to continue employment; 5.) disparity between the amount of out of pocket expenses and the amount of the verdict; and 6.) damages plaintiff requested in [her] complaint." *Smalls v. Pittsburgh-Corning Corp.*, 843 A.2d 410, 415 (Pa. Super. 2004). Having considered these factors in evaluating the case now before us, the Court declines to grant Defendant's motion.

Plaintiff herein established, through her own testimony and expert medical testimony, that she has pain in her shoulder and back that limits her activity when compared to her pre-accident condition. While a pre-injury medical report indicates a prior rotator cuff injury and some hip pain, Plaintiff testified that said injury had entirely resolved prior to 2005 and



that she was able to conduct herself in her employment, including bending and lifting heavy objects, without any trouble prior to her injury. Since her injury, Plaintiff has difficulty lifting her arms overhead, pain in her shoulder, and pain in her right side and lower back that radiates down her leg, at times becoming severe. Plaintiff manages her pain with daily medication and occasional injections. Plaintiff is no longer able to lift heavy objects or bend without difficulty, affecting her ability to engage in work, leisure activities, volunteer work, and some activities of daily living. Plaintiff's injury and the severity thereof was not supported merely by her subjective testimony, but also by objective medical evidence. In his evaluation of the Plaintiff, Dr. Mauthe noted abnormal EMG and MRI findings indicating a disc injury, pinched nerves, inflammation of the rotator cuff, and a loss of range of motion. The notes of Plaintiff's pain management physician, Dr. Katz, supported these conclusions. Importantly, Dr. Mauthe's testing revealed that Plaintiff was not engaged in symptom exaggeration. Furthermore, Dr. Mauthe noted that Plaintiff has "permanent residual functional impairment." (Pl. Ex. 3, p. 33.) She was 43 years old at the time of her injury, leaving her with a significant number of years of life ahead of her. With respect to the question of continued employment, Plaintiff did not request damages for future lost wages.

While the Plaintiff did not provide evidence of any out-of-pocket expenses related to her injury, the parties did stipulate that she has outstanding liens totaling \$125,610, which must be repaid from any recovery in this case. In her Complaint, Plaintiff demanded \$250,000 in compensation from Defendant. While the molded verdict of \$900,000 is far more than Plaintiff's demand, it is clear from the jury's verdict apportioning 40% responsibility to Plaintiff that the jurors did take their task as fact-finders seriously, and that they gave due consideration to what they believed was a fair verdict. The Court is convinced that the jurors thoughtfully considered the case and rendered a verdict that was not excessive. Moreover, the verdict does not shock the conscience of the Court.

WHEREFORE, we enter the following:

### *ORDER*

AND NOW, this 1st day of August 2019, upon consideration of Defendant's Post-Trial Motion, Defendant's Motion for Remittitur, and the response of the Plaintiff, it is hereby ORDERED that Defendant's motions are DENIED in their entirety.

It is further ORDERED, by agreement of the Defendant, that Plaintiff's Motion for Delay Damages is GRANTED.

**Northampton County Bar Association**

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