

Northampton County Reporter

(USPS 395-280)

VOL. LX

EASTON, PA May 30, 2019

NO. 74

Commonwealth of Pennsylvania v. James Martin, Defendant

CONTENTS

Bar News.....	3	Firm Announcement.....	29
Calendar.....	31	Immigration Attorney!.....	27
Easton Office Space and		Legal Notices.....	9
Associate Opportunity.....	26	Litigation Associate!.....	28
Estate and Trust Notices.....	4	Sheriff's Sales.....	9

INSERT: Green: 1. 2019 Calendar
2. 2019 Summer Outing
3. Buffalo Bisons vs. Lehigh Valley Iron Pigs

NOTICE TO THE BAR...

Annual Summer Outing

Thursday, July 18, 2019 • Registration form inside.

* * * * *

Annual Iron Pigs Game

Wednesday, July 31, 2019 • Registration form inside.

All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form by electronic, mechanical, photocopying, or any other means without the prior written permission of the copyright holder.

**NORTHAMPTON COUNTY BAR ASSOCIATION
2019 BAR ASSOCIATION OFFICERS**

Lisa Spitale President
Robert Eyer President-Elect
Maura Zajac McGuire Vice President
Paul J. Harak Treasurer
Steven B. Molder Secretary
Daniel O'Donnell Past President

BOARD OF GOVERNORS

David M. Backenstoe
Jeremy F. Clark
Jacqueline K. Holmes
Michael A. Santanasto
Richard Eugene Santee
Douglas J. Tkacik
Scott M. Wilhelm

ZONE II DELEGATES

Michael C. Deschler
Jonathan M. Huerta
Richard P. Kovacs
Joel M. Scheer
Daniel O'Donnell

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

Mary Beth LeesonExecutive Director
Patti A. GoberAccounting
Jelissa FernandezLegal Journal
Heather Rizzotto-StefanikAttorney Referral
Deborah J. FlanaganAttorney Referral

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

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

YLD Family Movie Night at SteelStacks – Levitt Pavilion

Wednesday, July 10, 2019 beginning at 7:30 p.m.

“Charlie and the Chocolate Factory”

All members and guests are welcome!

Annual Summer Outing – Thursday, July 18, 2019

Registration form inside.

Deadline to register July 11, 2019.

Annual Iron Pigs Game – Wednesday, July 31, 2019

Registration form inside.

Deadline to register July 1, 2019.

Courthouse Library Copy Machine Cards

Copy machine cards are still available at the NCBA Office. If you make any copies on the copy machine in the Law Library you may want to consider purchasing copy cards. The cards sell for \$10.00. If you use the cards, copies are 15 cents rather than the usual 25 cents.

D-Day, June 6, 1944

This operation is not being planned with any alternatives. This operation is planned as a victory, and that's the way it's going to be. We're going down there, and we're throwing everything we have into it, and we're going to make it a success.
~ General Dwight D. Eisenhower

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**CSEKITZ, DENNIS WAYNE**, dec'd.

Late of Lower Saucon Township, Northampton County, PA

Personal Representative: John David Csekitz c/o Ryan K. Fields, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

Attorney: Ryan K. Fields, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

DIEHL, JEAN B., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Kirk Brian Diehl 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

DLUGOS, JOSEPH R., JR., dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executor: Frank J. Barna, Jr. 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

DOWDLE, ARCHIE B., JR., dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Eric K. Dowdle, Esquire

Attorney: Eric K. Dowdle, Esquire, 333 W. Union Street, Allentown, PA 18102

ENSTROM, DAVID O., dec'd.

Late of the Borough of Bath, Northampton County, PA

Executrix: Faye D. Enstrom 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

FAUST, HENRY L., dec'd.

Late of Plainfield Township, Northampton County, PA

Co-Executors: Leann M. Meinhart and Jonathan A. Faust 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

HANKEE, CONNIE SUE a/k/a

CONNIE S. HANKEE, dec'd.

Late of Walnutport, Northampton County, PA

Executrix: Angela M. Friebolin c/o John J. McGee, Esquire, 400 Spruce Street, Suite 302, Scranton, PA 18503

Attorney: John J. McGee,
Esquire, 400 Spruce Street,
Suite 302, Scranton, PA 18503

HEISERMAN, ANNA B., dec'd.

Late of the Borough of Tatamy,
Northampton County, PA

Co-Administrators: Randy Roy
Heiserman and Wayne A.
Heiserman 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

KNARR, FRANCES MARY, dec'd.

Late of the Borough of Heller-
town, Northampton County, PA
Executor: David A. Knarr 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

ROLAND, KATHLEEN M., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executors: Erin A. Leone, 301
West Hamlin Avenue, Telford, PA
18969 and M&T Bank, 3607
Derry Street, Harrisburg, PA
17111

Attorneys: Thomas J. Campion,
Jr., Esquire, Marshall, Bohorad,
Thornburg, Price & Campion,
P.C., 1940 West Norwegian
Street, P.O. Box 1280, Pottsville,
PA 17901

SNYDER, MICHAEL S., dec'd.

Late of Walnutport, Northamp-
ton County, PA

Executrix: Melanie Jo-Ann
Moore 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, Northamp-
ton, PA 18067

TAYLOR, MARGARET, dec'd.

Late of the Village of Danielsville,
Northampton County, PA

Executrix: Maureen Lesniak c/o
Patrick J. Best, Esquire, 18 N.
8th St., Stroudsburg, PA 18360
Attorney: Patrick J. Best,
Esquire, 18 N. 8th St., Strouds-
burg, PA 18360

VARGO, HELEN F., dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Monica L. Galvin c/o
Rebecca M. Young, Esquire and
Lia K. Snyder, Esquire, Young
and Young, 119 E. Main Street,
Macungie, PA 18062

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

SECOND PUBLICATION

FILIPOVITS, ROSE J., dec'd.

Late of the Borough of Northamp-
ton, Northampton County, PA

Co-Executors: William John
Filipovits and Karin R. Foster 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, Northamp-
ton, PA 18067

GALLAGHER, CAROL A., dec'd.

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

Executor: Shawn M. Gallagher
c/o Dolores A. Laputka, Esquire,
Norris, McLaughlin, P.A., 515
West Hamilton Street, Suite 502,
Allentown, PA 18101

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

GUBISH, WILLIAM E., dec'd.

Late of Bethlehem, Northampton
County, PA

Administrator: David W. Gubish
c/o Steven A. Litz, Esquire, 4744
Hamilton Boulevard, Allentown,
PA 18103

Attorney: Steven A. Litz, Esquire,
4744 Hamilton Boulevard,
Allentown, PA 18103

HANEY, JANE A., dec'd.

Late of the Borough of Freemans-
burg, Northampton County, PA
Executrix: Heidi M. Fekula

Attorneys: Paul J. Bender,
Esquire, Benner & Trovato, 2005
City Line Road, Suite 106,
Bethlehem, PA 18017

ITALIANI, GEMMA, dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executors: Anthony Italiani,
Michael Italiani and Rose Marie
Larson 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

JASINSKI, JOANNE ELIZABETH,
dec'd.

Late of the Township of Palmer,
Northampton County, PA

Executor: Keith Brian Reedell
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

MISCHISEN, JOHN, dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executrix: Susan M. Kalfas c/o
Mary Ann Snell, Esquire, 4510
Bath Pike, Suite 201, Bethlehem,
PA 18017

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

MOFFO, BRAEGEN A., dec'd.

Late of the Borough of Glendon,
Northampton County, PA

Administrator: Gary T. Moffo,
105 Sunrise Drive, Easton, PA
18040

MOORE, KATHARINE B., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: Robert Wood Moore,
Jr., 1479 Fox Ridge, Easton, PA
18040-8298

SCOTT, SADIE R., dec'd.

Late of the Borough of Tatamy,
Northampton County, PA

Executor: George C. Scott, Jr.
c/o Gregory R. Reed, Esquire,
Attorney-at-Law, 141 South
Broad Street, P.O. Box 299,
Nazareth, PA 18064-0299

Attorney: Gregory R. Reed,
Esquire, Attorney-at-Law, 141
South Broad Street, P.O. Box
299, Nazareth, PA 18064-0299

SIGLEY, CHARLES L., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: Charles R. Sigley c/o
Patrick J. Best, Esquire, 18 N.
8th St., Stroudsburg, PA 18360

Attorney: Patrick J. Best,
Esquire, 18 N. 8th St., Strouds-
burg, PA 18360

**SINGLEY, JOHN JAMES a/k/a
JACK SINGLEY**, dec'd.

Late of Palmer Township, North-
ampton County, PA

Executrix: Linda K. Campbell
c/o Michael D. Recchiuti,
Esquire, 1502 Center St., Suite
202, Bethlehem, PA 18018

Attorney: Michael D. Recchiuti,
Esquire, 1502 Center St., Suite
202, Bethlehem, PA 18018

TAKACS, HERMINE A., dec'd.

Late of Northampton, Northamp-
ton County, PA

Executor: Bernard M. Takacs
c/o Jeffrey F. Hussar, Esquire,
946 Third Street, Whitehall, PA
18052

Attorney: Jeffrey F. Hussar,
Esquire, 946 Third Street,
Whitehall, PA 18052

THIRD PUBLICATION

BLAKE, ROY BAXTER, JR., dec'd.

Late of 1856 Gregory Place,
Hellertown, Northampton
County, PA

Executor: Steven Langley Blake,
108 Prynwood Court, Cary, NC
27513

Attorney: Leo K. Howell, III,
Esquire, 3001 Easton Avenue,
Bethlehem, PA 18017

BORDA, GLORIA A., dec'd.

Late of the Borough of Bath,
Northampton County, PA

Executor: Craig Borda, 139 E.
Main Street, Bath, PA 18014

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

BROWN, JACQUELINE S., dec'd.

Late of the Township of Palmer,
Northampton County, PA

Administrator: Thomas E. Brown
c/o Goudsouzian & Associates,
2940 William Penn Highway,
Easton, PA 18045-5227

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

BROWN, RICHARD A., dec'd.

Late of the Township of Moore,
Northampton County, PA

Executrix: Janet K. Beller c/o
Michael C. Deschler, Esquire,
Littner, Deschler & Littner, 512
North New Street, Bethlehem, PA
18018

Attorneys: Michael C. Deschler,
Esquire, Littner, Deschler &
Littner, 512 North New Street,
Bethlehem, PA 18018

HAGUE, CYNTHIA A., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Administrator: Brian G. Hague
c/o Mark P. Albright, Esquire,
403 Main Street, Hellertown, PA
18055-1721

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

HOUPTLEY, LYNN O., dec'd.

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

Administratrix: Mary Ann
Hauptley 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 Asso-
ciates, LLC, 2551 Baglyos Circle,
Suite A-14, Bethlehem, PA
18020

JEYARETNAM, BENJAMIN SAVUNDARARAJAN, dec'd.

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

Executrix: Ranjinie Jeyaretnam, 24 Longview Drive, Nazareth, PA 18064

Attorneys: Amanda L. Seelye, Esquire, Grabill & Seelye, P.L.L.C., 320 Frankstown Road, Altoona, PA 16602

KULP, DAVID MAGEE a/k/a DAVID M. KULP, dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Jennifer Renee Eckert c/o Alice J. Tillger, Esquire, 271 Bethlehem Pike, Ste. 100, Colmar, PA 18915

Attorney: Alice J. Tillger, Esquire, 271 Bethlehem Pike, Ste. 100, Colmar, PA 18915

MARAZI, ELIZABETH R., dec'd.

Late of Nazareth, Northampton County, PA

Executor: Frank J. Marazi, Jr. 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

MILLER, ADOLPH J., dec'd.

Late of Bangor Borough, Northampton County, PA

Executrix: Robin D. Thatcher c/o Richard E. Deetz, Esquire, 1222 North Fifth Street, Stroudsburg, PA 18360

Attorney: Richard E. Deetz, Esquire, 1222 North Fifth Street, Stroudsburg, PA 18360

MILLER, MARSHALL M., dec'd.

Late of the Township of Bushkill, Northampton County, PA

Executor: Kevin Mark Miller 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

PIERCE, BETTY L., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Administrator c.t.a.: Alfred S. Pierce, 124 Belvidere Street, Nazareth, PA 18064

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

REICHARD, CHARLES H., dec'd.

Late of Bethlehem Township, Northampton County, PA

Executors: Richard C. Reichard and Karin Elizabeth Scherer a/k/a Karin Elizabeth Miller 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

SLOTTER, RICHARD E., dec'd.

Late of the Borough of Northampton, Northampton County, PA

Co-Executors: Tim William Deibert and Karen S. Deibert 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

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 5, 2019, the Petition of Ronald Robert Bender, Jr. was filed in Northampton County Court of Common Pleas at No. C-48-CV-2019-02863, seeking to change the name of Petitioner from Ronald Robert Bender, Jr. to Anja-Yekatrina Faustov. The court has fixed Tuesday, June 11, 2019 at 9:00 a.m., in courtroom #4 at the Northampton County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petition should not be granted.

May 30

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on JUNE 7, 2019, 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-2007-09894

WILSON AREA SCHOOL DISTRICT

vs.

DONALD H. KERBAUGH, III,
JILL KERBAUGH

Property Address:

108 South 20th Street, Easton, PA
18042

UPI/Tax Parcel Number:

L9SW1C/12/1A/0837

All that certain messuage, tenement, tract or piece of land situate, lying and being in Wilson Borough, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Donald H. Kerbaugh, III and Jill Kerbaugh by deed recorded 5/4/2007 in Deed Book 2007-1, page 166153.

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

No. C-48-CV-2013-02655

WILMINGTON SAVINGS FUND
SOCIETY, FSB d/b/a CHRISTIANA
TRUST ET AL.

vs.

ALBERT L. JAMES,
MARY S. JAMES

Property Address:

2005 Clarendon Drive, Easton, PA
18040

UPI/Tax Parcel Number:

K9SE1/6/4/0311

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

Being the same premises granted and conveyed unto Albert L. James, married, and Mary S. James, his wife, by deed from Allen O'Day and Lisa H. O'Day, h/w, said deed recorded 8/21/2001 in Deed Book 2001-1, page 168241.

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

No. C-48-CV-2013-05440

BANK OF AMERICA, N.A. ET AL.

vs.

ROBERT G. FARRELL,
JANE L. FARRELL

Property Address:

305 West Berwick Street, Easton,
PA 18042

UPI/Tax Parcel Number:

L9SE3D/21/2/0310

All that certain piece of land situate on the north side of Berwick Street in Easton City, Northampton County, Pennsylvania.

Being the same premises conveyed to Robert G. Farrell and Jane L. Farrell by deed from Robert G. Farrell, said deed recorded 11/2/2005 in Deed Book 2005-1, page 436412.

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

No. C-48-CV-2013-08528

NORTHAMPTON AREA
SCHOOL DISTRICT

vs.

SCOTT D. WELLER, SR.,
STEPHANIE L. WELLER

Property Address:

1386 Stewart Street, Northampton, PA 18067

UPI/Tax Parcel Number:

M4NW1B/18/9/0522

All that certain tract of land located on the western side of Stewart Street in Northampton Borough, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Scott D. Weller, Sr. and Stephanie L. Weller, by deed recorded 8/31/2006 in Deed Book 2006-1, page 359911.

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

No. C-48-CV-2014-02893

FAY SERVICING, LLC

vs.

LENYA MORGAN, ERIKA MORGAN

Property Address:

1230 Vera Drive, Easton, PA 18040

UPI/Tax Parcel Number:

K9/10/6-201/0311

All that certain message, tenement, and lot or parcel of land

situate in Forks Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Erika Morgan, unmarried, and Lenya Morgan, unmarried, by deed from Samuel Sama and Adilia Espique n/b/m Adilia Sama, h/w, said deed recorded 7/17/2006 in Deed Book 2006-1, page 289797.

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

No. C-48-CV-2014-06942

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

vs.

JAMES P. MATHESON,
MARIA MATHESON

Property Address:

165 Orville Road a/k/a 165 Orvilles Road a/k/a 160 Orville Road a/k/a 160 Orvilles Road, Wind Gap, PA 18091

UPI/Tax Parcel Number:

G7/3/5J-1/0406

All that certain lot, parcel, tract of land lying and being situate in Bushkill Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto James P. Matheson and Maria Matheson, h/w, by deed from Frank A. Clause, Jr. and Phyllis M. Clause, h/w, said deed recorded 9/12/2005 in Deed Book 2005-1, page 352089.

Thereon being erected a two-story single dwelling with vinyl siding/rock & stucco exterior, shingle roof and a detached 3-car oversized garage.

No. C-48-CV-2014-07395

US BANK TRUST, N.A.,
AS TRUSTEE ET AL.

vs.

BLAINE S. PRITCHARD

Property Address:

1429 Dewey Avenue, Northampton, PA 18067-1623

UPI/Tax Parcel Number:

M4NW2A/4/7A/0522

All that certain message or tenement, hereditaments and appurtenances, situate on the east side of Dewey Avenue between 14th and 15th Streets in the 2nd Ward (formerly the 4th Ward) of Northampton Borough, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Blaine S. Pritchard by deed from Dionysios Mihalopoulos, by his agent Anna Maria Politsopoulos, Power of Attorney, said deed recorded 6/1/2004 in Deed Book 2004-1, page 206065.

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

No. C-48-CV-2014-09600

NORTHAMPTON AREA
SCHOOL DISTRICT

vs.

JASON LAUCHNOR

Property Address:

1124 Wynnewood Drive, Northampton, PA 18067

UPI/Tax Parcel Number:

M4/1/1-56/0501

All that certain message, tenement and lot or parcel of land situate in Allen Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Jason Lauchnor by deed recorded 6/20/2005 in Deed Book 2005-1, page 228758.

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

No. C-48-CV-2015-11331

PROPONENT FEDERAL
CREDIT UNION

vs.

HECTOR M. PENA, BEATRIZ PENA

Property Address:

235 East Ettwein Street, Bethlehem, PA 18018

UPI/Tax Parcel Number:

N6SE4C/23/12/0204

All that certain message, tenement and lot or piece of ground, situate on the northern side of East Ettwein Street, between High Street and Linden Street, in Bethlehem City, Northampton County, Pennsylvania.

Being the same premises conveyed unto Hector M. Pena and Beatriz Pena, h/w, by deed from Hector M. Pena, said deed recorded 8/11/2005 in Deed Book 2005-1, page 306594.

Thereon being erected a bi-level half-double dwelling with vinyl siding/brick exterior and shingle roof.

No. C-48-CV-2015-11861

NATIONSTAR
MORTGAGE LLC ET AL.

vs.

MARGIE SMITH

Property Address:

722 Pine Street, Easton, PA 18042

UPI/Tax Parcel Number:

L9SE1B/28/5/0310

All that certain frame message or tenement and lot or piece of ground situate on the south side of Pine Street in Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Margie Smith, a single woman, by deed from Timothy P. Nicholson and Elizabeth A. Nicholson, h/w, said deed recorded 4/10/2006 in Deed Book 2006-1, page 141736.

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

No. C-48-CV-2016-02253

THE BANK OF NEW YORK
MELLON ET AL.

vs.

GEORGINA L. CARTER

Property Address:

718 Folk Street, Easton, PA 18042

UPI/Tax Parcel Number:

M9NE2B/6/4/0310

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

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

Property Address:

Folk Street, Easton, PA 18042

UPI/Tax Parcel Number:

M9NE2B/6/3A/0310

Thereon being vacant land.

Property Address:

Folk Street, Easton, PA 18042

UPI/Tax Parcel Number:

M9NE2B/6/3/0310

Being the same premises granted and conveyed unto Georgina Carter by deed from Alisha Melvin, said deed recorded 9/1/2005 in Deed Book 2005-1, page 338177.

Thereon being vacant land.

No. C-48-CV-2016-07679

WELLS FARGO BANK, NA

vs.

JASON SIEGFRIED,
DESIREE SIEGFRIED

Property Address:

2007 Springtown Hill Road,
Hellertown, PA 18055

UPI/Tax Parcel Number:

R7NW3/4/12/0719

All those certain lots located in Lower Saucon Township, Northampton County, Pennsylvania.

Title to said premises is vested in Jason Siegfried and Desiree Siegfried by deed from Robert J. Stahler and Thomas R. Stahler, Jr., said deed recorded 7/5/2006 in Deed Book 2006-1, page 272021.

Thereon being erected a pre-fab doublewide dwelling with vinyl siding and shingle roof.

No. C-48-CV-2016-07783

WELLS FARGO BANK, NA

vs.

MATTHEW J. KAVCAK

Property Address:

317 North Harding Avenue a/k/a
317 Harding Avenue, Pen Argyl, PA
18072

UPI/Tax Parcel Number:

E8NE2A/11/11A/0625

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

Title to said premises is vested in Matthew J. Kavcak, individually, by deed from Danielle N. Gischel n/b/m Danielle N. Crisafulli, married, said deed recorded 12/24/2012 in Deed Book 2012-1, page 309999.

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

No. C-48-CV-2017-01445

PNC BANK,

NATIONAL ASSOCIATION

vs.

MICHAEL A. KWIATKOWSKI

Property Address:

250 Wagner Avenue, Hellertown,
PA 18055

UPI/Tax Parcel Number:

Q7NW2C/6/1/0715

All those certain lots or pieces of land lying and being in Hellertown Borough, Northampton County, Pennsylvania.

Being the same premises conveyed unto Michael A. Kwiatkowski by deed from Miguel E. Rodriguez and Kimberly Hatter, said deed recorded 10/25/2005 in Deed Book 2005-1, page 421398.

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

No. C-48-CV-2017-02258

CITY OF EASTON

vs.

DOMENIC A. DESEI, UNITED
STATES OF AMERICA,
JUDITH K. DESEI

Property Address:

522-528 Valley Street, Easton, PA
18042

UPI/Tax Parcel Number:

M9NE1A/12/3/0310

All those certain lots situate on the
east side of Valley Street, in Easton
City, Northampton County, Pennsyl-
vania.

Being the same premises granted
and conveyed unto Domenic A. Desei
and Judith K. Desei by deed recorded
5/1/1992 in Deed Book 861, page
329.

Thereon being erected a two-story
row home 4-unit apartment building
with brick exterior and shingle roof.

No. C-48-CV-2017-04309

WELLS FARGO BANK N.A.,
AS TRUSTEE ET AL.

vs.

EDWARD D. HENDERSHOT, JR.,
CONNIE L. HENDERSHOT

Property Address:

710 Walnut Street, Bangor, PA
18013

UPI/Tax Parcel Number:

E9/22/4A/0102

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

Being the same premises granted
and conveyed unto Edward D.
Hendershot, Jr. and Connie L.
Hendershot, h/w, by deed from
Sandra Smale, said deed recorded
6/23/2006 in Deed Book 2006-1,
page 255624.

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

No. C-48-CV-2017-04632

BETHLEHEM AREA
SCHOOL DISTRICT

vs.

SUZANNE PAPASSO

Property Address:

3645 Kelchner Street, Bethlehem,
PA 18020-2901

UPI/Tax Parcel Number:

M7SE4/1/2E/0205

All those certain lots situate in
Bethlehem Township, Northampton
County, Pennsylvania.

Being the same premises granted
and conveyed unto Suzanne Papasso
and Frank Paul Papasso, Jr., h/w, by
deed recorded 8/10/1994 in Deed
Book 1994-6, page 62415. The said
Frank Paul Papasso, Jr. passed away
on 11/30/2015 thereby vesting title
solely to Suzanne Papasso.

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

No. C-48-CV-2017-05486

BRANCH BANKING AND TRUST
COMPANY ET AL.

vs.

BRENDA S. WERNER, 3 BEARS
REAL ESTATE, LLC

Property Address:

21 Kimber Lane, Bangor, PA
18013

UPI/Tax Parcel Number:

D10/2/23A/0131

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

Being the same premises granted
and conveyed unto Brenda S. Werner
by deed from Ralph R. Werner and
Brenda S. Werner, his wife, said deed
recorded 5/25/1990 in Deed Book
801, page 363.

Thereon being erected a ranch-
style single dwelling with aluminum

siding, shingle roof and an attached one-car garage.

Property Address:

19 Kimber Lane, Bangor, PA 18013

UPI/Tax Parcel Number:

D10/2/23A-2/0131

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

Being the same premises granted unto Brenda S. Werner, single, by deed from Barbara S. Werner, single, said special warranty deed recorded 10/21/2009 in Deed Book 2009-1, page 267080 and also being a part of the same premises granted and conveyed unto Brenda S. Werner by deed from Ralph R. Werner and Brenda S. Werner, his wife, said deed recorded 5/25/1990 in Deed Book 801, page 363.

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

No. C-48-CV-2017-05640

BETHLEHEM AREA
SCHOOL DISTRICT

vs.

ADRIANNE ANN CZONSTKA

Property Address:

1471 Jill Street, Bethlehem, PA 18017-6244

UPI/Tax Parcel Number:

N7SW1B/9/15H/0204

All that certain lot or piece of ground situate in the 15th Ward of Bethlehem City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Adrienne Ann Czonstka by deed recorded 2/18/2009 in Deed Book 2009-1, page 30726.

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

No. C-48-CV-2017-06322

BETHLEHEM AREA
SCHOOL DISTRICT

vs.

DAVID J. DANCHE

Property Address:

725 Jackson Street, Bethlehem, PA 18015-3419

UPI/Tax Parcel Number:

P6SE2D/6/31/0204

All that certain messuage or tenement and parcel of ground situate on the northerly side of Jackson Street, between Atlantic and Buchanan Streets, in Bethlehem City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto David J. Dancho by deed recorded 4/20/1989 in Deed Book 766, page 880.

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

No. C-48-CV-2017-06998

SAUCON VALLEY
SCHOOL DISTRICT

vs.

DAVID R. BUTZ

Property Address:

1545 East Raders Lane, Bethlehem, PA 18015-3917

UPI/Tax Parcel Number:

Q6/5/7A/0719

All that certain messuage and tract or parcel of land situate on the northerly side of Raders Lane in Lower Saucon Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto David R. Butz by deed recorded 1/2/2001 in Deed Book 2001-1, page 84.

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

No. C-48-CV-2017-07290

NORTHAMPTON AREA
SCHOOL DISTRICT

vs.

SHARON J. BIECHY,
ADMINISTRATRIX OF THE ESTATE
OF RONALD B. BIECHY

Property Address:

1043 Walnut Drive, Danielsville,
PA 18038

UPI/Tax Parcel Number:

H3/19/4A/0516

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

Being the same premises granted
and conveyed unto Sharon J. Biechy,
Administratrix of the Estate of Ronald
B. Biechy, by deed recorded
10/8/1993 in Deed Book 912, page
167.

Thereon being erected a cape
cod-style single dwelling with vinyl
siding/brick exterior, shingle roof and
a detached two-car garage.

No. C-48-CV-2017-08238

CARRINGTON MORTGAGE
SERVICES, LLC

vs.

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
JOHN RICHARD KARLSSON,
DECEASED, INGA KARLSSON,
HEIR OF JOHN RICHARD
KARLSSON, DECEASED, JOHN
KARLSSON, HEIR OF JOHN
RICHARD KARLSSON, DECEASED

Property Address:

2115 Northampton Street, Easton,
PA 18042

UPI/Tax Parcel Number:

L9SW1C/1/2/0837

All those two certain lots or pieces
of land situated in Wilson Borough,
Northampton County, Pennsylvania.

Being the same premises granted
and conveyed unto John Richard
Karlsson by deed from Patricia Smart
Giuliano by her Power of Attorney,
Alexia Arntz, said deed recorded
5/20/2009 in Deed Book 2009-1,
page 121060.

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

No. C-48-CV-2017-08347

THE BANK OF NEW YORK
MELLON TRUST COMPANY,
NATIONAL ASSOCIATION ET AL.

vs.

KEVIN A. REESER,
KIMBERLY A. REESER

Property Address:

423 Old Forge Drive, Bath, PA
18014

UPI/Tax Parcel Number:

K6NW1C/3/1B/0503

All that certain tract of land situate
in Bath Borough, Northampton
County, Pennsylvania.

Being the same premises granted
and conveyed unto Kevin A. Reeser
and Kimberly A. Reeser, h/w, by deed
from Maria F. Oliveira, individual,
said deed recorded 5/4/2006 in Deed
Book 2006-1, page 178350.

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

No. C-48-CV-2017-09872

NORTHAMPTON AREA
SCHOOL DISTRICT

vs.

JAMES H. SEITZ, II,
HEIDI L. SEITZ

Property Address:

706 Vista Court, Bath, PA 18014

UPI/Tax Parcel Number:

H5/20/1-9/0520

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

Being the same premises granted and conveyed unto James H. Seitz, II and Heidi L. Seitz by deed recorded 6/9/2016 in Deed Book 2016-1, page 11402.

Thereon being vacant land.

No. C-48-CV-2017-10187

U.S. BANK NATIONAL
ASSOCIATION ET AL.

vs.

RIHAN HASSAD

Property Address:

1484 Ravena Street, Bethlehem,
PA 18015

UPI/Tax Parcel Number:

Q7NW1C/2/3F/0204

All that certain unit in the property known as 'Woods at Saucon's Edge Condominium, a Condominium' located in Bethlehem City, Northampton County, Pennsylvania.

Being the same property conveyed to Rihan Hassad by deed from Saucon Valley Holding Company, said deed recorded 7/3/2007 in Deed Book 2007-1, page 243443.

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

No. C-48-CV-2017-10585

BOROUGH OF BATH

vs.

BRYAN E. GLAUDEL,
LEIGH ERIN GLAUDEL

Property Address:

345 West Main Street, Bath, PA
18014

UPI/Tax Parcel Number:

K6NW4B/4/6/0503

All that certain tract, lot or piece of land situate in Bath Borough, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Bryan E. Glaudel and Leigh Erin Glaudel by deed recorded 6/16/2015 in Deed Book 2015-1, page 108753.

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

No. C-48-CV-2018-00635

WELLS FARGO BANK, N.A. ET AL.

vs.

KRISTINA TAYLOR,
WYDNOR HALL INN

Property Address:

3612 Old Philadelphia Pike,
Bethlehem, PA 18015

UPI/Tax Parcel Number:

Q6SW2/12/2/0719

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

Thereon being erected a two-story colonial-style single dwelling with brick exterior, tin roof, detached 5-car garage and a detached 1-car barn.

Property Address:

Old Philadelphia Pike a/k/a 3618
Old Philadelphia Pike, Bethlehem, PA
18015

UPI/Tax Parcel Number:

Q6SW2/12/1/0719

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

Being the same property conveyed to Charles E. Taylor, Jr. and Kristina Taylor, h/w, by deed from Charles E. Taylor, Jr. and Kristina Taylor, h/w, said deed recorded 9/24/2009 in Deed Book 2009-1, page 246920. Charles E. Taylor, Jr. died on 8/20/2011, and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to Kristina Taylor.

Thereon being vacant land.

No. C-48-CV-2018-02758

DITECH FINANCIAL LLC

vs.

MATTHEW T. BANKOS

Property Address:

416 East 5th Street, Northampton, PA 18067

UPI/Tax Parcel Number:

M4NE4A/6/6/0522

All that certain lot or piece of ground situated on the south side of Miller Avenue (now East 5th Street), between Diamond and Pearl Streets, in Northampton Borough, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Matthew T. Bankos, single, by deed from Thomas W. Stranzl, Executor of the Last Will and Testament of Caroline R. Stranzl, deceased, said deed recorded 5/19/2014 in Deed Book 2014-1, page 79450.

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

No. C-48-CV-2018-02897

BETHLEHEM AREA
SCHOOL DISTRICT

vs.

STEVEN J., INC.

Property Address:

4011 Wilson Avenue, Bethlehem, PA 18020

UPI/Tax Parcel Number:

N7/15/7/0205

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

Being the same premises granted and conveyed unto Steven J., Inc. by deed recorded 10/5/1978 in Deed Book 589, page 119.

Thereon being erected a two-story single dwelling with wood/stucco exterior, steel roof and detached 4-car garage. Also thereon being erected 9 2-story apartment buildings with brick/stucco exterior and aluminum

roof along with a stucco barn, large garage (limo business) and 35 single garages.

No. C-48-CV-2018-03338

CITY OF EASTON

vs.

BRADLEY BACHMAN,
ADMINISTRATOR OF THE ESTATE
OF LYNN M. BACHMAN

Property Address:

36 South Warren Street, Easton, PA 18042

UPI/Tax Parcel Number:

L9SE1A/29/16/0310

All that certain lot or piece of land located on the east side of South Warren Street in the 8th Ward of Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Bradley Bachman, Administrator of the Estate of Lynn M. Bachman by deed recorded 1/27/2004 in Deed Book 2004-1, page 29995. The said Lynn M. Bachman departed this life on 5/15/2011.

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

No. C-48-CV-2018-03572

THE BANK OF NEW YORK
MELLON ET AL.

vs.

JOHN R. DICKEY,
APRIL A. DICKEY

Property Address:

1322 Spruce Street, Easton, PA 18042

UPI/Tax Parcel Number:

L9SW2C/19/3/0310

All that certain lot or piece of ground situated on south side of Spruce Street in Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto John R. Dickey

and April A. Dickey by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, said deed recorded 5/28/1997 in Deed Book 1997-1, page 53279.

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

No. C-48-CV-2018-04653

DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
TRUSTEE ET AL.

vs.

MERRILL W. FENNELL, JR.,
CYNTHIA BEARD-FENNELL

Property Address:

1332 Butler Street, Easton, PA
18042

UPI/Tax Parcel Number:

L9SW3B/7/15/0310

All that certain lot and piece of land situate in the 7th Ward of Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Merrill W. Fennell, married, his heirs and assigns, by deed from Donna Beers, said deed recorded 11/1/2002 in Deed Book 2002-1, page 303380.

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

No. C-48-CV-2018-06694

BANK OF AMERICA, N.A.

vs.

THE UNKNOWN HEIRS OF
BARBARA A. KOHLER,
DECEASED, APRIL FOX CARL,
SUCCESSOR TRUSTEE AND/OR
BENEFICIARY OF THE BARBARA
ANN KOHLER FAMILY TRUST,
DATED JUNE 4, 2009, WALTER
KOHLER, JR., HEIR OF BARBARA
A. KOHLER, DECEASED, SUE ANN
MEASE, SUCCESSOR TRUSTEE

AND/OR BENEFICIARY OF THE
BARBARA ANN KOHLER FAMILY
TRUST, DATED JUNE 4, 2009,
KATHRYN STARK, SUCCESSOR
TRUSTEE AND/OR
BENEFICIARY OF THE BARBARA
ANN KOHLER FAMILY TRUST,
DATED JUNE 4, 2009, ANY AND
ALL UNKNOWN SUCCESSOR
TRUSTEES OF THE BARBARA
ANN KOHLER FAMILY TRUST,
DATED JUNE 4, 2009

Property Address:

5151 Cheryl Drive, Bethlehem, PA
18017

UPI/Tax Parcel Number:

M6NW2/6/93/0214

All that certain unit, designated as Phase IV, Building V, now known as Building 7-B, Unit K, being a Unit in the Southland Condominiums situate in Hanover Township, Northampton County, Pennsylvania.

Being the same property conveyed to Barbara A. Kohler, Trustee of the Barbara Ann Kohler Family Trust dated June 4, 2009 by deed from Barbara Ann Kohler, said quit claim deed recorded 8/19/2009 in Deed Book 2009-1, page 215773. The said Barbara A. Kohler departed this life on 1/24/2018, vesting title in the Unknown Heirs of Barbara A. Kohler, deceased, Any and All Unknown Successor Trustees and/or Beneficiaries of the Barbara Ann Kohler Family Trust, dated June 4, 2009, April Fox Carl, Walter Kohler, Jr., Sue Ann Mease and Kathryn Stark.

Thereon being erected a two-story condominium dwelling with vinyl siding/brick exterior and shingle roof.

No. C-48-CV-2018-07411

WILMINGTON SAVINGS FUND
SOCIETY, FSB d/b/a
CHRISTIANA TRUST ET AL.

vs.

CSILLA KRISK, UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR
ASSOCIATES CLAIMING RIGHT,
TITLE OR INTEREST FROM
OR UNDER TIBOR
AMBRUS, DECEASED

Property Address:

2067 8th Street, Bethlehem, PA
18020

UPI/Tax Parcel Number:

N7NE4/5/1/0205

All that certain message,
tenement and those lots or pieces of
ground situate in Bethlehem
Township, Northampton County,
Pennsylvania.

Title to said premises is vested in
Tibor Ambrus by deed from Tibor
Ambrus and Csilla Krisk, h/w, said
deed recorded 1/14/2008 in Deed
Book 2008-1, page 11517. The said
Tibor Ambrus departed this life on
3/21/2016.

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

No. C-48-CV-2018-07762

TRUMARK FINANCIAL
CREDIT UNION

vs.

TED MORALES

Property Address:

41 South 12th Street, Easton, PA
18042

UPI/Tax Parcel Number:

L9SE1A/25/12/0310

All that certain message,
tenement, lot or piece of land situated
on the west side of South 12th Street
in the 8th Ward of Easton City, North-
ampton County, Pennsylvania.

Title to said premises is vested in
Ted Morales by deed from Marketfield
Properties, LLC, said deed recorded
11/12/2010 in Deed Book 2010-1,
page 238012.

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

No. C-48-CV-2018-08145

SPECIALIZED LOAN
SERVICING, LLC

vs.

JASON S. EUCULANO,
KAREN M. EUCULANO

Property Address:

738 Lincoln Avenue, Northamp-
ton, PA 18067

UPI/Tax Parcel Number:

M4NW3B/10/1/0522

All that certain message, lot and
tenement situate on the southwest
corner of Lincoln Avenue and 8th
Street, formerly 3rd Street and Car
Alley respectively, in Northampton
Borough, Northampton County,
Pennsylvania.

Being the same premises granted
and conveyed unto Jason S. Euculano
and Karen M. Euculano by deed from
Bradley J. Miller and Teri L. Miller,
husband, said deed recorded
7/8/2005 in Deed Book 2005-1, page
253574.

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

No. C-48-CV-2018-08905

NATIONSTAR
MORTGAGE LLC ET AL.

vs.

KERRY S. ZAHN,
MICHAEL D. ZAHN

Property Address:

601 Barnyard View, Easton, PA
18040

UPI/Tax Parcel Number:

K9NE3/2/8/0311

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

Being the same property conveyed
to Michael D. Zahn and Kerry S.

Zahn, h/w, by deed from Arthur C. Mayer, III and Elizabeth M. Mayer, h/w, said deed recorded 6/12/2003 in Deed Book 2003-1, page 216287.

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

No. C-48-CV-2018-08982

CITIBANK, N.A. ET AL.

vs.

HARRY W. KERCHNER,
SHARON SAYRE, INDIVIDUALLY
AND EXECUTRIX OF THE
ESTATE OF HARRY JOSEPH
KERCHNER, DECEASED

Property Address:

225 Crest Avenue, Bethlehem, PA
18015

UPI/Tax Parcel Number:

P7SW3C/1/4/0204

All that certain lot or piece of land situate, lying and being in the 16th Ward of Bethlehem City, Northampton County, Pennsylvania.

Being part of the same premises conveyed to Sharon Sayre and Harry W. Kerchner, as tenants in common, not as joint tenants with rights of survivorship, by deed from Sharon Sayre, Executrix of the Estate of Harry J. Kerchner a/k/a Harry Joseph Kerchner, said deed recorded 3/17/2011 in Deed Book 2011-1, page 61255.

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

No. C-48-CV-2018-09045

THE BANK OF NEW
YORK MELLON TRUST
COMPANY NA ET AL.

vs.

HOMER R. DANNEY

Property Address:

510 Nazareth Pike, Nazareth, PA
18064

UPI/Tax Parcel Number:

K7SE4/3/2/0418

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

Being the same premises granted and conveyed unto Homer R. Daney by deed from Homer R. Daney, The Surviving Tenant by the Entireties, said deed recorded 12/19/2014 in Deed Book 2014-1, page 223767.

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

No. C-48-CV-2018-09126

FEDERAL NATIONAL
MORTGAGE ASSOCIATION

vs.

THANH LE

Property Address:

912 Spring Garden Street, Easton,
PA 18042

UPI/Tax Parcel Number:

L9SE1A/8/5/0310

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

Being the same premises granted and conveyed unto Thanh Le by deed from James M. Viscomi and Renee C. Viscomi, h/w, said deed recorded 12/17/2004 in Deed Book 2004-1, page 487821.

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

No. C-48-CV-2018-09624

THE BANK OF NEW YORK
MELLON ET AL.

vs.

ALAN D. DAVIS, DEBBIE E. DAVIS

Property Address:

606 Main Street, Freemansburg,
PA 18017

UPI/Tax Parcel Number:

N7SW3B/2/4/0212

All that certain messuage or tenement and lot or piece of land situate on the west side of Main Street in Freemansburg Borough, Northampton County, Pennsylvania.

Being the same premises conveyed to Alan D. Davis and Debbie E. Davis, h/w, by deed from Paul A. Davis and Mildred G. Davis, h/w, said deed recorded 11/26/2002 in Deed Book 2002-1, page 334110.

Thereon being erected a townhouse apartment building with vinyl siding and shingle roof.

No. C-48-CV-2018-09752

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION

vs.

COREY WILLIAMS

Property Address:

316 Blaine Street, Bangor, PA
18013-2108

UPI/Tax Parcel Number:

D10SW1C/5/4/0109

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

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

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

No. C-48-CV-2018-09754

WELLS FARGO BANK, NA

vs.

ANTONIO R. POLANCO, HEIR OF

AUDALINA POLANCO a/k/a

AUDALINA P. POLANCO,

DECEASED, NANCYLEE

POLANCO, HEIR OF AUDALINA
POLANCO a/k/a AUDALINA P.

POLANCO, DECEASED,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE
OR INTEREST FROM OR

UNDER AUDALINA POLANCO

a/k/a AUDALINA P.

POLANCO, DECEASED

Property Address:

935 Marion Street, Bethlehem, PA
18017

UPI/Tax Parcel Number:

N7SW1D/1/6/0204

All that certain messuage, tenement and lot or piece of land situate in the 15th Ward of Bethlehem City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Audalina Polanco by deed from Alberta E. Gottschall, by Melanie Jane Gall, her agent, said deed recorded 10/4/2011 in Deed Book 2011-1, page 203402. And the said Audalina Polanco departed this life on 7/17/2018.

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

No. C-48-CV-2018-09859

LAKEVIEW LOAN SERVICING, LLC

vs.

SHAWN J. SOWERS

Property Address:

791 Savage Road, Northampton,
PA 18067

UPI/Tax Parcel Number:

L4SE1/7/4/0501

All that certain tract of land situate in Allen Township, Northampton County, Pennsylvania.

Being the same property conveyed to Shawn J. Sowers by deed from Shawn J. Sowers, said deed recorded

2/27/2006 in Deed Book 2006-1, page 81200.

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

No. C-48-CV-2018-10122

MANUFACTURERS AND
TRADERS TRUST COMPANY, AS
TRUSTEE ET AL.

vs.

JOHN C. MUSNISKEY, JR.
TRACIE A. MUSNISKEY

Property Address:

55 West Garrison Street,
Bethlehem, PA 18018

UPI/Tax Parcel Number:

P6NE1A/24/8/0204

All that certain message, tenement and lot or piece of land situate on the south side of Garrison Street in Bethlehem City, Northampton County, Pennsylvania.

Title to said premises is vested in John C. Musniskey, Jr. and Tracie A. Musniskey by deed from John C. Musniskey, Jr. and Tracie A. Musniskey f/k/a Tracie A. Dauernheim, said deed recorded 5/30/1995 in Deed Book 1995-1, page 46014.

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

No. C-48-CV-2018-10466

QUICKEN LOANS INC.

vs.

TAMMIE L. HAMMERSTONE,
JAMES A. HAMMERSTONE

Property Address:

558 Sandy Shore Drive, Mount
Bethel, PA 18343

UPI/Tax Parcel Number:

E12/6/6E/0131

All that certain lot, parcel or piece of land situate in Upper Mount Bethel

Township, Northampton County, Pennsylvania.

Being the same premises conveyed unto James A. Hammerstone and Tammie L. Hammerstone by deed from Astoria Federal Savings & Loan, said deed recorded 10/20/2008 in Deed Book 2008-1, page 286408.

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

No. C-48-CV-2018-10653

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION

vs.

JUAN CARLOS GUIDO

Property Address:

123 Highlands Circle, Easton, PA
18042

UPI/Tax Parcel Number:

M10/2/10-22/0310

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

Being the same premises granted and conveyed unto Juan Carlos Guido by deed from KMK Land Associates, Inc., said deed recorded 7/15/2008 in Deed Book 2008-1, page 206167.

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

No. C-48-CV-2018-10655

DITECH FINANCIAL LLC

vs.

MYRNA V. OVERTON

Property Address:

1451 Lehigh Street, Easton, PA
18042-4048

UPI/Tax Parcel Number:

L9SW2C/16/17/0310

All that certain message, tenement and lot of land situated on the north side of Lehigh Street in

Easton City, Northampton County, Pennsylvania.

Title to said premises is granted and conveyed unto Myrna V. Overton, unmarried, by deed from Zamfir Truta, unmarried, said deed recorded 4/7/2004 in Deed Book 2004-1, page 128528.

Thereon being two-story row home dwelling with stucco exterior and shingle roof.

No. C-48-CV-2018-10863

MIDFIRST BANK

vs.

KELLY L. SCHALLER,

ROBERT F. SHOEMAKER

Property Address:

498 Sandy Shore Drive, Mount Bethel, PA 18343

UPI/Tax Parcel Number:

E12/6/6N/0131

All that certain lot, piece or parcel of land lying and being in Upper Mount Bethel Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Robert F. Shoemaker and Kelly L. Schaller by deed from James M. Ohland, Jr. and Charlayne Sisco-Ohland, said deed recorded 6/6/2016 in Deed Book 2016-1, page 110364.

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

No. C-48-CV-2018-11039

LAKEVIEW LOAN SERVICING, LLC

vs.

JOSEPH CHICKERSKY,

LISA CHICKERSKY

Property Address:

63 West Union Boulevard, Bethlehem, PA 18018-3914

UPI/Tax Parcel Number:

P6NE1A/18/4/0204

All that certain message, tenement and lot or piece of ground situate on the south side of West Union Boulevard in the 8th Ward of Bethlehem City, Northampton County, Pennsylvania.

Title to said premises is vested in Joseph Chickersky and Lisa Chickersky, h/w, by correction deed from Raymond Eugene Dillman and Wendy Louise Dillman, said deed recorded 4/17/2008 in Deed Book 2008-1, page 111018.

Thereon being erected a two-story townhouse dwelling with brick exterior and shingle/flat roof.

No. C-48-CV-2018-11040

PHH MORTGAGE CORPORATION

vs.

JAMES G. KARDELL, JR.

Property Address:

214 Constitution Avenue, Hellertown, PA 18055

UPI/Tax Parcel Number:

Q7SE4A/8/14/0715

All that certain lot or piece of ground situate, lying and being in the Hellertown Borough, Northampton County, Pennsylvania.

Title to said premises is vested in James G. Kardell, Jr. by deed from Karen Marie Shurgalla and Dennis J. Check, said deed recorded 8/2/2004 in Deed Book 2004-1, page 298010.

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

No. C-48-CV-2018-11081

HTD FINANCIAL SERVICES LLC

vs.

RYAN LIPSKY, INTESTATE HEIR

OF DENISE F. LIPSKY, ERIC

LIPSKY, INTESTATE HEIR OF

DENISE F. LIPSKY, ANY

PERSON OR ENTITY FOUND IN POSSESSION OF THE PROPERTY

Property Address:

592 Nazareth Pike, Nazareth, PA 18064

UPI/Tax Parcel Number:

K7/21/2B/0418

All that certain lot or parcel of land situate on the easterly side of Nazareth Pike in Lower Nazareth Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Jerome H. Lipsky and Denise F. Lipsky, his wife by deed from Jerry Lipsky Auto Sales, Inc., a corporation, said deed recorded 3/10/1995 in Deed Book 1995-1, page 20378, less and excepting the 0.1154 acre parcel previously conveyed from Jerry Lipsky Auto Sales, Inc. to Jerome Lipsky on April 7, 1988 recorded in Deed Book Volume 745, page 639. The said Jerome Lipsky became deceased on 1/7/2002 whereby title was vested solely to Denise F. Lipsky.

The said Denise F. Lipsky became deceased on 1/3/2015.

Thereon being erected a two-story commercial building with aluminum siding, shingle roof, detached three-car garage and 13 detached one-car garages.

No. C-48-CV-2018-11240

NATIONS LENDING
CORPORATION ET AL.

vs.

MICHAEL EARL FREI,
TINALEE FREI

Property Address:

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

UPI/Tax Parcel Number:

E9NE4B/3/7/0102

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

Title to said premises is vested in Michael Earl Frei and Tinallee Frei, h/w, by deed from Mark Brown, said

deed recorded 6/30/2016 in Deed Book 2016-1, page 132231.

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

No. C-48-CV-2018-11388

WELLS FARGO BANK, NA

vs.

JODIE PATRICK-VANYA,
JEFFREY M. VANYA

Property Address:

12 Wilden Drive a/k/a 12 Wilden Drive West, Easton, PA 18045-5623

UPI/Tax Parcel Number:

M8SE2/18/43/0324

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

Title to said premises is vested in Jeffrey M. Vanya and Jodie Patrick-Vanya, his wife, by deed from Christine Waker, unmarried, said deed recorded 4/1/1992 in Deed Book 858, page 476.

Thereon being erected an a-frame single dwelling with vinyl siding and an attached one-car garage.

No. C-48-CV-2018-11510

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

vs.

MARCIA A. PEPPER, RICHARD
HUNTINGTON PEPPER

Property Address:

6109 Muhlenberg Court,
Bethlehem, PA 18017

UPI/Tax Parcel Number:

M5/5/19/0214

All that certain tract, piece or parcel of land, situate, lying and being in Hanover Township, Northampton County, Pennsylvania.

Title to said premises is vested in Richard H. Pepper and Marcia A. Pepper by deed from Richard H. Pepper, said deed recorded 3/20/1995 in Deed Book 1995-1, page 22823.

Thereon being erected a two-story single dwelling with vinyl siding/brick exterior, shingle roof, 4-car attached garage and an in-ground pool.

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

May 16, 23, 30

**EASTON OFFICE SPACE AND
ASSOCIATE OPPORTUNITY**

Office space available for lawyer(s) in well-maintained office building. Shared use of all facilities, library, copier, fax, WiFi, etc. Currently staffed with an experienced Paralegal in various areas of law, criminal and civil law. Parking provided. Associate opportunity.

Contact: Henry R. Newton, Jr., Esquire and William K. Murphy, Esquire.

E-mail: pkeiper@ptd.net.

May 16, 23, 30; June 6

We're looking for an Immigration Attorney!

- Acceptable candidates include judicial law clerks who have an interest in practicing immigration law and attorneys with at least 1—3 years of immigration law experience.
- Required License in Pennsylvania, New Jersey, or New York Bar Admission.
- Strong public speaker.
- Membership in Moot Court, Pre-Trial Advocacy, or equivalent organization strongly preferred.
- Fluency in multiple languages a plus.

Join Our Team Today!

To apply, visit our website:
www.norrismclaughlin.com/join-our-team



NORRIS
MCLAUGHLIN | P.A.
ATTORNEYS AT LAW



THE MORNING CALL

Allentown, PA • Bridgewater, NJ • New York, NY

We're looking for a Litigation Associate!

- Acceptable candidates will have at least 3—5 years of complex commercial experience.
- Excellent research, writing, and communication skills.
- Prepared to work independently and collaboratively on a variety of substantive matters.
- Must be bar admitted in the Commonwealth of Pennsylvania.

Become an essential part of our team!

To apply, visit our website:
www.norrisclaughlin.com/join-our-team



NORRIS
MCLAUGHLIN | P.A.
ATTORNEYS AT LAW



THE MORNING CALL

Allentown, PA • Bridgewater, NJ • New York, NY

**There's no place
like a
new office.**



**205 South Seventh Street
Easton, PA 18042**

We've expanded into Easton!
(across from the courthouse)

NM

NORRIS
MCLAUGHLIN | P.A.
ATTORNEYS AT LAW

Allentown | Pennsburg
www.norrismclaughlin.com

Lawyers Concerned For Lawyers Lawyers Only Recovery Meetings

Substance Use Only Recovery Meetings

Allegheny County
Berks County
Lackawanna County

Substance Use and Mental Health Recovery Meetings:

Delaware County
Erie County
Cumberland County
Montgomery County
Northampton County
Philadelphia County
Centre County
Washington County

These are “closed meetings”—that is, only lawyers recovering from or trying to recover from alcohol, other drug or gambling problems may attend.

Stress, Anxiety and Depression

For more information, time and location of these meetings, call the LCL Administrative Office
(1-800-335-2572)

or

the Confidential Lawyers’ Helpline
(1-888-999-1941).

JUNE 2019

MON	TUE	WED	THU	FRI
3 Juvenile Criminal	4 Criminal	5 Civil Call Criminal	6 Juvenile	7 Misc. Hrngs. Civil Matters Only
10 Juvenile Non-Jury	11 Non-Jury	12 Non-Jury	13 Juvenile Arraignments	14 Misc. Hrngs.
17 Juvenile ARD/ Summaries	18 Civil Pretrials DRS Naturalization 1:30 p.m.	19 DRS Status	20 Juvenile	21 Misc. Hrngs.
24 Juvenile	25 Status	26	27 Juvenile Arraignments	28 Misc. Hrngs. O.C. Audit

**COMMONWEALTH of PENNSYLVANIA v.
JAMES MARTIN, Defendant**

SORNA—Registration—Sex Offender—Negotiated Plea—Bargain—Retraactivity—Waiver.

Following a clarification of SORNA by the Supreme Court, the Commonwealth petitioned to reinstate Defendant's SORNA registration obligation, which the Court had previously removed by agreement of the Commonwealth on the basis of then-existing statutory interpretation by the Superior Court. Finding that the Commonwealth had waived the opportunity to make such a request, it was denied.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Criminal Division—No. CP-48-CR-4135-2007.

ANTHONY CASOLA, ESQUIRE, for the Commonwealth.

LEA T. BICKERTON, ESQUIRE, for Defendant.

Order of Court entered on November 21, 2016 by ROSCIOLI, J.

ORDER

AND NOW, this 21st day of November 2016, upon consideration of the Commonwealth's Motion to Reinstate SORNA Registration, and Defendant's response thereto, it is hereby ORDERED that the motion is DENIED.

STATEMENT OF REASONS

Defendant herein pled guilty on October 6, 2008 to indecent assault (M2) at 18 Pa. C.S. §3126(a)(8), corruption of minors (M1) at 18 Pa. C.S. §6301(a)(1), furnishing alcohol to minors (M3) at 18 Pa. C.S. §6310.1(a), and recklessly endangering another person (M2), at 18 Pa. C.S. §2705. In consideration for this plea, the Commonwealth withdrew the charges of aggravated indecent assault (F2) at 18 Pa. C.S. §3125, involuntary deviate sexual intercourse (F1) at 18 Pa. C.S. §3123, and sexual assault (F2) at 18 Pa. C.S. §3124.1. On December 19, 2008, Defendant was sentenced to an aggregate term of incarceration of 38 to 76 months in a state correctional institution. At the time of his plea and sentencing, the crime of indecent assault to which Defendant pled guilty was not a registerable offense under Megan's Law. In contrast, each of the three charges that were withdrawn by the Commonwealth carried a lifetime registration requirement at that time.

On July 30, 2014, Defendant filed a *pro se* Motion to Enforce Negotiated Plea Agreement and to Enjoin Any Requirement That Defendant Register Under the Sex Offender Registration and Notification Act. This motion was filed in response to a notice received by Defendant from the Pennsylvania State Police notifying him that he would be subject to regis-

tration requirements flowing from his conviction for indecent assault, pursuant to the Sex Offender Registration and Notification Act (SORNA), 42 Pa. C.S. §9799 *et seq.*, that became effective December 12, 2012. In his motion, Defendant contended, pursuant to *Commonwealth v. Hainesworth*, 82 A.3d 444 (Pa. Super. 2013), that he was entitled to the benefit of his plea bargain whereby he negotiated a plea to certain charges that would not require registration in exchange for the withdrawal of those charges that did require registration. In the alternative, Defendant argued, his conviction for indecent assault was categorically excluded from the registration requirements of SORNA pursuant to the Superior Court's interpretation of that statute in *Commonwealth v. Bundy*, 96 A.3d 390 (Pa. Super. 2014).

On September 4, 2014, a hearing was held on Defendant's motion. At that time, Defendant affirmed his contention that his guilty plea had been negotiated by his plea counsel with an eye toward avoiding sex offender registration, and that he had made the plea with the understanding that those offenses calling for registration were being withdrawn and that he would not be required to register. The Commonwealth initially denied a recollection of such a negotiation, but ultimately conceded that it was possible that such an agreement had been made. Notably, the record of the plea and sentencing is silent on this issue. With an eye toward resolving this factual dispute, the Commonwealth requested a recess of the proceedings, and the matter was reconvened on September 8, 2014. On that date, without addressing the issue of the plea negotiations, the Commonwealth conceded, on the basis of the statutory interpretation announced in *Bundy*, that Defendant's motion should be granted, on the grounds that his offense was categorically excluded from the SORNA registration requirements. We therefore entered an Order that date granting Defendant's motion on said basis. No appeal was taken from that Order. On April 19, 2015, Defendant was released from incarceration after reaching his maximum date of supervision. He is not on probation or parole.

On May 5, 2016, the Commonwealth filed the instant Motion to Reinstate SORNA Registration, based upon the Pennsylvania Supreme Court's ruling in *Commonwealth v. Farabaugh*, 634 Pa. 16, 128 A.3d 1191 (2015). In *Farabaugh*, the Supreme Court found that the Superior Court, utilizing the same interpretation of SORNA as used in *Bundy*, had erroneously interpreted SORNA to exclude the defendant from the registration requirements occasioned by his indecent assault conviction. While *Bundy* was not cited, in effect the *Bundy* court's interpretation of SORNA was found to be erroneous. On this basis, the Commonwealth now contends that Defendant must be subject to a SORNA registration period of 15 years. In effect, the Commonwealth is collaterally attacking this Court's September 8, 2014 Order, well beyond the appeal period provided by Pa. R.A.P. 903. We cannot agree that the Commonwealth is entitled to the relief it seeks.

We must first note that while Defendant, in his response, invites the Court to conclude that he continues to be entitled to the benefit of his plea bargain pursuant to *Hainesworth*, we cannot do so in this case. Unlike the defendant in *Hainesworth*, the record herein is devoid of a clear indication that Defendant's plea was entered on the basis of an agreement that contemplated an absence of registration requirements. See *Commonwealth v. Giannantonio*, 114 A.3d 429 (Pa. Super. 2015) (finding that registration was required, on the basis of the new SORNA requirements, where there was no credible record that non-registration was a bargained-for element of the defendant's plea). Cf. *Commonwealth v. Martinez*, 637 Pa. 208, 147 A.3d 517 (2016) (finding that defendants are entitled to specific performance of their plea bargains, despite any change in sex offender registration legislation, where their pleas are premised upon an understanding that they will continue to be subject to the registration requirements or lack thereof in place at the time of their pleas). Nevertheless, we cannot conclude that Defendant must be required to register as a sex offender.

In announcing its decision in *Farabaugh*, our Supreme Court did not announce a new rule of law. On the contrary, the Supreme Court's "first pronouncement on the substance of a statutory provision is purely a clarification of existing law," which must be interpreted as being "a part of the act, from the very beginning." *Fiore v. White*, 562 Pa. 634, 644, 757 A.2d 842, 848 (2000); *Buradus v. General Cement Products Co.*, 356 Pa. 349, 52 A.2d 205, 208 (1947). Accordingly, we need not engage in a determination of whether the ruling is one to be applied prospectively or retroactively; because the pronouncement in *Farabaugh* merely clarified existing law, it necessarily applies retroactively. The question must be, then, to what cases such a retroactive clarification may be applied. We cannot conclude that the present action is such a case. While both new rules and clarifications of existing rules are regularly applied to cases that are pending on direct and collateral review at the time that those new pronouncements are made, the same cannot be said of cases that have long since been made final. See *Commonwealth v. Richardson*, 784 A.2d 126 (Pa. Super. 2001) (concluding that the passage of a new registration statute could only require registration by persons who were still under supervision at the time it was passed, and not those persons who had already completed their sentences for registerable offenses). See also, *Commonwealth v. Rivera*, 10 A.3d 1276 (Pa. Super. 2010). Cf. *Commonwealth v. Benner*, 853 A.2d 1068 (Pa. Super. 2004) (requiring registration by an offender whose criminal acts were committed prior to the passage of the most recent registration statute, where he was still incarcerated at the time of its passage); *Commonwealth v. Miller*, 787 A.2d 1036 (Pa. Super. 2001) (requiring registration by an offender whose criminal acts were committed prior to the passage of the most recent registration statute, where he was still on supervision after having relocated to Pennsylvania).

While the Commonwealth may contend that it is only now, after *Farabaugh*, that it could challenge our September 2014 ruling, that is not the case. Though the Commonwealth agreed with the entry of that Order on the basis of the ruling in *Bundy*, the Commonwealth was free to appeal our Order to challenge that understanding of the statute, as did the Commonwealth in *Farabaugh*. It failed to do so, and the time for challenging that ruling has long since passed. The present motion is not a proper collateral attack of that ruling.

In addition, we believe that this Court is simply without jurisdiction to now impose the SORNA registration requirement upon Defendant after the expiration of his maximum term of supervision. The Commonwealth, for its part, has cited no authority which would suggest that such jurisdiction exists. The relevant section of the SORNA statute, 42 Pa. C.S. §9799.13(2), contemplates that only those persons who were incarcerated, on probation, on parole, or subject to intermediate punishment on the statute's effective date were required to abide by the new requirements, implicitly recognizing that such requirements could not be imposed upon persons who were no longer subject to the jurisdiction of the court. Defendant herein ceased being subject to this Court's jurisdiction eight months prior to the decision in *Farabaugh* and more than a year prior to the filing of the instant motion. While the Supreme Court's clarification of the SORNA statute in *Farabaugh* must be considered part of that statute from its inception, it would be an absurd result to find that, in the absence of any direct or collateral appeals, those persons who had fully completed their sentences and fulfilled all requirements in place as the law was understood at the time of their release could now be subject to additional requirements. Once an individual has completed his sentence, he is entitled to finality with respect thereto. Just as a defendant may not take advantage of a beneficial change in the law when his sentence has been completed, or indeed when he has exhausted all avenues of direct and collateral review, the Commonwealth may not request this Court to impose new requirements upon this Defendant at this time.



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, June 3, 2019**