

Northampton County Reporter

(USPS 395-280)

VOL. LXIII

EASTON, PA February 8, 2024

NO. 6

**B. Samuels c/o DKR Property Management and Maintenance, LLC, Plaintiff
v. Sherronda Jones, Defendant**

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NOTICE TO THE BAR...

March Quarterly Association Meeting

March 14, 2024

Event Center at Blue

**NORTHAMPTON COUNTY BAR ASSOCIATION
2024 BAR ASSOCIATION OFFICERS**

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Jessica M. Bosco Attorney Referral

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

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Editor

NOTICE TO NCBA MEMBERS – BAR NEWS**Judicial Law Clerk Openings**

Judge Samuel P. Murray and Judge Brian J. Panella of the Court of Common Pleas of Northampton County have full-time law clerk positions available. The position will require legal research and writing and assisting the judge during court proceedings. Applicants must have a jurist doctorate degree. A resume and writing sample should be sent to Tammy Frost, Judicial Secretary to the Honorable Samuel P. Murray, 669 Washington Street, Easton, PA 18042 or tfrost@norcopa.gov.

2024 NCBA Committees

If you would like to be part of the 2024 Committees, complete your Committee Preference Form and return it to the NCBA Office. New committees are forming, Chairs are scheduling their meetings and we want you to be part of it!

Save the Dates!

Friday, March 1—150th Kickoff Event

Friday, March 8—Blue Mountain Skiing and CLE Event

Friday, March 22—Annual Reception for the Court

Thursday, April 11—Iron Pigs Game

There is overwhelming evidence that the higher the level of self-esteem, the more likely one will be to treat others with respect, kindness, and generosity.

~ Nathaniel Brand

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**BEERS, WESLEY E., SR.,** dec'd.

Late of the Borough of West Easton, Northampton County, PA

Executrix: Elizabeth Susan Beers 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

BRUCE, MARTHA S., dec'd.

Late of Bethlehem, Northampton County, PA

Personal Representatives: Douglas H. Bruce, Jr. and Laurel Ann Bruce c/o Paul S. Frank, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

Attorneys: Paul S. Frank, Esquire, King Spry Herman

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

DOUGHERTY, JOHN A., dec'd.

Late of Bethlehem, Northampton County, PA

Executors: Thomas J. Dougherty and Maryellen S. Kanarr 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

GELETA, SHIRLEY A., dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executor: William Steven Boyle 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

KEEBLE, JEFFERY TODD a/k/a

JEFFREY TODD KEEBLE a/k/a JEFFERY T. KEEBLE a/k/a JEFFREY T. KEEBLE, dec'd.

Late of Nazareth, Northampton County, PA

Executrix: Valerie L. Curry, 5860 Sullivan Trail, Nazareth, PA 18064

MacDONALD, VIRGINIA A., dec'd.

Late of Bethlehem, Northampton County, PA

The Virginia A. MacDonald Trust u/a/d May 24, 1999

Settlor: Virginia A. MacDonald
Trustees: Paul G. MacDonald, Sue Anne Engle and Angela M.

Marzuoli c/o Larry R. Roth,
Esquire, The Roth Law Firm,
P.O. Box 4355, Allentown, PA
18105

Attorneys: Larry R. Roth,
Esquire, The Roth Law Firm,
P.O. Box 4355, Allentown, PA
18105

MERTZ, LaMAR C., SR., dec'd.

Late of Hanover Township,
Northampton County, PA
Executor: LaMar C. Mertz, 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

NAUSBAUM, HENRIETTA A.,
dec'd.

Late of Palmer Township, North-
ampton County, PA
Executrix: Lynn R. Rich c/o
Judith A. Harris, Esquire, Norris
McLaughlin, P.A., 515 West
Hamilton Street, Suite 502,
Allentown, PA 18101

Attorneys: Judith A. Harris,
Esquire, Norris McLaughlin,
P.A., 515 West Hamilton Street,
Suite 502, Allentown, PA 18101

STOEPKER, NANCY A., dec'd.

Late of Easton, Northampton
County, PA
Executrix: Miara Dos Santos c/o
Nancy K. Busch, Esquire, 825
North 19th Street, Allentown, PA
18104

Attorney: Nancy K. Busch,
Esquire, 825 North 19th Street,
Allentown, PA 18104

WAGNER, MARION C., dec'd.

Late of the Borough of North-
ampton, Northampton County,
PA

Executrix: Cathy W. Rosenblatt
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

SECOND PUBLICATION

AMBRIDGE, RICHARD J., dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Kristine M. Franzese
c/o Steven B. Molder, Esquire,
904 Lehigh St., Easton, PA
18042

Attorney: Steven B. Molder,
Esquire, 904 Lehigh St., Easton,
PA 18042

BEIDLER, ROSEANNE Y., dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Susan M. Noonan c/o
Noonan Law Office, 526 Walnut
St., Allentown, PA 18101

Attorneys: Noonan Law Office,
526 Walnut St., Allentown, PA
18101

BERTSCH, WAYNE W., dec'd.

Late of the Township of Palmer,
Northampton County, PA

Executrix: Diane Gwen
Capozzolo c/o Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045

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

BUBICK, ANTHONY E., JR., dec'd.

Late of the City of Bethlehem, Northampton County, PA
 Executrix: Ellen Beth Barley 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

CUDDY, LUCIANNE, dec'd.

Late of the City of Bethlehem, Northampton County, PA
 Executor: Brian David Cuddy 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

DeBOER, JOHN a/k/a JAN DeBOER, dec'd.

Late of Washington Township, Northampton County, PA
 Executor: John Ike DeBoer c/o Daniel M. O'Donnell, Esquire, Maloney, Danyi & O'Donnell, 901 West Lehigh Street, Bethlehem, PA 18018

Attorneys: Daniel M. O'Donnell, Esquire, Maloney, Danyi & O'Donnell, 901 West Lehigh Street, Bethlehem, PA 18018

DeCAPUA, DANIELLE NICOLE, dec'd.

Late of the Borough of Nazareth, Northampton County, PA
 Co-Administrators: Mary Cathy Thomas and Joseph Andrew DeCapua 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

DIAMOND, BETTY M., dec'd.

Late of Easton, Northampton County, PA

Executor: Mark E. Diamond, 215 West 92 St., Apt. 11-I, New York, NY 10025

DIMMICK, EMMELINE L., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Stanley James Corsa, III a/k/a S. James Corsa c/o Kevin Frank Danyi, Esquire, Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018

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

FINK, LAURENCE B., dec'd.

Late of the Township of Mount Bethel, Northampton County, PA
 Executrix: Martha Ann Posner c/o Brian M. Monahan, Esquire, 740 Buttermilk Road, Hellertown, PA 18055

Attorney: Brian M. Monahan, Esquire, 740 Buttermilk Road, Hellertown, PA 18055

FLYTE, TRUMAN L., dec'd.

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

Co-Executors: Christy L. Flyte and Ryan Lee Flyte 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

HOUCK, GEORGE E., dec'd.

Late of Nazareth Borough, Northampton County, PA

Executrix: Cheryl Houck Katz
Attorneys: Peter E. Moore,
Esquire, Narducci, Moore,
Fleisher & Roeberg, LLP, 589
Skippack Pike, Suite 300, Blue
Bell, PA 19422

INSALACA, ANGELO GIOVANNI,
dec'd.

Late of Palmer Township, North-
ampton County, PA

Executrix: Sarina E. Orta c/o
Daniel M. O'Donnell, Esquire,
Maloney, Danyi & O'Donnell,
901 West Lehigh Street,
Bethlehem, PA 18018

Attorneys: Daniel M. O'Donnell,
Esquire, Maloney, Danyi &
O'Donnell, 901 West Lehigh
Street, Bethlehem, PA 18018

McCLINTOCK, SEAN D. a/k/a
SEAN DAVID McCLINTOCK
a/k/a SEAN McCLINTOCK
CUSTER, dec'd.

Late of Lower Saucon Twp.,
Northampton County, PA

Executor: Thomas P. Heeney,
Jr., Esquire, Heeney &
Associates, P.C., 103 Grandview
Road, Boyertown, PA 19512

Attorneys: Heeney & Associates,
P.C., 103 Grandview Road,
Boyertown, PA 19512

MEMET, ANITA C., dec'd.

Late of the Township of Hanover,
Northampton County, PA

Executrix: Linda A. Massari-
Mento c/o James C. Omdahl,
Esquire, 54 South Commerce
Way, Suite 172, Bethlehem, PA
18017

Attorney: James C. Omdahl,
Esquire, 54 South Commerce
Way, Suite 172, Bethlehem, PA
18017

MURANTE, DELILAH G., dec'd.

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

Executor: Scott D. Vigilotti c/o
Alfred S. Pierce, Esquire, Pierce
& Steirer, LLC, 124 Belvidere
Street, Nazareth, PA 18064

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

NIEMS, BETTY J., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Executrix: Eulenna Harriott 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

NYSTRAND, VINCENT, JR. a/k/a
VINCENT NYSTRAND, dec'd.

Late of the Township of Plainfield,
Northampton County, PA

Executor: Randy G. Nystrand
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

O'BRIEN, JANE L. a/k/a JANE L.
CORNLEY a/k/a JANE S.
CORNLEY, dec'd.

Late of the Borough of Hellertown,
Northampton County, PA

Executor: Matthew Charles
Barber 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

PARKER, MITCHELL DAVID,
dec'd.

Late of the Township of Forks,
Northampton County, PA
Co-Administrators: Rosemary
Ann Parker and Christopher
Sherman Parker c/o
Goudsouzian & Associates, 2940
William Penn Highway, Easton,
PA 18045

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

PAVKOVIC, DOLORES M., dec'd.

Late of the Township of Beth-
lehem, Northampton County, PA
Executrix: Theresa Mortagua-
Takach c/o Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045

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

RANDOLPH, EARL L., dec'd.

Late of the Township of
Washington, Northampton
County, PA

Administrator: William Scott
Randolph c/o Theresa Hogan,
Esquire, 340 Spring Garden
Street, Easton, PA 18042

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

SABO, EDWARD JOSEPH, dec'd.

Late of East Allen Township,
Northampton County, PA
Executor: Eric J. Sabo c/o
Michael D. Recchiuti, Esquire,
60 West Broad Street, Suite 303,
Bethlehem, PA 18018

Attorney: Michael D. Recchiuti,
Esquire, 60 West Broad Street,
Suite 303, Bethlehem, PA 18018

STANKO, AGNES C., dec'd.

Late of Lower Mt. Bethel Twp.,
Northampton County, PA
Executors: Frederick Brafford
McHargue and Barbara Ann
Gero c/o Daniella A. Horn,
Esquire, Klenk Law, LLC, 2202
Delancey Pl., Philadelphia, PA
19103

Attorneys: Daniella A. Horn,
Esquire, Klenk Law, LLC, 2202
Delancey Pl., Philadelphia, PA
19103

**TRAN, TOMMY a/k/a TUAN
QUOC TRAN,** dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Administrator: Loan Thi Duong
c/o Vivian I. Zumas, Esquire,
742 Main Street, Bethlehem, PA
18018

Attorney: Vivian I. Zumas,
Esquire, 742 Main Street,
Bethlehem, PA 18018

WIDITZ, ANITA L., dec'd.

Late of Northampton, Northamp-
ton County, PA
Executrix: Cynthia Swankoski
c/o Robert B. Roth, Esquire, The
Roth Law Firm, P.O. Box 4355,
Allentown, PA 18105

Attorneys: Robert B. Roth,
Esquire, The Roth Law Firm,
P.O. Box 4355, Allentown, PA
18105

WUEST, JOANNE M., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executor: John S. Wuest 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

THIRD PUBLICATION

ALLEN, CHRISTINE LEE, dec'd.

Late of the City of Easton, Northampton County, PA

Executor: Lee L. Perricone 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

COOPER, MARGARET P., dec'd.

Late of 2041 Bally Dr., Northampton, Northampton County, PA

Co-Personal Representatives: Linda D. Cooper-Kuhn, Leslie A. Cooper, and Cullen McClay Cooper, Jr. c/o R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

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

FARNACK, STELLA C., dec'd.

Late of the Township of Moore, Northampton County, PA

The Rudy F. Farnack and Stella C. Farnack Revocable Living Trust

Settlor: Stella C. Farnack

Trustee: Patricia M. Farnack 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

HAINES, BERDELL A., dec'd.

Late of Northampton, Northampton County, PA

Co-Executors: Ricky Steven Haines and LuAnn Tressel a/k/a LuAnn Haines 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

HINKLE, JUDITH L., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Brian Francis Killeen, 1720 Linden Street, Bethlehem, PA 18017

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

KELLER, BARBARA A., dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executrix: Loren Marie Ward c/o Susan N. Denaro, Esquire, Georgeadis Setley, 4 Park Plaza, 2nd Floor, Wyomissing, PA 19610

Attorneys: Susan N. Denaro, Esquire, Georgeadis Setley, 4 Park Plaza, 2nd Floor, Wyomissing, PA 19610

LERCH, BEVERLY J., dec'd.

Late of the Township of Moore, Northampton County, PA

Executor: Matthew Jon Gruver 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

MAXWELL, DAVID S., dec'd.

Late of Bethlehem, Northampton County, PA

Executor: John W. O'Reilly c/o Law Offices of Lawrence B. Fox, P.C., 1834 Pennsylvania Avenue, Allentown, PA 18109

Attorneys: Law Offices of Lawrence B. Fox, P.C., 1834 Pennsylvania Avenue, Allentown, PA 18109

McCARTHY, JUSTIN KEVIN, dec'd.

Late of the Town of White Stone, Lancaster County, VA

Ancillary Executrix: Barbara Niedland McCarthy 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

MIHALOPOULOS, GEORGE D., dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executor: Dionysios Mihalopoulos c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

MONTERO, ROSALIE, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administrator: Elicito Montero 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

NICKLES, CINDY A., dec'd.

Late of the Township of East Allen, Northampton County, PA
Administrator: Francis J. Nickles, III, 1614 Ilona Dr., Hellertown, PA 18055

Attorneys: Daniel G. Spengler, Esquire, Spengler Brown Law Offices, 110 East Main Street, Bath, PA 18014

ORLANDO, ANN CATHERINE, dec'd.

Late of Northampton, Northampton County, PA

Co-Executrices: Alexandria P. Kile, 4971 Ancinetta Drive, Schnecksville, PA 18078 and Susan A. Allen, 412 E. Taylor Street, Savannah, GA 31401

ROMERO, AUGUSTINE, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: John Gale Romero 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

SHARKEY, EUGENE F., JR., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Andy L. Powell 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

SPENGLER, EVELYN I., dec'd.

Late of the Township of East Allen, Northampton County, PA
Co-Executors: Nancy S. Bruch and Donald D. Spengler c/o George M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020
Attorneys: George M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

ZARATE, NICHOLAS A., dec'd.

Late of the Township of Bushkill, Northampton County, PA
Executrix: Valerie Lyn Makula c/o Keene Jabbour, Esquire, 701 Washington Street, Easton, PA 18042
Attorney: Keene Jabbour, Esquire, 701 Washington Street, Easton, PA 18042

NOTICE OF ANNUAL MEETING

NOTICE IS HEREBY GIVEN that the Annual Meeting of the members of Nazareth Mutual Insurance Company will be held at the office of the company, 114 South Main Street, Nazareth, Pennsylvania, on Saturday, March 9, 2024 at ten o'clock a.m., local time, for:

- 1. Election of four directors, each to serve for a three-year term; and
- 2. The transaction of such other business as may properly come before the meeting.

3. Proxy ballots are available and may be obtained from the company by policy holder request and submitted prior to the above date.

4. Financial Statements are available from the company by policy holder request.

Thomas A. Giovanni
Chairman

Attest: Kathleen Wapinski,
Corporate Secretary
Feb. 1, 8, 15

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 FEBRUARY 29, 2024 at 9 A.M., IN COURTROOM #10, at which time the Courts will hear exceptions, and make distribution of the balances ascertained to be in the hands of accountants.

*Estate of WILLARD A. PAULES; Dwain Alan Paules, Executor

*Estate of DOUGLAS L. REMALY TRUST; Michael D. Recchiuti, Esquire

Patricia Manento
Acting Register of Wills & Clerk of Orphans' Court

Feb. 8, 15

NOTICES OF NONPROFIT INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on December 6, 2023, pursuant to the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended, by the following corporation named:

GREATER PHILADELPHIA REAL ESTATE HALL OF FAME

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

Feb. 8

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed and approved on January 31, 2024, with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, for the purpose of incorporating a nonprofit corporation pursuant to the provisions of the Nonprofit Corporation Law of the Commonwealth, December 21, 1988, P.L. 1444, No. 177, Section 103, as amended.

The name of the corporation is:

**THE GREENS AT SAND SPRINGS
COMMUNITY ASSOCIATION, INC.**

The purpose for which this corporation has been organized is as follows: To do any lawful act concerning any and all business for which corporations may be incorporated under the Non-Profit Corporation Law of Pennsylvania including the management and maintenance of common areas within The Greens at Sand Springs Community Association, Inc. and the imposition and collection of assessments to further that purpose.

JOSEPH J. PIPERATO, III,
ESQUIRE

EASTBURN & GRAY, PC

412 West Broad Street
Bethlehem, PA 18018
(610) 625-3878

Feb. 8

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on January 29, 2024, the petition of Angelique Nicole Agos was filed in Northampton County Court of

Common Pleas at No. C-48-CV-2024-000655, seeking to change the name Petitioner from Angelique Nicole Agos to Angelique Nicole Karmonick. The court has fixed Monday April 1, 2024 at 9:00 a.m., at the Northampton County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

Feb. 8

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on January 26, 2024, the Petition of Kevin Cummings was filed in Northampton County Court of Common Pleas at No. C-48-CV-2024-605, seeking to change the name of Petitioner from Kevin Cummings to Kevin John Cummings. The Court has fixed Tuesday, March 26, 2024, 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 any they have, why the prayer of the Petitioner should not be granted.

Feb. 8

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN of the filling of petition with the Court of Common Pleas of Northampton County, Pennsylvania docket number C-48-CV-2024-000699, seeking to change the name of the petitioner from Vincent Rodriguez to Vincent E. Rodriguez. The court has fixed Monday April 1, 2024 at 9:00 a.m. in Courtroom No. 4 of the Northampton County Courthouse as the date for hearing the Petition. All persons interested in the proposed change of name

may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Feb. 8

NORTHAMPTON COUNTY
NOTICE OF SERVICE
BY PUBLICATION OF
DIVORCE COMPLAINT
DESTINY RODRIGUEZ

v.

MARQUIS ROSADO
NUMBER C-48-CV-2022-6318
NOTICE

If You, MARQUIS ROSADO, wish to deny any of the statements set forth in this Affidavit, you must file a Counter-Affidavit (see below) within twenty days after this Affidavit has been served on you or the statements will be admitted.

AFFIDAVIT UNDER SECTION
3301(d) OF THE DIVORCE CODE

1. The parties to this action separated on January 1, 2021, and have continued to live separate and apart for a period of at least 2 years.

2. The marriage is irretrievably broken.

3. I understand that I may lose rights concerning alimony, division of property, lawyer’s fees or expenses if I do not claim them before a divorce is granted.

I verify that the statements made in this Affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

COUNTER-AFFIDAVIT UNDER
SECTION 3301(d) OF THE
DIVORCE CODE

1. Check either (a) or (b):

(a) I do not oppose the entry of a Divorce Decree.

(b) I oppose the entry of a Divorce Decree because

Check (i), (ii), or both:

(i) The parties to this action have not lived separate and apart for a period of at least two years.

(ii) The marriage is not irretrievably broken.

2. Check either (a) or (b):

(a) I do not wish to make any claims for economic relief. I understand that I may lose rights concerning alimony, division of property, lawyer’s fees or expenses if I do not claim them before a divorce is granted.

(b) I wish to claim economic relief, which may include alimony, division of property, lawyer’s fees or expenses, or other important rights.

I understand that in addition to checking (b) above, I must also file all of my economic claims with the Prothonotary in writing and serve them on the other party. If I fail to do so before the date set forth on the Notice of Intention to Request Divorce Decree, the divorce decree may be entered without further notice to me, and I shall be unable thereafter to file any economic claims.

I verify that the statements made in this counter-affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. §4904, relating to unsworn falsification to authorities.

NOTICE: IF YOU DO NOT WISH TO OPPOSE THE ENTRY OF A DIVORCE DECREE AND YOU DO NOT WISH TO MAKE ANY CLAIM FOR ECONOMIC RELIEF, YOU SHOULD NOT FILE THIS COUNTER-AFFIDAVIT.

Date: _____

Marquis Rosado

Feb. 8

EMERGENCY CUSTODY AND CUSTODY NOTICE

Emergency Custody and Custody of minor child, Aariah Gardo, to Kevin Gardo, last known address of 969 Delaware Ave., Palmerton, PA 18071, and Ashlyn McCartney, last known address of 218 W. Water Street, Lansford, PA 18232, and Gregory Macalush, last known address 1 Park Ave., Nesquehoning, PA 18240.

Petition for Publication on said Emergency Custody and Custody having been granted to the undersigned, the biological parents thereto is requested to present them without delay to their attorney:

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

Feb. 8, 15, 22

TERMINATION OF RIGHTS AND ADOPTION NOTICE

Termination of Rights and Adoption of minor child, Saffaria Campbell, to Krystal Trevino, last known address of 1002 Chris Drive, Portland, TN 37142, and Tony Campbell, last known address of 117 W. Smith Street, Gallatin, TN 37066.

Petition for Publication on said Termination of Rights and Adoption having been granted to the undersigned, the biological parents thereto is requested to present them without delay to: Mr. and Mrs. Timothy Benz, 4319 Beech Drive, Nazareth, PA 18064 or to their attorney,

ALEXANDRIA J.
CROUTHAMEL, ESQUIRE
CROUTHAMEL LAW OFFICES, P.C.

1000 Postal Road
#91265
Allentown, PA 18109
(610) 428-3386
paralegal@crouthamellaw.com

Feb. 8, 15, 22

IN THE COURT OF COMMON PLEAS OF NORTHAMPTON COUNTY, PENNSYLVANIA CIVIL ACTION
JANICE DAVIS

Plaintiff

v.

JOHN R. HEGEDUS, JR.

Defendant

CASE NO.: C-48-CV-2023-09066

NOTICE TO DEFEND AND CLAIM RIGHTS

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 by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Northampton County Bar
Association of Pennsylvania
Attorney Referral &
Information Service
P.O. Box 4733
Easton, PA 18043-4733
(610) 258-6333

MICHAEL F. CORRIERE, ESQUIRE
I.D. No. 62255
CORRIERE AND ANDRES, LLC
Attorneys for Plaintiff
433 East Broad Street
P.O. Box 1217
Bethlehem, PA 18016-1217

Feb. 8

**IN THE COURT OF COMMON
PLEAS OF LYCOMING COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
QUIET TITLE ACTION**

LONG SHADOW BUILDERS, LLC
Plaintiff

vs.

JOSEPH BANNON, Deceased, and
CHARLES BANNON
Defendants

**NO.: 22-01, 251
ORDER**

AND NOW, this 25th day of
January 2024, upon Motion for
Judgment by the Plaintiff,

It appearing to the Court that the
Defendants, Joseph Bannon, de-
ceased, and Charles Bannon, and all
their respective heirs, transferees,
successors and assigns, have been
duly served in accordance with the
Rules of Civil Procedure and Order of
this Court, and it further appearing
to the Court, that the Defendants,
Joseph Bannon, deceased, and
Charles Bannon, and all their respec-
tive heirs, transferees, successors and
assigns, have not entered an appear-
ance or responded to Plaintiff's
Complaint in any way, within the time
period required by the Rules of Civil
Procedure and Order of this Court, it
is hereby

ORDERED and DECREED that
JUDGMENT UPON DEFAULT is
hereby entered in favor of the Plaintiff,
Long Shadow Builders, LLC, and
against the Defendants, Joseph
Bannon, deceased, and Charles
Bannon, and all their respective heirs,
transferees, successors and assigns,
for failure to file an answer or other
responsive pleading to Plaintiff's
Complaint; and it is further

ORDERED and DECREED that
Defendants shall take action within
thirty (30) days after service of the
entry of this Judgment and Order to
contest this Court's granting of relief
in accordance with the Pennsylvania
Rules of Civil Procedure; and further

ORDERED and DECREED that if
Defendants do not take action within
thirty (30) days after service of the
entry of this Judgment and Order to
contest this Court's granting of relief
in accordance with the Pennsylvania
Rules of Civil Procedure, the Lycoming
County Prothonotary, on praecipe of
the Plaintiff, shall enter final
judgment; and further

ORDERED and DECREED that
Defendants shall be forever barred
from asserting any right, lien, title or
interest in the aforesaid land at issue
inconsistent with the ownership,
interest or claims of the Plaintiff as
set forth in Plaintiff's Complaint,
unless the Defendants take action
within thirty (30) days after service of
the entry of this Judgment and Order
to contest this Court's granting of
relief in accordance with the Pennsyl-
vania Rules of Civil Procedure; and
further

ORDERED and DECREED that
any obligation owed to the Defen-
dants, Joseph Bannon, deceased,
and Charles Bannon, and all their

respective heirs, transferees, successors and assigns, by the Plaintiff are declared satisfied and paid in full if the Defendants do not take action within thirty (30) days after service of the entry of this Judgment and Order to contest this Court's granting of relief, in accordance with the Pennsylvania Rules of Civil Procedure; and further, and finally,

ORDERED and DECREED that Plaintiff shall serve a copy of this Order upon the Defendants by publication once in each of the following periodicals: (i) the Williamsport Sun-

Gazette; (ii) the Lycoming Reporter, (iii) a newspaper of general circulation in Easton, Pennsylvania; and (iv) the legal newspaper in Northampton County designated for the publication of court or other legal notices. Service shall be complete upon the appearance of the last complete publication. Proofs of publication shall be filed before judgment or any other action is taken by the Plaintiff.

IT IS SO ORDERED.

BY THE COURT,
/s/ Eric R. Linhardt
Eric R. Linhardt, Judge
Feb. 8

JUDICIAL LAW CLERK OPENINGS

Judge Samuel P. Murray and Judge Brian J. Panella of the Court of Common Pleas of Northampton County have full-time law clerk positions available. The annual salary is \$67,828.00 with a benefit program including coverage for Health, Prescription, Vision and Dental. The position will require legal research and writing and assisting the judge during court proceedings. Applicants must have a jurist doctorate degree. Applicants should submit a resume and writing sample to Tammy Frost, Judicial Secretary to the Honorable Samuel P. Murray, 669 Washington Street, Easton, PA 18042 or tfrost@norcopa.gov.

Feb. 1, 8, 15, 22

**B. SAMUELS c/o DKR PROPERTY MANAGEMENT and
MAINTENANCE, LLC, Plaintiff v. SHERRONDA JONES, Defendant**

*Civil Procedure—Landlord Tenant—Section 8 Housing Choice Voucher—
Notice to Quit.*

Plaintiff filed a complaint for possession of a rental property and unpaid rent for an apartment rental in Bethlehem, Pennsylvania. At a hearing before Magistrate District Judge Richard H. Yetter, III, judgment was entered in favor of Plaintiff. Defendant filed a “Notice of Appeal from Magisterial District Judgment” and Preliminary Objections to Plaintiff’s First Amended Complaint arguing that the court lacked subject matter jurisdiction over the matter due to Plaintiff’s failure to serve Defendant with a proper and timely notice to quit. Plaintiff served Defendant with a notice to quit after filing their landlord tenant action with the magisterial district court. Therefore neither the magisterial district court nor the court of common pleas had jurisdiction to hear the matter. Accordingly, Plaintiff’s complaint was dismissed.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Action—No. C-48-CV-2023-04972.

KARLEY J. SEBIA, ESQUIRE, for the Plaintiff.

NICOLE M. VISCOMI, ESQUIRE, for Defendant.

Order of the Court entered on January 24, 2024 by BELTRAMI, J.

OPINION

This case is before the court on Defendant’s Preliminary Objections to Plaintiff’s First Amended Complaint (“POs”), which were filed on September 26, 2023. Briefs have been submitted, and the POs are ready for disposition.

On July 18, 2023, Defendant (“Tenant”) initiated this landlord/tenant action by filing a “Notice of Appeal from Magisterial District Judgment.” On August 4, 2023, Plaintiff (“Landlord”) filed a Complaint seeking money damages for unpaid rent and possession of the leased premises. On August 23, 2023, Tenant filed Preliminary Objections to the Complaint arguing, *inter alia*, that Landlord did not provide her with a proper notice to quit, thereby depriving this court of jurisdiction.

On September 12, 2023, Landlord filed a First Amended Complaint, as of course, pursuant to Pennsylvania Rule of Civil Procedure 1028(c)(1). In its First Amended Complaint, Landlord alleges the following facts. On August 29, 2019, Landlord and Tenant entered into a lease agreement for premises located at 2132 Freemansburg Avenue, #2, Bethlehem, Northampton County. (Am. Compl. ¶10, Ex. A.) The lease was for a one-year term starting on September 1, 2019, and is governed by the Section 8 Housing Choice Voucher Program. (*Id.* ¶11, Ex. A.) On September 1, 2020, the lease became a periodic tenancy and continued on a month-to-month basis. (*Id.* ¶12.) Tenant breached the lease agreement by failing to pay rent in August 2021. (*Id.* ¶¶ 20-21.) Landlord provided a Notice to Quit to Tenant on

September 11, 2023. (*Id.* ¶30, Ex. D.) In Count I of its Amended Complaint, Landlord seeks unpaid rent. In Count II, Landlord seeks possession.

On September 26, 2023, Tenant filed the instant POs. Tenant’s first objection is made pursuant to Pennsylvania Rule of Civil Procedure 1028(a)(1) and asserts a “lack of jurisdiction over the subject matter of the action.” Pa. R.Civ.P. 1028(a)(1).¹ “Subject matter jurisdiction is defined as ‘the power of the court to hear cases of the class to which the case before the court belongs, that is, to enter into inquiry, whether or not the court may ultimately grant the relief requested.’” *Harley v. HealthSpark Found.*, 265 A.3d 674, 687 (Pa. Super. 2021) (quoting *Lowenschuss v. Lowenschuss*, 579 A.2d 377, 380 n.2 (Pa. Super. 1990)).

A proper and timely notice to quit is a prerequisite to filing an eviction action at a magisterial district court pursuant to the Landlord Tenant Act of 1951. *See Fraport Pittsburgh, Inc. v. Allegheny Cnty. Airport Auth.*, 296 A.3d 9, 18-20 (Pa. Super. 2023). The failure to give a proper and timely notice to quit deprives a magisterial district court of jurisdiction to enter judgment in favor of a landlord. *Fulton Terrace Ltd. P’ship v. Riley*, 4 D. & C.4th 149, 154 (Ct. of C.P. of Fulton Cnty. 1989). When a magisterial district court does not have jurisdiction because of an untimely or improper notice to quit, any judgment it renders is defective. *Id.* In an appeal from such a defective judgment, this court does not have jurisdiction to enter judgment in favor of the landlord and, therefore, lacks subject matter jurisdiction. *Id.*

In this case, the parties’ lease is governed by the Section 8 Housing Choice Voucher Program. (Am. Compl. Ex. A.) Pursuant to that program, the parties’ lease states that “[a]t or before the beginning of a court action to evict [Tenant], [Landlord] must give [Tenant] a notice that specifies the grounds for termination of the tenancy.” (Am. Compl., Part A ¶11(1).) By the averments in its own Amended Complaint, Plaintiff served Tenant with a notice to quit on September 11, 2023. However, a review of Tenant’s Notice of Appeal to this court reveals that this action was filed in the magisterial district court on June 21, 2023. Because a notice to quit was not served on Tenant *prior* to the filing of the eviction action, the magisterial district court did not have jurisdiction to hear the matter or render judgment. Thus, this court does not have jurisdiction to review that defective judgment, and Plaintiff’s First Amended Complaint must be dismissed.²

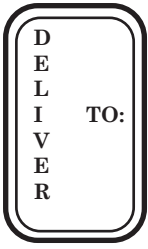
WHEREFORE, the court enters the following:

¹ Ordinarily, a preliminary objection based on a court’s lack of subject matter jurisdiction cannot be determined by facts of record and may require a hearing. *See* Pa. R.Civ.P. 1028(c) (2) note. However, in this case, Tenant’s POs were endorsed with a notice to plead, Landlord filed a response, and the relevant facts are contained within the First Amended Complaint and the court’s file.

² Because the court has determined that it lacks subject matter jurisdiction, the court will not address Defendant’s remaining objections.

ORDER

AND NOW, this 24th of January, 2024, Defendant's Preliminary Objections to Plaintiff's First Amended Complaint are hereby SUSTAINED. Plaintiff's First Amended Complaint is hereby DISMISSED, with prejudice.



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, February 12, 2024**