

Northampton County Reporter

(USPS 395-280)

VOL. LXIII

EASTON, PA January 25, 2024

NO. 4

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NOTICE TO THE BAR...

New Photo Directory

Call the NCBA Office now to schedule your appointment.

(610) 258-6333

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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.

Subscription Price—\$75.00 per year.

Periodical Postage Paid at Easton, PA and additional office.

Postmaster: Send all communications and address changes to:

NORTHAMPTON COUNTY REPORTER
155 South Ninth St., Easton, PA 18042-4399
Telephone (610) 258-6333 FAX (610) 258-8715
Ralph J. Bellafatto, Esquire
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.

Save the Dates!

Friday, March 1—150th Kickoff Event

Friday, March 8—Blue Mountain Skiing and CLE Event

Thursday, March 14—Quarterly Association Meeting at the Event Center at Blue

Friday, March 22—Annual Reception for the Court

Thursday, April 11—Iron Pigs Game

Monday, May 13—Law Day

Thursday, May 16—Quarterly Association Meeting at Louise Moore Park

Thursday, June 27—Summer Outing

Success is simple. Do what's right, the right way, at the right time.

~ Arnold H. Glasow

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**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

SECOND PUBLICATION

BOND, PAULINE JAY, dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Co-Executrices: Grace Marie Koch and Josephine Burkhardt

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

CUNNINGHAM, HELEN MARIAN, dec'd.

Late of Bethlehem Township, Northampton County, PA

Executrix: Marsha L. Taylor 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

EISEL, ORVILLE W., JR., dec'd.

Late of Plainfield Twp., Northampton County, PA

Executor: Neil Koch, 3557 Howertown Rd., Northampton, PA 18067

Attorneys: Eugene Orlando, Jr., Esquire, Orlando Law Offices, P.C., 2901 St. Lawrence Ave., #101, Reading, PA 19606

FISCHER, JAMES J., dec'd.

Late of Hanover Township, Northampton County, PA

Executrix: Anne Fischer Morahan 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

FRANCO, KENNETH WAYNE, dec'd.

Late of the City of Easton, Northampton County, PA

Administratrix: Mrs. Melissa M. Franco c/o Robert A. Nitchkey, Jr., Esquire, 5 N. 16th Street, Suite 4, Easton, PA 18042

Attorney: Robert A. Nitchkey, Jr., Esquire, 5 N. 16th Street, Suite 4, Easton, PA 18042

GEREN, LINDA G., dec'd.

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

Executrix: Angie L. Fuhrer

Attorney: P. Christopher Cotturo, Esquire, 75 Bangor Junction Road, Bangor, PA 18013

GILBERT, WAYNE LAWRENCE, dec'd.

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

Co-Administrators: Jessie Gilbert, Flint Seaver Podulka-Gilbert and Rhonda L. Paxton-Hill 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

HAEFNER, GRACE MARY, dec'd.

Late of Bethlehem Township, Northampton County, PA

Administrator: Christopher M. Haefner c/o Douglas J. Tkacik, Esquire, 18 East Market Street, Bethlehem, PA 18018

Attorney: Douglas J. Tkacik, Esquire, 18 East Market Street, Bethlehem, PA 18018

HESS, DOROTHY L., dec'd.

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

Executor: Ray L. Hess 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

KLYMENKO, EDUARD LEONIDOVICH, dec'd.

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

Executrix: Nataliya Sokol 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

MUTH, DONNA L., dec'd.

Late of Lehigh Twp., Northampton County, PA

Executrix: Karen A. Wandell c/o Brian F. Boland, Esquire, Kozloff Stoudt Attorneys, 2640 Westview Dr., Wyomissing, PA 19610

Attorneys: Brian F. Boland, Esquire, Kozloff Stoudt Attorneys, 2640 Westview Dr., Wyomissing, PA 19610

PARENTI, VICTOR a/k/a VICTOR A. PARENTI, JR., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administratrix: Judith Ann Davco c/o Mark S. Sigmon, Esquire, Sigmon & Sigmon, P.C., 146 East Broad Street, P.O. Box 1365, Bethlehem, PA 18016-1365

Attorneys: Mark S. Sigmon, Esquire, Sigmon & Sigmon, P.C., 146 East Broad Street, P.O. Box 1365, Bethlehem, PA 18016-1365

PEREZ, LAURA MEDINA, dec'd.

Late of Lower Saucon Township, Northampton County, PA

Administratrix: Annet Garcia 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

SHERWOOD, DOROTHY L., dec'd.

Late of the Township of Palmer, Northampton County, PA
 Executrix: Linda E. Fogel 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

ZUBER, DORIS L., dec'd.

Late of the City of Bethlehem, Northampton County, PA
 Executrix: Dorrie Ann Koch c/o Kevin F. Danyi, Esquire, Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018
 Attorneys: Kevin F. Danyi, Esquire, Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018

THIRD PUBLICATION

BEES, JOHANNA F., dec'd.

Late of Bethlehem, Northampton County, PA
 Administrator: Timothy Bees 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

FLOREY, ETHEL M., dec'd.

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

Executor: Donald Chester Florey 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

LACKO, THOMAS J., dec'd.

Late of the Borough of Walnutport, Northampton County, PA
 Executrix: Annette S. Lacko 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

LIPYANIC, MATTHEW S., dec'd.

Late of Walnutport, Northampton County, PA
 Executrix: Diane Lipyanic, 153 Duke Street, Walnutport, PA 18088

Attorneys: Neil D. Ettinger, Esquire, Ettinger & Associates, LLC, Peachtree Office Plaza, 1815 Schadt Avenue, Ste. #4, Whitehall, PA 18052

NATOLI, CAROLYN, dec'd.

Late of Pen Argyl, Northampton County, PA
 Administratrix: Christine Yatchyshyn, 404 E. Laurel Ave., Pen Argyl, PA 18072

OLSEN, MARCELL A., dec'd.

Late of Upper Mount Bethel Township, Northampton County, PA
 Executrix: Barbara Olsen, 136 Fulton Avenue, Poughkeepsie, NY 12603

Attorneys: Lori J. Cerato, Esquire and Kelly L. Lombardo, Esquire, 729 Sarah Street, Stroudsburg, PA 18360

for the purpose of obtaining an Articles of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

Jan. 25

OTT, DELBERT R., dec'd.

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

Co-Executors: Richard W. Moyer and Nava S. Kliphahn

Attorney: P. Christopher Cotturo, Esquire, 75 Bangor Junction Road, Bangor, PA 18013

NOTICE OF NONPROFIT INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, approved December 21, 1988, P.L. 1444, as amended, by the following corporation:

The name of the corporation is:

LEHIGH VALLEY STEEL BASKETBALL CLUB

The purpose of the corporation is educational purposes and the corporation is committed to making a positive difference in the lives of student-athletes.

The Articles of Incorporation were effective as of January 15, 2014.

Jan. 25

PACCHIOLI, ANGELINA, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Debra Ann Mohr 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

CORPORATE FICTITIOUS NAME REGISTRATION NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act that an Application for Registration of Fictitious Name for:

UNBEATON USA

was filed with the Dept. of State of the Commonwealth of Pennsylvania on January 17, 2024, with the principal office address at: 54 Surrey Dr., Easton, PA 18045. The name and address of the party to the registration are HnY Holdings Inc, 54 Surrey Dr., Easton, PA 18045.

Jan. 25

THRASH, ALBERTA MAE, dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executor: Richard G. Thrash, Jr. c/o Patrick A. Deibler, Esquire, Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557

Attorneys: Patrick A. Deibler, Esquire, Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that the Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, PA on January 17, 2024, for:

HnY HOLDINGS INC

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

IN RE: ABBIGAIL ROSE COLAVITO
NO. C-48-CV-2024-164

NOTICE OF NAME CHANGE

NOTICE IS HEREBY GIVEN that on January 8, 2024, Abigail Rose Colavito, filed in the Court of Common Pleas of Northampton County at Docket No. CV-2024-164, a Petition seeking to change her name to OLIVER MICHAEL YOB.

The Petition will be presented on March 25, 2024, at 9:00 a.m. in Motions Court, Courtroom #4 of the Northampton County Courthouse, 669 Washington Street, Easton, PA 18042. All parties interested in the proposed change of name may appear and show cause, if they have, why the prayer of the Petitioner should not be granted.

LISA M. SPITALE, ESQUIRE
Attorney ID No. 94297

Attorney for the Petitioner
680 Wolf Avenue
Easton, PA 18042
(610) 258-3757

Jan. 25

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on December 26, 2023, the Petition of Cassandra Jo Pastier was filed in Northampton County Court of Common Pleas at No. C-48-CV-2023-010466, seeking to change the name of Petitioner from Cassandra Jo Pastier to Cassandra Pastier Buschi. The Court has fixed Thursday, February 29, 2024, in Motions Court, at 9:00 a.m., at the Northampton County Courthouse as the date of 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.

Jan. 25

CITY OF BETHLEHEM CODIFIED ORDINANCES

The City of Bethlehem’s Codified Ordinances have been revised and updated from January 2023 through December 2023. Updates are available in electronic and paper formats. 2023 ordinance updates in paper format cost \$25.00. The City’s Codified Ordinances are also available on the City’s website at: <https://www.bethlehem-pa.gov/ordinances>. Hard copy binders of the City’s Codified Ordinances, current through 2023, are available for \$150. If you are interested in purchasing binders and/or paper updates, please e-mail cityclerk@bethlehem-pa.gov or call (610) 865-7130 before coming to City Hall. Checks should be made payable to “City of Bethlehem.” The City Clerk/City Council Office is located in Rm. 212, City Hall, 10 East Church Street, Bethlehem, PA 18018.

Jan. 25

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

407 VINE LLC

Plaintiff

v.

AMANDA ANGARITA

Defendant

NO.: C48-CV-2023-02075

NOTICE

TAKE NOTICE THAT 407 Vine LLC has filed a Complaint in the aforesaid Court at the above docket number requesting that a judgment in the above matter be entered against you, quieting title to the real property commonly known as 407 Vine Street, Bethlehem, PA. If you wish to defend, you must take action within twenty (20) days, by entering a written appearance personally or by attorney and filing in writing with the court

your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the pleading or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

LAWYER REFERRAL SERVICE

P.O. Box 4733

Easton, PA 18043-4733

Telephone: (610) 258-6333

ANDREW P. ZACHARDA, ESQUIRE
ID. No. 72948

FIRST AMERICAN LAW GROUP,
A DIVISION OF FIRST AMERICAN
TITLE INSURANCE COMPANY

Attorneys for Plaintiff

1235 Westlakes Drive

Ste. 400

Berwyn, PA 19312

(610) 233-4227

Jan. 25

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on FEBRUARY 9, 2024, 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-2016-01362

U.S. BANK TRUST NATIONAL
ASSOCIATION ET AL.

vs.

BRENDON MYERS, ERICA MYERS

Property Address:

674 Ruben Court, Easton, PA
18045

UPI/Tax Parcel Number:

K8/7/3G/0418

ALL THAT CERTAIN tract, parcel or piece of land situate in Lower Nazareth Township, Northampton County, Pennsylvania, as surveyed by Robert L. Collura, Civil Engineer, dated February 3, 1989, Drawing No. E-89-680, being Lots Nos. 3 and 3A combined of Sleepy Hollow Subdivision as recorded in Map Book 90 at page 110.

TITLE TO SAID PREMISES is vested in Brendon Myers and Erica Myers, as tenants by the entireties, by deed from Jeffrey J. Sysko and Lauren A. Sysko, said deed recorded on June 18, 2004, in the Northampton County Recorder of Deeds Office in Book 2004-1 at page 236895.

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

No. C-48-CV-2017-01093

U.S. BANK TRUST NATIONAL
ASSOCIATION ET AL.

vs.

JAMES T. McCOOE,

LUANNE McCOOE

Property Address:

3616 Magnolia Drive, Easton, PA
18045

UPI/Tax Parcel Number:

M8NW2/4/1/0205

ALL THAT CERTAIN tract or parcel of land situate in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in James T. McCooe and Luanne McCooe by deed from Gene L. Cowell and Audrey A. Cowell, husband and wife, said deed recorded on November 20, 1998, in the Northampton County Recorder of Deeds Office in Book 1998-1 at page 149830.

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

No. C-48-CV-2017-01445

NEWREZ, LLC d/b/a SHELLPOINT
MORTGAGE SERVICING

vs.

MICHAEL A. KWIATKOWSKI a/k/a
MICHAEL KWIATKOWSKI

Property Address:

250 Wagner Avenue, Hellertown,
PA 18055

UPI/Tax Parcel Number:

Q7NW2C/6/1/0715

ALL THOSE CERTAIN tracts or pieces of land, being Nos. 72, 73 and a portion of No. 74 on the Plan of Wagner Terrace, lying and being located in Hellertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael A. Kwiatkowski by deed from Miguel E. Rodriguez and Kimberly Hatter, said deed recorded on October 25, 2005, in the Northampton County Recorder of Deeds Office in Book 2005-1 at page 421398.

THEREON BEING ERECTED a two-story single residential dwelling

with vinyl siding, stone facade, shingle roof and attached one-car garage.

No. C-48-CV-2018-01482

U.S. BANK TRUST NATIONAL
ASSOCIATION ET AL.

vs.

BRYAN PAUL SMITH a/k/a BRYAN
SMITH a/k/a BRYAN P. SMITH
d/b/a LANDMARK LANDSCAPE
CONTRACTORS, LLC,
COLLEEN M. SMITH

Property Address:

4620 Graystone Drive, Nazareth,
PA 18064-8675

UPI/Tax Parcel Number:

L7/5/7-45A/0418

ALL THAT CERTAIN messuage or tenement and parcel of land situate in Lower Nazareth Township, Northampton County, Pennsylvania, and being Lot #45A as shown on the final plan of "Hidden Oaks II Major Subdivision, Layout Plan Phase III" as prepared by Lehigh Engineering Associates, Inc., said plan recorded in Map Book 2004-5 at page 780.

TITLE TO SAID PREMISES is vested in Bryan P. Smith and Colleen M. Smith, husband and wife, by deed from Hidden Oaks II, LLP, said deed recorded on May 24, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at page 207170.

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

No. C-48-CV-2019-04023

CITY OF EASTON

vs.

KENNETH E. METZGAR

Property Address:

434 Schaffers Court, Easton, PA
18042-6529

UPI/Tax Parcel Number:

L9SE3D/16/4/0310

ALL THAT CERTAIN lot or piece of land, together with the brick dwelling thereon erected, situate in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Kenneth E. Metzgar by deed from Kenneth E. Metzgar and Loraine L. Metzgar, said deed recorded on November 24, 2003, in the Northampton County Recorder of Deeds Office in Book 2003-1 at page 489317.

THEREON BEING ERECTED a two-story residential row home with brick exterior and slate roof.

No. C-48-CV-2019-12171

ANTHIUM, LLC

vs.

DANIEL J. MASTON,
SHANA E. RUTAN

Property Address:

1904 Butler Street, Wilson, PA
18042

UPI/Tax Parcel Number:

L9SW3A/8/7/0837

ALL THAT CERTAIN message and tract of land situate in Wilson Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Daniel J. Maston and Shana E. Rutan by deed from Richard D. Rutan and Elizabeth Rutan, said deed recorded on October 19, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at page 434737.

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

No. C-48-CV-2020-01804

WELLS FARGO BANK, N.A.

vs.

HAROLD A. BRONG, HEIR OF
TERRY L. BRONG, DECEASED,

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
TERRY L. BRONG, DECEASED,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
SHIRLEY ANN WARNER,
DECEASED HEIR OF TERRY L.
BRONG, DECEASED, TROY
EBERTS, HEIR OF SHIRLEY ANN
WARNER, DECEASED HEIR OF
TERRY L. BRONG, DECEASED

Property Address:

234 East Northampton Street,
Bath, PA 18014

UPI/Tax Parcel Number:

K6NW3A/4/3/0503

ALL THAT CERTAIN message, tenement, lot or piece of land situated on the south side of Northampton Street in Bath Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Terry L. Brong by deed from Terry L. Brong and Penny M. Brong, said deed recorded on July 17, 2007, in the Northampton County Recorder of Deeds Office in Book 2007-1 at page 260800. The said Terry L. Brong became deceased on October 8, 2019.

THEREON BEING ERECTED a two-story single residential dwelling with brick exterior and shingle roof.

No. C-48-CV-2021-04453

NORTHAMPTON AREA
SCHOOL DISTRICT

vs.

MICHAEL PIECHOTA

Property Address:

4531 Lehigh Drive, Walnutport,
PA 18088

UPI/Tax Parcel Number:

J2/14/2A/0516

ALL THAT CERTAIN parcel or tract of land situate in Lehigh Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael Piechota by deed from George E. Dettmer, III, said deed recorded on January 20, 2015, in the Northampton County Recorder of Deeds Office in Book 2015-1 at page 009525.

THEREON BEING ERECTED a commercial-use aluminum pole barn.

No. C-48-CV-2021-08343

CELINK

vs.

JOAN CABRERA

Property Address:

109 West Lincoln Street, Easton, PA 18042

UPI/Tax Parcel Number:

L9SE3C/15/6/0310

ALL THAT CERTAIN message and tenement and tract of land situate in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Joan Cabrera by deed from Domingo Cabrera and Joan Cabrera, said deed recorded on February 26, 2001, in the Northampton County Recorder of Deeds Office in Book 2001-1 at page 027646.

THEREON BEING ERECTED a Cape Cod-style single residential dwelling with aluminum siding / brick exterior and slate roof.

No. C-48-CV-2021-09390

WILSON AREA SCHOOL DISTRICT

vs.

MICHAEL PIPARATO,

SHELLI L. PIPARATO

Property Address:

735 Texas Road, Easton, PA 18042

UPI/Tax Parcel Number:

N8/16/9F/0836

ALL THOSE TWO CERTAIN tracts of land, known as Lot 1 and Lot 2 of

the Joseph F. Black Minor Subdivision, situate in Williams Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael Piparato and Shelli L. Piparato by deed from Dhun B. Mehta, said deed recorded on September 27, 2019, in the Northampton County Recorder of Deeds Office in Book 2019-1 at page 209019.

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

No. C-48-CV-2022-05148

AMERIHOM MORTGAGE COMPANY, LLC

vs.

NICHOLAS S. KRAUSE a/k/a

NIKOLAS STEVEN KRUASE,

CO-ADMINISTRATOR AND HEIR

OF THE ESTATE OF JACOB S.

KRAUSE, KATHY SMITH a/k/a

KATHY LYNN SMITH,

CO-ADMINISTRATOR AND HEIR

OF THE ESTATE OF JACOB S.

KRAUSE, UNKNOWN HEIRS,

SUCCESSORS, ASSIGNS AND ALL

PERSONS, FIRMS OR

ASSOCIATIONS CLAIMING RIGHT,

TITLE OR INTEREST FROM OR

UNDER JACOB S. KRAUSE

Property Address:

852 Market Street, Bangor, PA 18013

UPI/Tax Parcel Number:

E9NE1D/2/2/0102

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

TITLE TO SAID PREMISES is vested in Jacob S. Krause by deed from Anthony J. Olszewski and Christine M. Olszewski, husband and wife, said deed recorded on November 19, 2019, in the Northampton County Recorder of Deeds Office in Book

2019-1 at page 259038. The said Jacob S. Krause died on May 20, 2022.

THEREON BEING ERECTED a two-story colonial-style single residential dwelling with vinyl siding, slate roof, detached three-car garage and detached garage/shed.

No. C-48-CV-2022-07357

WELLS FARGO BANK NA

vs.

ROBERT A. WACHTER, JR. a/k/a
ROBERT WACHTER, JR.,
BELIEVED HEIR AND/OR
ADMINISTRATOR TO THE ESTATE
OF ROBERT A. WACHTER a/k/a
ROBERT ALLEN WACHTER,
MICHAEL SHANNON a/k/a
MICHAEL J. SHANNON,
ADMINISTRATOR TO THE ESTATE
OF ROBERT A. WACHTER a/k/a
ROBERT ALLEN WACHTER

Property Address:

1208 Railroad Street, Bethlehem,
PA 18015

UPI/Tax Parcel Number:

P6NE3C/6/3/0204

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the southward side of Railroad Street in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Robert Allen Wachter by deed from Norman E. Wachter and Beatrice S. Wachter, husband and wife, said deed recorded on August 3, 1978, in the Northampton County Recorder of Deeds Office in Book 586 at page 9.

THEREON BEING ERECTED a colonial-style single residential dwelling with aluminum siding and shingle roof.

No. C-48-CV-2022-08383

NEWREZ LLC d/b/a SHELLPOINT
MORTGAGE SERVICING

vs.

RYAN SMITH

Property Address:

341 High Street, Tatamy, PA
18085

UPI/Tax Parcel Number:

J9SW4A/5/3/0430

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

TITLE TO SAID PREMISES is vested in Ryan Smith, as sole owner, by deed from Ryan Smith, unmarried, and Jennifer Rhiel, unmarried, said deed recorded on November 22, 2019, in the Northampton County Recorder of Deeds Office in Book 2019-1 at page 263629.

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

No. C-48-CV-2023-00625

LOANDEPOT.COM, LLC

vs.

LEON LAVERNE VANDERPOOL,
CO-EXECUTOR OF THE ESTATE
OF MICHEL KOVALEVICH, JR.,

TEGWYN E. HUGHES,
CO-EXECUTOR OF THE ESTATE
OF MICHAEL KOVALEVICH, JR.,

SLATE BELT VETERANS
ASSOCIATION, BENEFICIARY OF
THE ESTATE OF MICHAEL

KOVALEVICH, JR., UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR

ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM
OR UNDER MICHAEL

KOVALEVICH, JR.

Property Address:

804 Heiden Road, Bangor, PA
18013

UPI/Tax Parcel Number:

C11/22/1/0131

ALL THAT CERTAIN tract of land situated in Upper Mount Bethel

Township, Northampton County, Pennsylvania, and known as Lot 1 on the map entitled "Kovalevich Minor Subdivision Final Plan", said plan prepared by Medina Consultants and recorded in Map Book 2009-5 at page 104.

TITLE TO SAID PREMISES is vested in Michael Kovalevich, Jr., by deed from Nicole A. Reber a/k/a Nicole A. Reber-Gerlach, Administratrix D.B.N.C.T.A. of the Last Will and Testament of Peter Reber, deceased, said deed recorded on September 6, 2001, in the Northampton County Recorder of Deeds Office in Book 2001-1 at page 181648. The said Michael Kovalevich, Jr., died on July 30, 2021.

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

No. C-48-CV-2023-02378

MORTGAGE ASSETS
MANAGEMENT, LLC

vs.

JOANNE JOHNSON CRESSMAN
a/k/a JOANNE L. CRESSMAN
a/k/a JOANNE L. JOHNSON, HEIR
OF MABEL A. JOHNSON,
MICHELLE JOHNSON, HEIR OF
MABEL A. JOHNSON, UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER MABEL A. JOHNSON

Property Address:

1075 West Berwick Street, Easton,
PA 18042

UPI/Tax Parcel Number:

M9NE1A/2/19/0310

ALL THAT CERTAIN single frame dwelling or tenement and lot or piece of land situated on the north side of West Berwick Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in John L. Johnson and Mabel A. Johnson, husband and wife, by deed from John L. Johnson and Mabel A. Johnson, husband and wife, and Joanne L. Cressman, said deed recorded on February 27, 1998, in the Northampton County Recorder of Deeds Office in Book 1998-1 at page 021731. The said John L. Johnson died on August 31, 2019, whereby title became vested solely in Mabel A. Johnson. And the said Mabel A. Johnson died on or around December 11, 2021.

THEREON BEING ERECTED a colonial-style single residential dwelling with vinyl siding and slate roof.

No. C-48-CV-2023-03754

WILMINGTON SAVINGS FUND
SOCIETY, FSB ET AL.

vs.

1765 POTOMAC STREET, LLC

Property Address:

1764 Potomac Street, Mount
Bethel, PA 18343

UPI/Tax Parcel Number:

C11SE1/4/6/0131

ALL THAT CERTAIN lot, piece or parcel of land situate in Upper Mount Bethel Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in 1765 Potomac Street, LLC, by deed from Joseph J. Bauer and Heather A. Bauer, husband and wife, said deed recorded on December 30, 2021, in the Northampton County Recorder of Deeds Office in Book 2021-1 at page 461262.

THEREON BEING ERECTED a two-story Colonial-style residential duplex with aluminum siding, shingle roof and attached two-car garage.

No. C-48-CV-2023-03862

CROSSCOUNTRY
MORTGAGE, LLC

vs.

WANDA RAMOS

Property Address:

507 James Street, Easton, PA
18042

UPI/Tax Parcel Number:

L9SE3C/16/1-4/0310

ALL THAT CERTAIN piece, parcel or tract of land situate in Easton City, Northampton County, Pennsylvania, shown as Lot 4 on the Final Subdivision Plan of Habitat For Humanity as recorded in Map Book 2001-5 at page 54.

TITLE TO SAID PREMISES is vested in Leonel Ramos and Wanda Ramos, husband and wife, by deed from Habitat For Humanity of the Lehigh Valley, Inc., said deed recorded on October 1, 2003, in the Northampton County Recorder of Deeds Office in Book 2003-1 at page 409744. The said Leonel Ramos died on or about May 5, 2016, whereby title became vested solely in Wanda Ramos by operation of law.

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

No. C-48-CV-2023-04087

U.S. BANK TRUST NATIONAL
ASSOCIATION ET AL.

vs.

ALAN SCHLAGENHAFT, KNOWN HEIR OF GARY DeMAVE AND ANNE DeMAVE, DECEASED, GEORGE SCHLAGENHAFT, KNOWN HEIR OF GARY DeMAVE AND ANNE DeMAVE, DECEASED, NICHOLAS SCHLAGENHAFT, KNOWN HEIR OF GARY DeMAVE AND ANNE DeMAVE, DECEASED, ROY SCHLAGENHAFT, KNOWN HEIR OF GARY DeMAVE AND ANNE DeMAVE, DECEASED, UNKNOWN HEIRS OF GARY DeMAVE, DECEASED,

UNKNOWN HEIRS OF ANNE

DeMAVE, DECEASED

Property Address:

38 Millstone Court, Bangor, PA
18013

UPI/Tax Parcel Number:

F10/3/9F/0134

ALL THAT CERTAIN lot, parcel or tract of land situated on the north side of Millstone Court in Washington Township, Northampton County, Pennsylvania, being Lot 6 as shown on the subdivision plan of "Country View Estates, Section Two", said plan being recorded in Map Book 2004-5 at page 560.

TITLE TO SAID PREMISES is vested in Gary DeMave and Anne DeMave, as tenants in common without right of survivorship, by deed from Millstone Development, LLC, said deed recorded on March 10, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at page 98330. The said Anne DeMave died on February 13, 2015. And the said Gary DeMave died on November 26, 2020.

THEREON BEING ERECTED an A-frame single residential dwelling with vinyl siding and stone façade, shingle roof, attached three-car garage and detached one-car garage.

No. C-48-CV-2023-04718

CROSSCOUNTRY MORTGAGE LLC

vs.

CARLOS MINIEL

Property Address:

706 West Wilkes Barre Street,
Easton, PA 18042

UPI/Tax Parcel Number:

L9SE4C/19/4/0310

ALL THAT CERTAIN lot or piece of ground, together with the western half of a double dwelling erected thereon, situate on the south side of West Wilkes Barre Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Carlos Miniel by deed from Frank M. Schmieder, said deed recorded on November 9, 2022, in the Northampton County Recorder of Deeds Office in Book 2022-1 at page 299779.

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

No. C-48-CV-2023-04962

U.S. BANK TRUST NATIONAL ASSOCIATION ET AL.

vs.

KEVIN CASSAVAUGH, II a/k/a KEVIN CASSAVAUGH

Property Address:

2023 Riverside Drive, Bethlehem, PA 18015

UPI/Tax Parcel Number:

P7/4/7/0719

ALL THAT CERTAIN message or tenement and lot or parcel of land situate along the westerly side of Riverside Drive in Lower Saucon Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Kevin Cassavaugh by deed from Sidney W. Brown and Ann Marie Brown, said deed recorded on August 30, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 186717.

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

Jan. 18, 25; Feb. 1

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.

Jan. 11, 18, 25

FEBRUARY 2024

MON	TUE	WED	THU	FRI
			1 Juvenile Dependency	2 Juvenile Dependency
5 DRS ARD/ Summaries	6 DRS Juvenile Civil Pretrials	7 Misc. Hrngs. Final PFA Hrngs.	8 Arraignments Juvenile Dependency	9 Juvenile Dependency
12 Non-Jury	13 Non-Jury Juvenile	14 Misc. Hrngs. Final PFA Hrngs.	15 Arraignments Juvenile Dependency	16 Juvenile Dependency
19 Presidents' Day NO COURT	20 Argument Asbestos Pre-Trs. Civil Call—Tr. Final PFA Hrngs. Juvenile	21 Misc. Hrngs.	22 Judges' Conference NO COURT Juvenile Dependency	23 Judges' Conference NO COURT Juvenile Dependency
26 Criminal	27 Criminal Juvenile	28 Criminal Misc. Hrngs. Final PFA Hrngs.	29 Juvenile Dependency O.C. Audit	

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PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, January 29, 2024**