

# Northampton County Reporter

(USPS 395-280)

VOL. LXIII

EASTON, PA January 18, 2024

NO. 3

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### NOTICE TO THE BAR...

#### **New Photo Directory**

Call the NCBA Office now to schedule your appointment.

(610) 258-6333

**NORTHAMPTON COUNTY BAR ASSOCIATION  
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*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**  
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**PBA (800) 932-0311—PBI (800) 932-4637**  
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Pamela Frick Smith . . . . . Legal Journal  
Deborah J. Flanagan . . . . . Attorney Referral  
Jessica M. Bosco . . . . . Attorney Referral

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

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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](mailto:tfrost@norcopa.gov).

**Legally Bound Book Club**

The next meeting of Legally Bound is scheduled for January 22, 2024, beginning at 5:00 p.m.

The book is: *Trust* by Herman Diaz.

Location: Easton Wine Project, 1247 Simon Blvd., Suite N103, Easton, PA 18042.

Contact Katie Kurnas with any questions or to RSVP: [Katharine\\_Kurnas@pmagroup.com](mailto:Katharine_Kurnas@pmagroup.com).

**Save the Dates!**

Friday, March 1—150th Kickoff Event

Friday, March 8—Blue Mountain Skiing and CLE Event

Friday, March 22—Annual Reception for the Court

Thursday, April 11—Iron Pigs Game

May we think of freedom, not as the right to do as we please but as the opportunity to do what is right. ~ Peter Marshall

**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****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

**SECOND 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 Walnut-  
port, 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

**OTT, DELBERT R.,** dec'd.

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

Co-Executors: Richard W. Moyer  
and Nava S. Klippahhn  
Attorney: P. Christopher Cotturo,  
Esquire, 75 Bangor Junction  
Road, Bangor, PA 18013

**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

**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

**THIRD PUBLICATION****ACHENBACH, AUDREY L.**, dec'd.

Late of the Township of Plainfield, Northampton County, PA  
Executors: Wayne H. Achenbach, Susan Eileen Price and Beth A. Ruch  
Attorneys: Alan B. McFall, Esquire, McFall Law, LLC, 31 West First Street, Suite J, Wind Gap, PA 18091

**CASSAR, JOSEPHINE**, dec'd.

Late of Palmer Township, Northampton County, PA  
Executor: Sal Cassar c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042  
Attorney: Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

**DEES, MATTHEW A.**, dec'd.

Late of West Easton, Northampton County, PA  
Executor: Shaun R. Dees c/o Barbara Rush Renkert, Esquire, 2120 Northampton Street, Easton, PA 18042  
Attorney: Barbara Rush Renkert, Esquire, 2120 Northampton Street, Easton, PA 18042

**FELLER, ANN M.**, dec'd.

Late of the Borough of Walnutport, Northampton County, PA  
Executrix: Nancy Ann Treskot c/o Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104  
Attorneys: Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104

**INSCHO, IRENE W.**, dec'd.

Late of the Township of Palmer, Northampton County, PA  
Executrix: Margaret Gallagher Inscho c/o Keene Jabbour, Esquire, 701 Washington Street, Easton, PA 18042  
Attorney: Keene Jabbour, Esquire, 701 Washington Street, Easton, PA 18042

**KOHLER, ANNA AMELIA**, dec'd.

Late of Easton, Northampton County, PA  
Executor: Michael A. Santanasto  
Attorneys: Michael A. Santanasto, Esquire, Santanasto Law, 210 E. Broad Street, Bethlehem, PA 18018

**LARSEN, IB KROGH**, dec'd.

Late of the Borough of Northampton, Northampton County, PA

Administrator: Susanne K. Larsen Bagby c/o Joshua D. Shulman, Esquire, Shulman Law Office PC, 419 Delaware Avenue, P.O. Box 157, Palmerton, PA 18071

Attorneys: Joshua D. Shulman, Esquire, Shulman Law Office PC, 419 Delaware Avenue, P.O. Box 157, Palmerton, PA 18071

**LUKASZCZYK, DOROTHY H.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: John James Lukaszczyk, 5225 Northwood Drive, Center Valley, PA 18034

Attorney: Victor E. Scmillio, Esquire, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016

**MANENTO, AUGUSTINE S.,** dec'd.

Late of the Township of Forks, Northampton County, PA

Administrator: Dominick S. Manento

Attorney: Nicholas R. Sabatine, III, Esquire, 16 S. Broadway, Suite 1, Wind Gap, PA 18091

**MAYNARD, ALYCE MARIE,** dec'd.

Late of Bethlehem Twp., Northampton County, PA

Executor: Leonard Krieger, 140 Mountain Ave., Springfield, NJ 07081

Attorneys: Brian J. Murren, Esquire, Tucker Arensberg, P.C., 300 Corporate Center Dr., Ste. 200, Camp Hill, PA 17011

**MOSER, JEFFREY PAUL,** dec'd.

Late of Lower Saucon Township, Northampton County, PA

Administrator: Mark S. Moser c/o James Martin Connell, Esquire, 251 East Broad Street, Bethlehem, PA 18018

Attorney: James Martin Connell, Esquire, 251 East Broad Street, Bethlehem, PA 18018

**O'DELL, LINDA S.,** dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Kimberly Danielle Clinchy c/o William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

Attorney: William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

**SCHENKEL, ROBERT D., JR.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Philip M. Schenkel, 4627 Hale Lane, Emmaus, PA 18049

Attorney: Victor E. Scmillio, Esquire, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016

**WEIDNER, SHIRLEY M.,** dec'd.

Late of Williams Township, Northampton County, PA

Executrix: Ms. Kathy A. Bell 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

**YEAGER, RICHARD B., SR.,** dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Johanna Yeager Reisteter c/o Constantine M. Vasiliadis, Esquire, Kolb, Vasiliadis, Florenz & Recchiuti, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721  
Attorneys: Constantine M. Vasiliadis, Esquire, Kolb, Vasiliadis, Florenz & Recchiuti, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721



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

NOTICE IS HEREBY GIVEN that the following accounts in decedents' estates, have been filed in the Office of the Orphans' Court of Northampton County, and that the same will be called for Confirmation on JANUARY 25, 2024 at 9 A.M., IN COURTROOM #10, at which time the Courts will hear exceptions, and make distribution of the balances ascertained to be in the hands of accountants.

\*Estate of BERNICE MARY GARDINER; Janet Mary Shearer, Executrix

\*Estate of WILLIAM ROBERT DAVIES; Scott Edward Davies, Executor

Patricia Manento  
Acting Register of Wills &  
Clerk of Orphans' Court  
Jan. 11, 18

**NOTICES OF INCORPORATION BETHLEHEM METALWORKS CO.**

hereby gives notice that articles of incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended. The purpose for which the corporation is to be organized is for manufacturing.

Jan. 18

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania on August 8, 2011 for:

**CHOPSTICK ASIAN CUISINE, INC.** under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Jan. 18

**CORPORATE FICTITIOUS NAME REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on January 11, 2024 for:

**BROW HAUS BY ASHLEY**

at: 155 Messinger Street, Easton, PA 18045. The entity interested in such business is Hamilton Point Consulting, LLC., at 155 Messinger Street, Easton, PA 18045 in the county of Northampton. This was filed in accordance with 54 Pa. C.S. 311.

Jan. 18

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on January 11, 2024, the Petition of Adriana Velasquez R. was filed in Northampton County Court of Common Pleas at No. C-48-CV-2024-000237, seeking to change the name of Petitioner from Adriana Velasquez R. to Vera Nethiri Hino. The Court has fixed Monday, March 11, 2024, at 9:00 a.m., in Motions Court at the Northampton County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petition should not be granted.

Jan. 18

**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 message or  
tenement and parcel of land situate  
in Lower Nazareth Township, North-  
ampton County, Pennsylvania, and  
being Lot #45A as shown on the final  
plan of "Hidden Oaks II Major Subdi-  
vision, 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, Pennsyl-  
vania.

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 Northamp-  
ton 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 or 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 messuage, 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

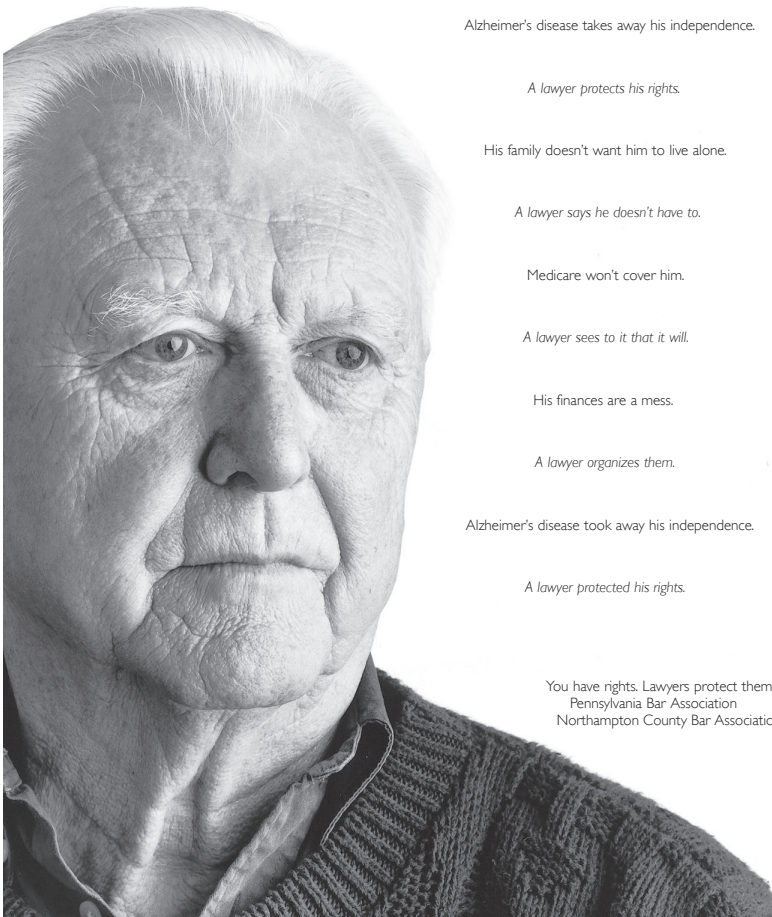
DAVID J. CERAUL, ESQUIRE  
Solicitor to the Sheriff

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](mailto:tfrost@norcopa.gov).

Jan. 11, 18, 25



Alzheimer's disease takes away his independence.

*A lawyer protects his rights.*

His family doesn't want him to live alone.

*A lawyer says he doesn't have to.*

Medicare won't cover him.

*A lawyer sees to it that it will.*

His finances are a mess.

*A lawyer organizes them.*

Alzheimer's disease took away his independence.

*A lawyer protected his rights.*

You have rights. Lawyers protect them.  
Pennsylvania Bar Association  
Northampton County Bar Association

**Northampton County Bar Association**

**Notification of Change Form**

In order to maintain up-to-date information on all members and subscribers of the *Reporter*, complete the form below and return it to the NCBA Office whenever you have a change and/or addition to your address, telephone number, fax number or e-mail address. *Return to:* Northampton County Bar Association, 155 South Ninth Street, Easton, PA 18042-4399, FAX: (610) 258-8715.

***Previous information:***

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

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TELEPHONE \_\_\_\_\_ FAX \_\_\_\_\_

E-MAIL \_\_\_\_\_

***New information:***

NAME \_\_\_\_\_

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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, January 22, 2024