



Northampton County Reporter

(USPS 395-280)

VOL. LXII

EASTON, PA March 16, 2023

NO. 63

**Michael Chaffier, Appellant v. Hellertown Borough Zoning Hearing Board,
Appellee v. James O'Brien, Andrea Goshen, John William Goshen, David
Heffelfinger and Alan Kunsman, Intervenors**

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INSERT: Pink: 1. 2023 Calendar
2. "Important New Developments in Personal Injury Law"
3. "Immigration Law's Intersection with Nearly Every Other Practice Area:
What You Need to Know"
4: PA Legal Ads

NOTICE TO THE BAR...

Quarterly Association Meeting
Thursday, May 18, 2023
Louise Moore Park, 5:00 p.m.

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Northampton County Reporter

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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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Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

2023 Committees are meeting

Committees are starting to meet. Return your Committee Preference Form so you are included on the meeting notice distribution lists.

Save the Dates

March 24, 2023 Annual Reception for the Court

May 18, 2023 May Quarterly Association Meeting – Louise Moore Park

Happy St. Patrick's Day!
Friday, March 17, 2023
Wherever you go and whatever you do,
may the luck of the Irish be there with you.

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**BLANAR, JOHN, JR.,** dec'd.

Late of the Township of Palmer, Northampton County, PA

Executor: David John Blonar, Jr. c/o John E. Kotsatos, Esquire, 717 Washington Street, Easton, PA 18042

Attorney: John E. Kotsatos, Esquire, 717 Washington Street, Easton, PA 18042

DALRYMPLE, THOMAS R., JR., dec'd.

Late of the Township of Williams, Northampton County, PA

Co-Administrators: Katie Lynn Dalrymple Derr and Thomas Richard Dalrymple, III c/o Beth A. Knickerbocker, Esquire, 601 Stones Crossing, Suite A5, Easton, PA 18045

Attorney: Beth A. Knickerbocker, Esquire, 601 Stones Crossing, Suite A5, Easton, PA 18045

DAWE, CHARLES WILLIAM, SR., dec'd.

Late of Easton, Northampton County, PA

Administratrix: Brooke Mariah Dillman c/o Hilleary D. Nguyen, Esquire, 3415 Moore Lane, Huntingdon Valley, PA 19006
Attorney: Hilleary D. Nguyen, Esquire, 3415 Moore Lane, Huntingdon Valley, PA 19006

GIANGIULIO, MARIAN, dec'd.

Late of Walnutport, Northampton County, PA

Executor: William J. Giangiulio, Jr., 664 Overlook Circle, Walnutport, PA 18088

GONTAR, DENISE A., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administratrix: Jenny Rebecca Gontar c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

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

HUNT, LOIS M., dec'd.

Late of the Township of Hanover, Northampton County, PA

Executor: Craig P. Hunt 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

JANUSZKIEWICZ, LYNNE S., dec'd.

Late of Bethlehem Township, Northampton County, PA

Executrix: Amie Cathryn Januszkiewicz c/o Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

Attorney: Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

LA FLEUR, CATHERINE B., dec'd.

Late of Moore Township, Northampton County, PA

Executors: Paul Wheeler and Andrew Wheeler, 230 Chincoppee Ave., Hopatcong, NJ 07843

Attorney: James M. Pierce, Esquire, 688 Miles Rd., Gilbertsville, PA 19525

LESHER, MARION E., dec'd.

Late of Plainfield Township, Northampton County, PA

Executrix: Sharon Elizabeth Schmauder 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

O'GRADY, DANIEL GEORGE, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Kathleen Jane Cassidy c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

PARR, ROBERT C., dec'd.

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

Administrator: Henry Newton, 127 N. 4th Street, Easton, PA 18042

REMENYI, MARIA, dec'd.

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

Executors: Stephen Leslie Remenyi and Marianne Yocum c/o Robert V. Littner, Esquire,

Littner & Littner Law Offices, PLLC, 512 North New Street, Bethlehem, PA 18018

Attorneys: Robert V. Littner, Esquire, Littner & Littner Law Offices, PLLC, 512 North New Street, Bethlehem, PA 18018

SHIVE, RICHARD, dec'd.

Late of Bethlehem Township, Northampton County, PA

Executrix: Brittany Shive, 13811A Countryside Drive, Maugansville, MD 21767

Attorneys: Brad M. Russo, Esquire, Russo Law Offices, LLC, 633 Belvidere Road, Phillipsburg, NJ 08865

SPILMAN, HARRIET KENTON, dec'd.

Late of Forks Township, Northampton County, PA

Co-Executrices: Sue S. Pappas, Kay S. Falcinelli and Ann S. Minnich c/o Fitzpatrick, Lentz & Bubba, P.C., Two City Center, 645 West Hamilton Street, Suite 800, Allentown, PA 18101

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

SECOND PUBLICATION**BOLIGITZ, LISA A.,** dec'd.

Late of 3635 Cottage Drive, Bethlehem, Northampton County, PA

Personal Representative: Nicole Hornak Medei c/o Constance K. Nelson, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

Attorneys: Constance K. Nelson, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

BUTTS, RAYMOND EARL, JR.,
dec'd.

Late of Accokeek, Prince George's
County, MD

Administratrix: Ms. Briana
Thomas

Attorneys: John D. Lychak,
Esquire, Law Offices of John D.
Lychak, P.C., 60 W. Broad Street,
Suite 98, Bethlehem, PA 18018

CALABRESE, SANTO GEORGE,
dec'd.

Late of the Township of Forks,
Northampton County, PA

Executrix: Michelle Mary
Calabrese-McBrearty 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

CIHYLIK, DAVID C., dec'd.

Late of Allen Township, North-
ampton County, PA

Executrix: Samantha Ann Krum
c/o Eric R. Strauss, Esquire,
Worth, Magee & Fisher, P.C.,
2610 Walbert Avenue, Allentown,
PA 18104

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

EHRENBERG, JAMES E., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

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

FINK, GIUDITTA, dec'd.

Late of the Township of Palmer,
Northampton County, PA

Executor: Pasquale LiNuci, Jr.
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

GERSTNER, FREDERICK, dec'd.

Late of the Township of Hanover,
Northampton County, PA

Executrix: Sherri L. Fletcher c/o
Ellen M. Kraft, Esquire, 4510
Bath Pike, Suite 201, Bethlehem,
PA 18017-9265

Attorney: Ellen M. Kraft, Esquire,
4510 Bath Pike, Suite 201,
Bethlehem, PA 18017-9265

GILBERT, JIMMIE LEE, dec'd.

Late of Easton, Northampton
County, PA

Administratrix: Tesha M. Falwell
c/o Taylor R.D. Briggs, Esquire,
210 E. Broad St., Bethlehem, PA
18018

Attorney: Taylor R.D. Briggs,
Esquire, 210 E. Broad St.,
Bethlehem, PA 18018

HEATER, DALE R., SR., dec'd.

Late of Moore Township, North-
ampton County, PA

Administratrix: Brenda J.
LaBarre c/o Ralph J. Bellafatto,
Esquire, 4480 William Penn
Highway, Easton, PA 18045

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

KOZDEN, TILLIE E., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

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

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

LUTZ, KURT W., dec'd.

Late of Easton, Northampton County, PA

Administratrix c.t.a.: Beverly L. Cipriano c/o Fitzpatrick Lentz & Bubba, P.C., Two City Center, 645 West Hamilton Street, Suite 800, Allentown, PA 18101

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

LYCHAK, JOHN CHARLES a/k/a DR. JOHN CHARLES LYCHAK a/k/a DR. JOHN C. LYCHAK a/k/a JOHN C. LYCHAK, dec'd.

Late of Hanover Township, Northampton County, PA

Executrix: Mrs. Elizabeth A. Lychak

Attorneys: John D. Lychak, Esquire, Law Offices of John D. Lychak, P.C., 60 W. Broad Street, Suite 98, Bethlehem, PA 18018

McGAUGHEY, JOHN ERNEST, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Erik J. McGaughey c/o Taylor R.D. Briggs, Esquire, 210 E. Broad St., Bethlehem, PA 18018

Attorney: Taylor R.D. Briggs, Esquire, 210 E. Broad St., Bethlehem, PA 18018

NELSON, KRISTINA J., dec'd.

Late of Northampton Borough, Northampton County, PA

Executor: Lee W. Nelson, Sr. 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

NITCHKEY, ROBERT A., SR., dec'd.

Late of the Township of Palmer, Northampton County, PA

Executor: Robert A. Nitchkey, Jr., Hemstreet, Nitchkey & Freidl, 730 Washington Street, Easton, PA 18042

Attorneys: Robert A. Nitchkey, Jr., Esquire, Hemstreet, Nitchkey & Freidl, 730 Washington Street, Easton, PA 18042

PALLA, SUSAN E., dec'd.

Late of Upper Mount Bethel Township, Northampton County, PA

Executor: Francisco Rojas c/o William E. Hutcheson, III, Esquire, 91 Larry Holmes Drive, Suite 200, Easton, PA 18042

Attorney: William E. Hutcheson, III, Esquire, 91 Larry Holmes Drive, Suite 200, Easton, PA 18042

PAUKOVITCH, ALICE LORRAINE, dec'd.

Late of Stockertown, Northampton County, PA

Executrices: Penny Jo Audenried and Pamela Jane Davis, 220 E. Chestnut Street, Nazareth, PA 18064

Attorney: Marla J. Melman, Esquire, 1644 W. Walnut Street, Allentown, PA 18102

PAUKOVITZ, ELIZABETH, dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executrix: Karen J. Murray c/o Victor F. Cavacini, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

Attorneys: Victor F. Cavacini, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

PEREIRA, JANE A., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Administrator: Charles Manuel Pereira c/o Ellen M. Kraft, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017-9265
Attorney: Ellen M. Kraft, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017-9265

PLASCO, BONITA L., dec'd.

Late of Washington Township, Northampton County, PA

Administrator: Michael D. Plasco 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

RUGGIERO, ANNA MARIE, dec'd.

Late of the Borough of Roseto, Northampton County, PA

Executor: Joel Anthony Ronco 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

SCHLUGER, BARBARA CONOVER, dec'd.

Late of the City of Easton, Northampton County, PA

Executor: Bret Conover Garwood c/o Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 W. Lafayette Street, Suite 100, Easton, PA 18042

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

SHATON, ANNA MARIE, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Theresa C. Shaton, 710 E. 5th Street, Bethlehem, PA 18015

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

SZELAST, PATRICIA A., dec'd.

Late of the Township of Lehigh, Northampton County, PA

Administratrix D.B.N.C.T.A.: Lisa A. Spitale c/o Richard Brent Somach, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

Attorneys: Richard Brent Somach, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

TENNENBAUM, FLORENCE MARGARET, dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Linda Susan Dalton 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

VAN WHY, SHARON E., dec'd.

Late of Bethlehem, Northampton County, PA

Administratrix: Robin M. Gamble c/o Michael D. Recchiuti, Esquire, 60 W. Broad Street, Ste. 303, Bethlehem, PA 18018

Attorney: Michael D. Recchiuti, Esquire, 60 W. Broad Street, Ste. 303, Bethlehem, PA 18018

YEAGER, EARNEST F., dec'd.

Late of the Borough of Bath,
Northampton County, PA
Executor: Michael Anthony
Yeager c/o Ellen M. Kraft,
Esquire, 4510 Bath Pike, Suite
201, Bethlehem, PA 18017-9265
Attorney: Ellen M. Kraft, Esquire,
4510 Bath Pike, Suite 201,
Bethlehem, PA 18017-9265

YEAGER, MARIE C., dec'd.

Late of the Borough of Hellertown,
Northampton County, PA
Executor: Michael Anthony
Yeager c/o Ellen M. Kraft,
Esquire, 4510 Bath Pike, Suite
201, Bethlehem, PA 18017-9265
Attorney: Ellen M. Kraft, Esquire,
4510 Bath Pike, Suite 201,
Bethlehem, PA 18017-9265

ZAPPASODI, SAMUEL DOMINIC,
dec'd.

Late of East Allen Township,
Northampton County, PA
Co-Executors: David Zappasodi
and Debra Weber c/o Taylor
R.D. Briggs, Esquire, 210 E.
Broad St., Bethlehem, PA 18018
Attorney: Taylor R.D. Briggs,
Esquire, 210 E. Broad St.,
Bethlehem, PA 18018

THIRD PUBLICATION**BAST, BERNARD J.,** dec'd.

Late of Hanover Township,
Northampton County, PA
Executor: John B. Bast c/o
Steven B. Molder, Esquire, 904
Lehigh St., Easton, PA 18042
Attorney: Steven B. Molder,
Esquire, 904 Lehigh St., Easton,
PA 18042

BLAZINSKY, BEVERLY I., dec'd.

Late of the Township of Allen,
Northampton County, PA
Administrator: Henry Newton,
127 N. 4th Street, Easton, PA
18042

CERQUEIRA, MANUEL, dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executrix: Isabel Cerqueira c/o
Richard Eugene Santee, Esquire,
Shay, Santee, Kelhart & Deschler
LLC, 44 E. Broad Street, Suite
210, Bethlehem, PA 18018
Attorneys: Richard Eugene
Santee, Esquire, Shay, Santee,
Kelhart & Deschler LLC, 44 E.
Broad Street, Suite 210,
Bethlehem, PA 18018

DOLAK, ANDREA M., dec'd.

Late of Bethlehem, Northampton
County, PA
Administrators: Stephen Dolak,
Jr. and Donna M. Dolak c/o
Michael F. Corriere, Esquire,
Corriere and Andres, LLC, 433
East Broad Street, P.O. Box
1217, Bethlehem, PA 18016-
1217
Attorneys: Michael F. Corriere,
Esquire, Corriere and Andres,
LLC, 433 East Broad Street, P.O.
Box 1217, Bethlehem, PA 18016-
1217

DURBIN, FRANCES G., dec'd.

Late of the Township of Lower
Saucon, Northampton County,
PA
Executor: Charles Harold Durbin
c/o Bradford D. Wagner,
Esquire, 662 Main Street,
Hellertown, PA 18055-1726
Attorney: Bradford D. Wagner,
Esquire, 662 Main Street,
Hellertown, PA 18055-1726

ELSAIED, NEHAD, dec'd.

Late of Easton, Northampton
County, PA
Administratrix: Nermin Aly c/o
Taylor R.D. Briggs, Esquire, 210
E. Broad Street, Bethlehem, PA
18018
Attorney: Taylor R.D. Briggs,
Esquire, 210 E. Broad Street,
Bethlehem, PA 18018

FULMER, KELLY S., dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Carol Ann Wieder 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

HARVEY, DERL W., JR., dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executors: Jeremy James Harvey, Joshua Derl Harvey and Joseph Robert Harvey c/o Hugh L. Sumner, Esquire, 19 Crestmont Circle, Bloomsburg, PA 17815

Attorney: Hugh L. Sumner, Esquire, 19 Crestmont Circle, Bloomsburg, PA 17815

HOWER, LARRY C., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Laurie Ann Moyer c/o Henry Newton, Jr., Esquire, 127 N. 4th Street, Easton, PA 18042
Attorney: Henry Newton, Jr., Esquire, 127 N. 4th Street, Easton, PA 18042

HOYT, JAY C., dec'd.

Late of Forks Township, Northampton County, PA

Executor: John R. Hoyt c/o Taylor R.D. Briggs, Esquire, 210 E. Broad Street, Bethlehem, PA 18018

Attorney: Taylor R.D. Briggs, Esquire, 210 E. Broad Street, Bethlehem, PA 18018

KURTZ, BRUCE B., dec'd.

Late of Hanover Township, Northampton County, PA

Personal Representative: Mary M. Chuhinka Kurtz, 1371

Gaspar Avenue, Bethlehem, PA 18017

Attorney: Douglas C. Loviscky, Esquire, 1500 West College Avenue, State College, PA 16801

O'KEEFE, ANN VERONICA, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Co-Executors: Ann Marie LeBeau and Brian Patrick O'Keefe c/o Joseph F. Leeson, III, Esquire, 70 East Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426

Attorney: Joseph F. Leeson, III, Esquire, 70 East Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426

ORSINGER, MARY ANN, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Co-Executors: John David Kostenbader and Daniel T. Kostenbader 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

PATULLO, GENEVIE T., dec'd.

Late of Nazareth, Northampton County, PA

Executrix: Lynda A. Guarino c/o Ralph J. Bellafatto, Esquire, 4480 William Penn Highway, Easton, PA 18045

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

RICHARDSON, STEPHANIE C. a/k/a STEPHANIE L. RICHARDSON, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: Mark Paul Richardson
c/o Theresa Hogan, Esquire, 340
Spring Garden Street, Easton,
PA 18042

Attorney: Theresa Hogan,
Esquire, 340 Spring Garden
Street, Easton, PA 18042

SCHAFFER, LILLIAN H., dec'd.

Late of the Township of
Chapman, Northampton
County, PA

Administratrix: Lora Ann Oyer
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

SHOEMAKER, SYLVIA M., dec'd.

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

Executors: Diane Louise Abbott
and David A. Shoemaker

Attorneys: Alan B. McFall,
Esquire, McFall Law, LLC, 31
West First Street, Suite J, Wind
Gap, PA 18091

STAUFFER, GILBERT J., dec'd.

Late of the Borough of Hellertown,
Northampton County, PA

Executor: David Michael Stauffer
c/o Bradford D. Wagner,
Esquire, 662 Main Street,
Hellertown, PA 18055-1726

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

THOMAS, ROBERT E., SR., dec'd.

Late of Forks Township, North-
ampton County, PA

Executrix: Sally Boyer c/o
William E. Hutcheson, III,
Esquire, 91 Larry Holmes Drive,
Suite 200, Easton, PA 18042

Attorney: William E. Hutcheson,
III, Esquire, 91 Larry Holmes
Drive, Suite 200, Easton, PA
18042

TIMKO, DOROTHY, dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: Andrew William Timko
c/o Bradford D. Wagner,
Esquire, 662 Main Street,
Hellertown, PA 18055-1726

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

YOCUM, JOANN E., dec'd.

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

Co-Executors: Lori A. Hallman
and James A. Hallman c/o
Robert C. Brown, Jr., Esquire,
Fox, Oldt & Brown, 940 W.
Lafayette Street, Suite 100,
Easton, PA 18042

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

ZEN, NANCY J., dec'd.

Late of the Township of Williams,
Northampton County, PA

Administrator: Henry Newton,
127 N. 4th Street, Easton, PA
18042

**LIMITED LIABILITY
COMPANY NOTICE**

NOTICE IS HEREBY GIVEN that
a Certificate of Organization for a
Domestic Limited Liability Company
has been filed with the Department
of State of the Commonwealth of
Pennsylvania on January 3, 2023, at
Harrisburg, Pennsylvania for the

purposes of obtaining a Certificate of Organization of a proposed Domestic Limited Liability Company to be organized under the provisions of the Pennsylvania Limited Liability Company Law at 1994, 15 Pa. C.S. §8901 et seq., and any successor statute as amended from time to time.

The name of the Limited Liability Company is:

**THE FLOW FACTORY
BARBERSHOP, LLC**

Keene Jabbour, Esquire
701 Washington Street
Easton, PA 18042

Mar. 16

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN that **Interex Software Inc.**, a Pennsylvania corporation, having its registered office located at 132 Springfield Drive, Bangor, PA 18013, has filed a Certificate of Election to Dissolve with the Department of State of the Commonwealth of Pennsylvania, pursuant to and in accordance with the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, approved May 5, 1933, as amended, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall be ended upon the issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania.

Mar. 16

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on March 6, 2023, the Petition of Gabriella Young was filed in Northampton County Court of Common Pleas at No. C-48-CV-2023-444, seeking to change the name of Peti-

tioner from Gabriella Young to Dillon Young. The Court has fixed Wednesday, April 12, 2023 at 9:00 a.m. in Motions Court 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 they have any, why the prayer of the Petitioner should not be granted.

Mar. 16

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

NOTICE IS HEREBY GIVEN that the following accounts in decedents' estates, have been filed in the Office of the Orphans' Court of Northampton County, and that the same will be called for Confirmation on MARCH 23, 2023 at 9 A.M., IN CR. #9, at which time the Courts will hear exceptions, and make distribution of the balances ascertained to be in the hands of accountants.

EDWIN CRAFT; Phillip G. Kline, Jr., Administrator

BRIAN STRAWN; David Strawn, Administrator

HERBERT RUBENSTEIN; Marilyn Gross, Executrix

Gina X. Gibbs
Register of Wills and
Clerk of Orphans' Court
Mar. 9, 16

**TERMINATION OF
RIGHTS NOTICE**

TERMINATION OF RIGHTS OF
MINOR CHILD,
NOAH GABRIEL TORRES

To: Steven Morales Perez, last known address of 459 N. 22nd Street, 1st floor, Allentown, PA 18104

Petition for Publication on said Termination of Rights having been granted to the undersigned, the biological father thereto is requested to present them without delay to: Ligkija Ramos, 1107 Stefko Blvd., Bethlehem, PA 18017 or to her attorney:

ALEXANDRIA J.
CROUTHAMEL, ESQUIRE
CROUTHAMEL LAW OFFICES, P.C.
1000 Postal Road
#91265
Allentown, PA 18109
(610) 428-3386
paralegal@crouthamellaw.com
Mar. 9, 16, 23

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on APRIL 6, 2023, 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-2016-03250
PARAMOUNT RESIDENTIAL
MORTGAGE GROUP, INC.

vs.

MONICA BORJA,
ROGER G. BORJA

Property Address:

913 Constitution Avenue, Pen
Argyl, PA 18072

UPI/Tax Parcel Number:
E8/1/5B/0626

ALL THAT CERTAIN piece or parcel of land situate in Plainfield Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Roger G. Borja and Monica Borja by deed from Howard Gordon and Monika Gordon, said deed recorded on May 19, 2015, in the Northampton County Recorder of Deeds Office in Book 2015-1 at page 86873.

THEREON BEING ERECTED a ranch-style single residential dwelling with stone exterior, shingle roof, attached one-car garage and in-ground swimming pool.

No. C-48-CV-2017-00129

THE BANK OF
NEW YORK MELLON ET AL.
vs.

KIM L. MALIA

Property Address:

202 Hamilton Avenue, Bethlehem,
PA 18017

UPI/Tax Parcel Number:
N6SE1C/9/1/0204

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate in the 14th Ward of Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Frank C. Malia and Kim L. Malia by deed from James J. Frankenfield and Margaretta S. Frankenfield, said deed recorded on July 10, 1997, in the Northampton County Recorder of Deeds Office in Book 1997-1 at page 072524. The said Frank C. Malia departed this life on September 30, 2012, thereby vesting title solely to Kim L. Malia.

THEREON BEING ERECTED a two-story A-frame single residential dwelling with brick exterior, shingle roof and one-car garage.

No. C-48-CV-2017-10161

WELLS FARGO BANK, N.A. s/b/m
TO WACHOVIA BANK,
NATIONAL ASSOCIATION
vs.

JAMES S. DeHART,
JUDY DeHART

Property Address:

2207 Whitehead Road, Nazareth,
PA 18064

UPI/Tax Parcel Number:

J6/13/1B/0520

ALL THAT CERTAIN tract, lot or piece of ground situate on the southerly side of Whitehead Road (TR 567) in Moore Township, Northampton County, Pennsylvania, and being Lot No. 2 on a subdivision plan titled Final Minor Subdivision Plan for Walter Sterner and John Serencsics, prepared by Kenneth R. Hahn, PLS, on drawing 94-14 dated and last revised on August 15, 1994.

TITLE TO SAID PREMISES is vested in James S. DeHart and Judy DeHart, husband and wife, by deed from Walter A. Sterner, married, and John Serencsics, married, said deed recorded on December 15, 1994, in the Northampton County Recorder of Deeds Office in Book 1994-6 at page 107222.

THEREON BEING ERECTED a ranch-style single residential dwelling with brick exterior and shingle roof.

No. C-48-CV-2019-08111

US BANK, NATIONAL
ASSOCIATION

vs.

JUSTIN MYERS a/k/a
JUSTIN K. MYERS

Property Address:

844 Kossuth Street, Freemans-
burg, PA 18017

UPI/Tax Parcel Number:

N7SW4C/13/2/0212

ALL THAT CERTAIN lot or piece of ground situate in Freemansburg Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Justin K. Myers by deed from Ilaiza Rodriguez, said deed recorded on June 30, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 136856.

THEREON BEING ERECTED a two-story single residential dwelling with vinyl siding, shingle roof and detached one-car garage.

No. C-48-CV-2019-09279

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

JASON P. ZIEGLER,
LAURA R. ZIEGLER

Property Address:

228 Northampton Street, Heller-
town, PA 18055

UPI/Tax Parcel Number:

Q7SW3B/11/6/0715

ALL THAT CERTAIN lot, piece or parcel of land and tenement situated on the west side of Northampton Street in Hellertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Laura R. Ziegler by deed from Jason P. Ziegler and Laura R. Ziegler, said deed recorded on June 26, 2015, in the Northampton County Recorder of Deeds Office in Book 2015-1 at page 116040.

THEREON BEING ERECTED a two-story half-double residential dwelling with vinyl siding and shingle roof.

No. C-48-CV-2019-11518

U.S. BANK TRUST NATIONAL
ASSOCIATION ET AL.

vs.

RICHARD RUTAN
a/k/a RICHARD D. RUTAN,
ELIZABETH RUTAN

Property Address:

555 Royal Manor Road, Easton,
PA 18042

UPI/Tax Parcel Number:

P10/1/1B/0836

ALL THAT CERTAIN lot or piece of land situate in Williams Township, Northampton County, Pennsylvania, being Lot No. 3 on Final Plan of Delaware Vista by Neill J. Dekker, Registered Professional Engineer, as recorded in Plan Book 61 at pages 1 and 2.

TITLE TO SAID PREMISES is vested in Richard D. Rutan and Elizabeth Rutan, husband and wife, by deed from George Joseph Toth and Ingrid Toth, husband and wife, said deed recorded on December 1, 1999, in the Northampton County Recorder of Deeds Office in Book 1999-1 at page 177311.

THEREON BEING ERECTED a Cape Cod-style single residential dwelling with stucco and stone exterior, shingle roof and attached two-car garage.

No. C-48-CV-2022-00381

SPECIALIZED LOAN
SERVICING, LLC

vs.

GREGORY A. PAHOUNTIS,
JESSICA D. PAHOUNTIS

Property Address:

1219 Main Street, Northampton,
PA 18067

UPI/Tax Parcel Number:

M4NW2D/5/4/0522

ALL THAT CERTAIN lot or piece of ground, with improvements thereon, situate in the Fourth Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Gregory A. Pahountis and Jessica D. Pahountis, husband and wife, as tenants by the entirety, by deed from Loretta M. Kimak, widow, by her power-of-attorney Geraldine Skrapits, said deed recorded on June 7, 2007, in the Northampton County Recorder of Deeds Office in Book 2007-1 at page 209631.

THEREON BEING ERECTED a two-story half-double residential dwelling with aluminum siding and shingle roof.

No. C-48-CV-2022-01461

JP MORGAN CHASE BANK
NATIONAL ASSOCIATION

vs.

MANUEL JIMENEZ,
SUSAN JIMENEZ

Property Address:

617 Christian Street, Bethlehem,
PA 18017

UPI/Tax Parcel Number:

P6SW3A/5/6/0204

ALL THAT CERTAIN lot or piece of ground situate on the east side of Christian Street in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Manuel Jimenez and Susan Jimenez by deed from Chester J. Petchonka and Christine M. E. Petchonka, husband and wife, said deed recorded on July 22, 1997, in the Northampton County Recorder of Deeds Office in Book 1997-1 at page 76614.

THEREON BEING ERECTED a three-story half-double residential dwelling with brick exterior and shingle roof.

No. C-48-CV-2022-01497

MIDFIRST BANK

vs.

ALYSSA E. BENNETT

Property Address:

704 Main Street, Easton, PA
18040

UPI/Tax Parcel Number:

H8SE4/4/6/0429

ALL THAT CERTAIN message or tenement and lot or piece of land situate in Stockertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Alyssa E. Bennett by deed from Brian P. Jones and Kathleen J. McKelvey-Jones, husband and wife, said deed recorded on December 4, 2012, in the Northampton County Recorder of Deeds Office in Book 2012-1 at page 291894.

THEREON BEING ERECTED a two-story single residential dwelling with wood shake exterior, shingle roof and detached one-car garage.

No. C-48-CV-2022-02066

MORTGAGE ASSETS
MANAGEMENT, LLC

vs.

SCOTT HEFFELFINGER,
SOLELY IN HIS CAPACITY AS HEIR
OF ARTHUR T.

HEFFELFINGER, DECEASED

Property Address:

624 East 8th Street, Northampton, PA 18067

UPI/Tax Parcel Number:

M4/3/9A-15/0522

ALL THAT CERTAIN lot or parcel of land situate in Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Sally Ann Heffelfinger, now deceased, and Arthur T. Heffelfinger, now deceased, husband and wife, by deed from Sally Ann Heffelfinger, married, said deed recorded on May 12, 1989, in the Northampton County Recorder of Deeds Office in Book 768 at page 559.

THEREON BEING ERECTED a two-story half-double residential dwelling with vinyl siding and brick exterior and shingle roof.

No. C-48-CV-2022-02548

NATIONSTAR MORTGAGE, LLC
d/b/a MR. COOPER

vs.

LOUIS E. LEGUIA
a/k/a LUIS E. LEGUIA

Property Address:

1341 Sullivan Trail, Easton, PA 18040

UPI/Tax Parcel Number:

K9SE4/15/7/0311

ALL THAT CERTAIN message, tenement, tract, piece or lot of land situated in Forks Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Luis E. Leguia by deed from Lloyd F. Best, Jr., Executor of the Estate of Virginia F. Hahn, deceased,

said deed recorded on August 7, 2009, in the Northampton County Recorder of Deeds Office in Book 2009-1 at page 204283.

THEREON BEING ERECTED a ranch-style single residential dwelling with brick exterior, shingle roof and attached two-car garage.

No. C-48-CV-2022-02845

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF-2

ACQUISITION TRUST

vs.

DAVID M. VITOVITCH,
TINA M. VITOVITCH

Property Address:

3331 Bucksline Lane, Danielsville, PA 18038

UPI/Tax Parcel Number:

H4/22/4C-18/0520

ALL THAT CERTAIN tract, piece or parcel of land situated in Moore Township, Northampton County, Pennsylvania, being Lot 18 as shown on subdivision map of The Estates at Mink Hollow, said map recorded in Plat Book Volume 2006-5 at page 795.

TITLE TO SAID PREMISES is vested in David M. Vitovitch and Tina M. Vitovitch by deed from S and S Home Builders, Inc., said deed recorded on August 23, 2007, in the Northampton County Recorder of Deeds Office in Book 2007-1 at page 310872.

THEREON BEING ERECTED two-story single residential dwelling with vinyl siding and stone façade, shingle roof and attached two-car garage.

No. C-48-CV-2022-03914

LNV CORPORATION

vs.

HAROLD H. POWELL,
JEANNE S. POWELL

Property Address:

2505 9th Street, Bethlehem, PA
18020

UPI/Tax Parcel Number:

N7NE1/9/1A/0205

ALL THAT CERTAIN message or tenement and lot or piece of land situate in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Harold H. Powell and Jeanne S. Powell, his wife, as tenants by the entirety, by deed from F. A. S. Builders, Inc., said deed recorded on September 16, 1974, in the Northampton County Recorder of Deeds Office in Book 497 at page 413.

THEREON BEING ERECTED a ranch-style single residential dwelling with brick exterior, shingle roof, attached two-car garage and in-ground swimming pool.

No. C-48-CV-2022-03965

CALIBER HOME LOANS, INC.

vs.

SAMUEL R. BROTZMAN a/k/a
SAM BROTZMAN

Property Address:

722 Market Street, Bangor, PA
18013

UPI/Tax Parcel Number:

E9NE1C/1/6/0102

ALL THAT CERTAIN message, tenement, tract, piece or parcel of land situated in the third ward of Bangor Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Samuel R. Brotzman by deed from Nicholas Kornafel, said deed recorded on July 3, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 138694.

THEREON BEING ERECTED a two-and-one-half-story half-double residential dwelling with brick exterior, slate roof and detached one-car garage.

No. C-48-CV-2022-04841

AMERICAN NEIGHBORHOOD
MORTGAGE ACCEPTANCE
COMPANY, LLC

vs.

DAVID P. GAREY

Property Address:

4470 Henry Street, Easton, PA
18045

UPI/Tax Parcel Number:

M8SE1/1E/4/0205

ALL THAT CERTAIN lot or piece of land, together with the improvements thereon erected, situate in Bethlehem Township, Northampton County, Pennsylvania, and shown on Plan of Portion No. 2, County Club Manor, drawn by Walter F. Auch on October 25, 1958, and filed in Map Book 14 at page 27.

TITLE TO SAID PREMISES is vested in David P. Garey, unmarried, as sole owner, by deed from Michael Armao, married, and Anthony Armao, unmarried, said deed recorded on June 5, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 114868.

THEREON BEING ERECTED a ranch-style single residential dwelling with brick exterior, shingle roof and attached one-car garage.

No. C-48-CV-2022-05596**No. C-48-CV-2002-05173**

4WAY JUNCTION, LLC

vs.

NAZARETH PIKE, LLC,
ARMINDER SINGH

Property Address:

4063 Nazareth Pike, Bethlehem,
PA 18020

UPI/Tax Parcel Number:

M7/4/4A/0205

ALL THAT CERTAIN tract or piece of land situate on the western side of Route 191 in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Nazareth Pike, LLC, by Sheriff's deed from Arminder Singh, said Sheriff's deed recorded on January 6, 2022, in the Northampton County Recorder of Deeds Office in Book 2022-1 at page 008953.

THEREON BEING ERECTED a commercial gas station with vinyl siding and brick exterior, flat roof and an attached three-car garage.

No. C-48-CV-2022-05915

FREEDOM MORTGAGE
CORPORATION

vs.

MARIA I. AGOSTO

Property Address:

145 South 12th Street, Easton, PA
18042

UPI/Tax Parcel Number:

L9SE1D/12/10/0310

ALL THAT CERTAIN message, tenement and lot or piece of land situated on the west side of 12th Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Maria I. Agosto by deed from Maged Mehanni and Eihab Riad, said deed recorded on May 15, 2019, in the Northampton County Recorder of Deeds Office in Book 2019-1 at page 90517.

THEREON BEING ERECTED a two-story residential row home with vinyl siding and shingle roof.

No. C-48-CV-2022-05917

FREEDOM MORTGAGE
CORPORATION

vs.

ZANA NASSAR

Property Address:

502 East North Street, Bethlehem,
PA 18018

UPI/Tax Parcel Number:

P6NE2A/28/1/0204

ALL THAT CERTAIN lot or piece of ground, with the message or tenement thereon erected, located in Bethlehem City, Northampton

County, Pennsylvania, and designated as Lot No. 65 on the plan of lots of Elmwood Park which is recorded in Map Book No.6 at page 27 and in Map Book No. 7 at page 8.

TITLE TO SAID PREMISES is vested in Zana Nassar by deed from Steven V. Splett, said deed recorded on April 2, 2019, in the Northampton County Recorder of Deeds Office in Book 2019-1 at page 56703.

THEREON BEING ERECTED a two-story half-double residential dwelling with vinyl siding and shingle roof.

No. C-48-CV-2022-06156

JIM THORPE

NEIGHBORHOOD BANK

vs.

77 W. BROAD ST., LLC,
SHANNA L. MARKS

Property Address:

77 West Broad Street, Unit 10C,
Bethlehem, PA 18018-3881

UPI/Tax Parcel Number:

P6NE1D/10/5-10A/0204

ALL THAT CERTAIN unit, designated as No. 10C, retail, of Payson House, a condominium located in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in 77 W. Broad St, LLC, by deed from Brian Kemmerer and Connie Kemmerer, a married couple, said deed recorded on October 11, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 221816.

THEREON BEING a one-story commercial storefront in a three-story shopping center/apartment building complex with brick exterior and shingle roof.

No. C-48-CV-2022-06295

WELLS FARGO BANK, N.A.

vs.

ETHAN M. MEDGIE

Property Address:

1723 Snyder Street, Bethlehem,
PA 18017

UPI/Tax Parcel Number:

N7SW1D/1/1A/0204

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the southerly side of Chester and Snyder Streets, between Hunter and Fisher Streets, in the Fifteenth Ward of Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Ethan M. Medgie by deed from Alexander J. Fartel and Nancy A. Zdravec, Executor and Executrix of the Estate of Rose E. Fartel, deceased, said deed recorded on July 6, 2012, in the Northampton County Recorder of Deeds Office in Book 2012-1 at page 154039.

THEREON BEING ERECTED a Cape Cod-style single residential dwelling with brick exterior, shingle roof and two-car garage.

No. C-48-CV-2022-06709

FREEDOM MORTGAGE
CORPORATION

vs.

JOHN JOSEPH McKERNAN,
ROBIN McKERNAN

Property Address:

502 Pennsylvania Avenue,
Portland, PA 18351

UPI/Tax Parcel Number:

C11NE2B/2/6/0127

ALL THAT CERTAIN lot or piece of land, together with the improvements thereon erected, situate in Portland Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in John McKernan and Robin McKernan, husband and wife, by deed from Ronald L. Angle, said deed recorded on September 21, 2005, in the Northampton County Recorder of Deeds Office in Book 2005-1 at page 366850.

THEREON BEING ERECTED a two-story single residential dwelling with aluminum siding, shingle roof and detached one-car garage.

No. C-48-CV-2022-08090

WELLS FARGO BANK, N.A. ET AL.
vs.

MICHAEL SHANNON,
AS EXECUTOR AND DEVISEE
OF THE ESTATE OF
FREDERICK H. SHANNON

Property Address:

1216 Railroad Street, Bethlehem,
PA 18015

UPI/Tax Parcel Number:

P6NE3C/6/7/0204

ALL THAT CERTAIN piece or parcel of land situate in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Frederick H. Shannon, unmarried, by deed from Carlos H. Garzon, Sr., and Teresa Garzon, husband and wife, said deed recorded on September 27, 1999, in the Northampton County Recorder of Deeds Office in Book 1999-1 at page 146559. The said Frederick H. Shannon departed this life on or about November 6, 2020.

THEREON BEING ERECTED a two-story single residential dwelling with aluminum siding and shingle roof.

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

RICHARD H. JOHNSTON
Sheriff
Northampton County,
Pennsylvania

DAVID J. CERAUL, ESQUIRE
Solicitor to the Sheriff

Mar. 16, 23, 30

LEGAL AID ATTORNEY(S) NEEDED

Attorneys interested in handling cases for North Penn Legal Services at our Bethlehem location should respond.

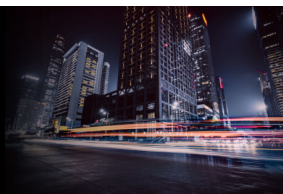
E-mail a resume and cover letter describing your interest to resumes@northpennlegal.org. Various arrangements are possible: full- or part-time hourly staff positions, a full-time position with benefits or Judicare contract positions.

For information about North Penn Legal Services, go to: <https://www.nplspa.org/who-we-are/careers.html>. EOE.

Mar. 9, 16



NORRIS
McLAUGHLIN | P.A.
ATTORNEYS AT LAW



Estate, Trust, and Tax Paralegal

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**MICHAEL CHAFFIER, Appellant v. HELLERTOWN BOROUGH
ZONING HEARING BOARD, Appellee v. JAMES O'BRIEN,
ANDREA GOSHEN, JOHN WILLIAM GOSHEN,
DAVID HEFFELFINGER, and ALAN KUNSMAN, Intervenors**

Zoning Appeal—Spot Zoning.

The Court affirmed the decision of the Hellertown Zoning Hearing Board to nullify an ordinance passed by the Borough of Hellertown amending the borough's zoning map, on the grounds that the ordinance constituted impermissible spot zoning.

In the Court of Common Pleas of Northampton County, Pennsylvania, Civil Division—No. C-48-CV-2021-07367.

THOMAS SCHLEGEL, ESQUIRE, for Plaintiff.

STEVEN GOUDSOUZIAN, ESQUIRE, for Zoning Hearing Board.

MATTHEW DESCHLER, ESQUIRE, for Intervenors.

Order of the Court entered on July 19, 2022 by ROSCIOLI, J.

ORDER

AND NOW, this 19th day of July 2022, upon consideration of the within appeal, it is hereby ORDERED that the August 30, 2021 decision of the Hellertown Borough Zoning Hearing Board is AFFIRMED, for the reasons set forth below.

STATEMENT OF REASONS

This matter is before the Court on appeal from the August 30, 2021 decision of the Hellertown Borough Zoning Hearing Board (Board), in which the Board declared null and void Hellertown Borough Ordinance 834-2020, which ordinance amended the Borough zoning map with respect to the property situate at 1527 Easton Road, Hellertown, Northampton County, Pennsylvania. Pursuant to an application filed by the property owners, Michael and Sarah Chaffier, Hellertown Borough Council voted on January 21, 2020 to pass the ordinance, changing the zoning designation of the subject property from R-1 to R-2. Permitted uses of the land as zoned R-1 include, in pertinent part, single-family detached homes and single-family semidetached homes. Permitted uses of the land as zoned R-2 include, in pertinent part, these same two uses as well as townhomes and multifamily dwellings. On April 21, 2021, Intervenors herein filed an appeal before the Board, challenging the substantive validity of the ordinance on the grounds that the zoning amendment therein constituted unlawful spot zoning. Following a hearing in three parts, the Board issued a written decision on August 30, 2021, granting the appeal. Mr. Chaffier has appealed that

decision. This appeal was assigned to the Honorable Paula A. Roscioli for decision from the June 21, 2022 Argument List. All parties have submitted briefs setting forth their respective arguments, and the complete record before the Board has been submitted for our review. The matter is now ready for disposition.

This Court having received no additional evidence following the decision of the Board, our scope of review is limited to a determination of whether the Board committed a manifest abuse of discretion or an error of law in reaching its decision. *Valley View Civic Association v. Zoning Board of Adjustment*, 462 A.2d 637 (Pa. 1983). We may find an abuse of discretion only where the findings of the Board are not supported by substantial evidence. *Human Services Consultant, Inc. v. Zoning Hearing Board of Butler Township*, 587 A.2d 40 (Pa. Commw. 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*, 626 A.2d 1147 (Pa. 1993). As the reviewing authority in this matter, we may not reverse the decision of the Board even if we would have reached a contrary decision based upon the same evidence. *Smith v. Zoning Hearing Board of Huntingdon Borough*, 734 A.2d 55 (Pa. Commw. 1999).

Upon careful review of the evidence presented to the Board at the hearing conducted in three parts on May 19, 2021; June 16, 2021; and July 21, 2021, and the reasoning set forth in the Board's August 30, 2021 decision, we discern no legal error or abuse of discretion in that decision.

A zoning ordinance, such as that challenged before the Board, enjoys a presumption of constitutional validity. *DeAngelo v. N. Strabane Twp. Zoning Hearing Bd.*, 208 A.3d 156, 161 (Pa. Commw. 2019). A party challenging the validity of a zoning ordinance—here, Intervenor—bears the burden of establishing its invalidity. *Id.* “Where the validity of the zoning ordinance is debatable, the legislative judgment of the governing body must control.” *Plaxton v. Lycoming County Zoning Hearing Bd.*, 986 A.2d 199, 205 (Pa. Commw. 2009) (internal citations omitted). “The challenger must show that the zoning ordinance is unreasonable, arbitrary or not substantially related to the police power interest the zoning ordinance purports to serve.” *DeAngelo*, supra at 16.

Before the Board, Intervenor specifically challenged the ordinance at issue on the basis that the zoning change from R-1 to R-2 amounted to unconstitutional spot zoning.

Spot zoning is an arbitrary exercise of police powers that is prohibited by our Constitution. Spot zoning is a singling out of one lot or a small area for different treatment from that accorded to similar surrounding land indistinguishable from it in character, for the economic benefit or detriment of the owner of that lot. In spot zoning, the legislative focus narrows to a

single property and the costs and benefits to be balanced are those of particular property owners. The question is whether the lands at issue are a single, integrated unit and whether any difference in their zoning from that of adjoining properties can be justified with reference to the characteristics of the tract and its environs. [...] In other words, we must first determine whether property is being treated differently from the land surrounding it; if so, our inquiry then turns to the issue of whether there exists a justification for such differential treatment. To establish improper spot zoning, the challenger must prove that the provisions at issue are arbitrary and unreasonable and have no relation to the public health, safety, morals and general welfare. [...] Spot zoning cases should be decided on the facts, guided by case law; there is no precise formula for determining whether a rezoning of property constitutes spot zoning.

Allen Distribution v. West Pennsboro Twp. Zoning Hearing Bd., 231 A.3d 90, 95 (Pa. Commw. 2020) (internal citations omitted).

“Where a party raises the issue of spot zoning, a reviewing court must inquire as to whether differential treatment was afforded the area in question and, if so, whether that differential treatment was justified upon consideration of various factors.” *Lower Allen Citizens Action Group v. Lower Allen Twp. Zoning Hearing Board*, 500 A.2d 1253, 1260 (Pa. Commw. 1993). With respect to the question of differential treatment, “[w]hat is most determinative is whether the parcel in question is being singled out for treatment unjustifiably differing from that of similar surrounding land, thereby creating an ‘island’ having no relevant differences from its neighbors.” *Mulac Appeal*, 210 A.2d 275, 277 (Pa. 1965).

Our review of the record presented to the Board reflects that there are no meaningful differences between the physical characteristics and conditions of the subject parcel and the land immediately surrounding it. Nothing about the topography, condition, location, or other physical attributes of the subject parcel make it dissimilar from its Borough neighbors. Notably, both the subject parcel and its neighbors on the east side of Easton Road are presently occupied by single detached homes on large lots. By way of example, Intervenor’s lots range in size from 0.36 acres to 2.75 acres. Ex. O-6. Presently, the lot at issue contains two single-family homes, on a total of 4.86 acres in the Borough. Ex. B-6. Notably, the record reflects that while a more profitable use may be put to the property if zoned R-2, by the placement of townhomes there, the land can still be put to profitable use as zoned R-1, by the placement of numerous single-family detached or semidetached homes. N.T. 5/19/21, pp. 83-87.

The parcel at issue, as presently zoned, is not itself an island but rather a peninsula of R-2 zoned land, the ordinance having changed the zoning map to extend southeastward a prior R-2 zone. Ex. B-3. This now-

existing R-2 zone, situated at the northeast corner of the Borough, is bisected at the edge of the subject property by Easton Road, a two-lane state road with moderately heavy traffic. N.T. 5/19/21, p. 23. Previously, Easton Road served as a boundary line between the R-1 and R-2 zones in this area of the Borough, forming the northwest border of the subject property. Ex. B-3. While the area on the west side of Easton Road was previously zoned R-2 prior to the adoption of the subject ordinance, no areas to the east of Easton Road were zoned R-2. Ex. B-3. However, as presently zoned, this extension of the R-2 zone across Easton Road *has* created a true island of the R-1 zoned property to the northeast of the subject parcel, while there previously existed a contiguous, integrated R-1 zone from this northeasternmost point of the Borough to its southern border. Importantly, the record reflects no difference in character between this new R-1 island and the subject parcel, or the area immediately surrounding the subject parcel on three sides. Furthermore, while one side of the subject property was previously bordered, across Easton Road, by R-2, this does not itself justify the conclusion that the subject property is meaningfully different from its neighbors as a whole, and this justification is precisely the type of spot zoning creep frowned up by our Pennsylvania Supreme Court: “We are not persuaded by such an argument since it would mean that every borderline area in the city could be subjected to such down zoning. The extension of this reasoning could lead to one tract after another falling into the C-2 classification: since A is C-2, then B should be C-2; since B is C-2, then C should be C-2; since C, then D; and so on, ad infinitum.” *Schubach v. Zoning Bd. of Adjustment (Philadelphia)*, 270 A.2d 397, 400 (Pa. 1970).

Based upon the record presented, we find that we cannot conclude that the Board abused its discretion or committed an error of law in determining that the ordinance at issue afforded the subject parcel differential treatment. The record is more than adequate to support the Board’s conclusion in this regard.

Having reached this conclusion, we turn now to the question of whether the change of zoning to R-2 was arbitrary and unreasonable, having no relation to the public health, safety, morals, and general welfare. Both Intervenor and other members of the public testified at the May 19, 2021 and June 16, 2021 Board hearings in support of the appeal, opposing the ordinance that changed the zoning of the Chaffier property to R-2. Intervenor’s properties abut the subject property, and other witnesses’ properties are in proximity, within the R-1 zone to the east of Easton Road. These neighbors testified that the R-2 rezoning to allow future townhome development would change the essential character of the neighborhood, decrease privacy, increase noise and traffic, and increase the burden on public services, and that a petition was circulated receiving 500 signatures opposed to the change. See e.g., N.T. 5/19/21, pp. 28, 50-51; N.T. 6/16/21, pp. 21-22, 145-80. In contrast, the record reflects no evidence that the rezoning

would benefit anyone other than the property owners, and that no members of the public testified in favor of the change of zoning, either before the Board or before Borough Council. N.T. 6/16/21, pp. 98-99. This testimony was uncontroverted in the record, and clearly credited by the Board. It was within the Board's discretion to give whatever weight it deemed proper to this evidence. *Manayunk Neighborhood Council v. Zoning Bd. of Adjustment of City of Philadelphia*, 815 A.2d 652, 658 (Pa. Commw. 2002). Further, the record supports the Board's conclusion that the change to R-2 was not made for the purpose of promoting the public health, safety, morals, and general welfare, as the record lacks evidence that the zoning change was made for such purposes.

As noted by the Board in its written decision, the zoning officer's testimony that he has received five plan submissions each for single-family detached and single-family semidetached homes, and 14 plan submissions for townhomes since 2015 does not itself reflect a need for this latter type of development, but could "simply reflect the developers' preference for more lucrative townhome development." (Board Decision, p. 17.) Furthermore, while the Board received evidence that the Lehigh Valley Planning Commission (LVPC) opined that the zoning amendment "would serve the purpose of providing attainable housing in a location that maximizes social and economic opportunities, and would permit the reuse of a vacant and underutilized property," consistent with the County Comprehensive Plan, the Board accurately found that there was no *evidence* of record that the development of townhomes on the subject property would maximize social and economic opportunities, and moreover that the property is not vacant, but presently supports two single-family homes. (Board Decision, p. 19.)

In addition, the Board found that while proponents of the zoning change argued that a greater increase in tax revenue to the Borough would be gained from townhome development on the property than other development, there was no evidence presented to the Board that increased spending would not outpace the increase in revenue with an influx of new Borough residents. (Board Decision, p. 18.)

Having considered the record presented to the Board, we find that the Board neither abused its discretion nor committed an error of law in determining that the ordinance at issue bore no relation to the public health, safety, and welfare and was therefore arbitrary and unreasonable, constituting unlawful spot zoning. The record is, again, more than adequate to support the Board's conclusion in this regard.

For all of these reasons, we find that the August 30, 2021 decision of the Hellertown Borough Zoning Hearing Board was free of error and must be affirmed.

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